City of Madison

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

Agenda - Approved
COMMON COUNCIL

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

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

Tuesday, June 23, 2026 **6:30 PM** **210 Martin Luther King, Jr. Blvd. Room 201 (City-County Building)**

Hybrid Meeting

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

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

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

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

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

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 840 7589 8523

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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.

608-266-4071

Council@cityofmadison.com

Speaking Limit:
3 minutes for all items.

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

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

Roll Call

Notified Absences: None.

Opening Remarks

Presentation

1. 93455 Presentation: Poetry recitation by Steven Espada Dawson-"WE LIVED HAPPILY DURING THE WAR" by Ilya Kaminsky

Attachments: WE LIVED HAPPILY DURING THE WAR.pdf

Legislative History

6/17/26	Planning Division	Refer to the COMMON COUNCIL

Disclosures and Recusals

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

Presentation of Consent Agenda

2. 89053 Consent Agenda Document (6/23/26)

Legislative History

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

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

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

Public Comment

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

in either instance by a majority vote.

Presentation

3. 93642 Presentation by the Welch Group on State Legislative Affairs

Legislative History

6/17/26 COMMON COUNCIL Refer to the COMMON COUNCIL

Public Hearings

Report of Board of Public Works

4. 93457 Approving Plans, Specifications, And Schedule Of Assessments For Spooner Street Assessment District - 2026. (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15930_Spooner_FactSheet.pdf
bpw notes spooner.pdf
BPW Mailing Affidavit_notarized Spooner Ave.pdf
CC Mailing 15930.pdf

Legislative History

6/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - PUBLIC HEARING

A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATION to delay the project and look at the speed bumps- PUBLIC HEARING. The motion passed by voice vote/other.

AGENDA NOTE: The decision to delay by the Board of Public Works is a recommendation to place on file without prejudice.

5. 93458 Approving Plans, Specifications, And Schedule Of Assessments For Sugar Maple Lane Reconstruction Assessment District - 2025. (District 1)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15417 BPW Display.pdf
15417_FactSheet.pdf
15417_PrelimAssessments.pdf
15417_BPWMailAffidavit Sugar Maple.pdf
15417_Sugar Maple Lane_Preliminary Assessments - BPW Update.pdf
15417_Sugar Maple Lane_Preliminary Assessments - BPW Update.pdf
CC Mailing.pdf

Legislative History

6/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

Report of Landmarks Commission

6. 93082 Approving a landmark nomination of the property located at 415 W Gilman Street as Master Hall (District 2).

Sponsors: Planning Division

Attachments: 93082 - 415 W Gilman draft landmark nomination.pdf
Public Comment 6-3-26
93082 - 415 W Gilman LC STAFF REPORT 6-8-26
Public Comment 6-7-26
LC Staff Presentation 6-8-26
LC Public Comment Registrant List 6-8-26
93082 LC Action Report 6-8-26

Legislative History

5/11/26	Department of Planning and Community and Economic Development	Referred for Introduction
	Landmarks Commission (6/8/26), Common Council (6/23/26)	
5/19/26	COMMON COUNCIL	Refer to the LANDMARKS COMMISSION
6/8/26	LANDMARKS COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING

A motion was made by Arnesen, seconded by Morrison, to Recommend to the Common Council that the nomination be placed on file due to the City approving the demolition of the structure after the public process for demolitions of principal structures, per MGO 28.185 and MGO 41.28, but that it otherwise meets the criteria for designation as a Madison landmark. The motion passed by the following vote:
Ayes: 4 - Jacob Morrison; Molly S. Harris; Edna Ely-Ledesma and Richard B. Arnesen
Noes: 1 - John W. Duncan
Excused: 1 - Maurice D. Taylor
Non Voting: 1 - Katherine N. Kaliszewski

Report of Plan Commission

7. 92878 Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

Sponsors: Derek Field, Dina Nina Martinez-Rutherford And Sean O'Brien

Attachments: Southeast Area Plan Final Draft
Summary_CompPlanAmend.pdf
Southeast Area Adopting Memo.pdf
Exec_Summary_Map_Page.pdf
Parks_Memo_2026_05_13.pdf
SEAP_Board_Parks_presentation.pdf
SEAP_CommunityFeedbackSummary_Phase1.pdf
SEAP_CommunityFeedbackSummary_Phase2.pdf
Focus_Group_Summary_Report_Phase1_SEAP.pdf
Focus_Group_Summary_Report_Phase2_SEAP.pdf
92878 Southeast Area Plan Public Submittal BPC 5.13.pdf
SEAP_UDC.pdf
UDC_Memo_2026_05_20.pdf
1_LU&T_Proposed_Changes_GFLU.pdf
2026_06_03_SEAP_TC_ppt.pdf
2026_06_03_SEAP_TC_staff_memo.pdf
Southeast Area Plan transportation feedback (92878).pdf
CDBG_Memo_2026_06_04.pdf
SEAP_CDBG.pdf
SEAP_Landmarks_Memo_2026_06_08.pdf
SEAP_Proposed_Changes_to_GFLU_Map_Revised_2026_06_09.pdf
SEAP_PC_Presentation.pdf
SEAP_PC_Memo_2026_06-15.pdf
Public Comment 6-12-26.pdf
Public Comment 6-14-26.pdf
92878 SE Area Plan UDC Report 5-20-26.pdf

Legislative History

4/27/26	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (6/15/26), Board of Park Commissioners (5/13/26), Urban Design Commission (5/20/26), Transportation Commission (6/3/26), Community Block Grant Committee (6/4/26), Landmarks Commission (6/8/26), Common Council (6/23/26)	
5/5/26	PLAN COMMISSION	Refer to the BOARD OF PARK COMMISSIONERS
5/5/26	PLAN COMMISSION	Refer to the URBAN DESIGN COMMISSION
5/5/26	PLAN COMMISSION	Refer to the TRANSPORTATION COMMISSION
5/5/26	PLAN COMMISSION	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
5/5/26	PLAN COMMISSION	Refer to the LANDMARKS COMMISSION
5/5/26	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
	Additional referrals to Board of Park Commissioners, Urban Design Commission, Transportation Commission, Community Development Block Grant Committee, Landmarks Commission.	

5/13/26	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
5/20/26	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/3/26	TRANSPORTATION COMMISSION	Return to Lead with the Following Recommendation(s) to the PLAN COMMISSION

Approval with an update to section 4d to specify that after the All Ages and Abilities Plan is completed that staff should update the Southeast Area Plan

6/4/26	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/8/26	LANDMARKS COMMISSION	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION

A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval with the recommendation to add “or a historic district” to the draft plan action. The motion passed by voice vote/other.

6/15/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING

On a motion by Solheim, seconded by Heck, the Plan Commission recommended approval of the Southeast Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions, the staff recommendations contained in the attached memo dated June 15, 2026, and the following revision:

- That the following map note be added for the Wingra quarry/ QRS property area (4450 Red Barn Run):
"This area is designated Parks and Open Space due to the presence of cultural resources and a potential stormwater management area serving future development. Future detailed planning for development may demonstrate portions of this area are suitable for additional streets to support additional Low Residential development."

The motion to recommend approval with the above revision passed by voice vote/ other.

8. **92879** Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Sponsors: John W. Duncan, Yannette Figueroa Cole, John P. Guequierre And Badri Lankella

Attachments: Southwest Area Plan Final Draft
Summary_CompPlanAmend.pdf
Southwest Area Adopting Memo.pdf
Executive Summary
BPC Memo_04_20_2026.pdf
BPC_PPT_May13_2026.pdf
Issues & Opportunities - Feedback Summary #1
Issues & Opportunities - Focus Groups Summary Report #1
Recommendations - Feedback Summary #2
Recommendations - Focus Groups Summary Report #2
92879 Southwest Area Plan Public Submittal BPC 5.13.pdf
92879 Southwest Area Plan Public Submittal #2 BPC 5.13.pdf
UDC_SWAP_Slides_2026_05-20.pdf
UDC_SWAP_Memo_2026_05-20.pdf
Proposed changes to the GFLU map
2026-06-03_SWAP_TC_PPT.pdf
2026_06-03_TC_Memo.pdf
6-4-26 CDBG Memo.pdf
6-4-26 CDBG_Presentation.pdf
Veldran Comments SW Area Plan Final Draft.pdf
Southwest Area Plan transportation feedback (92879).pdf
SWAP_Landmarks_Memo_2026_06_08.pdf
SWAP_PC_presentation.pdf
SWAP_PC_Memo_2026_06-15_final.pdf
Public Comments 6-13-26.pdf
92879 SW Area Plan UDC Report 5-20-26.pdf

Legislative History

4/27/26	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (6/15/26), Board of Park Commissioners (5/13/26), Urban Design Commission (5/20/26), Transportation Commission (6/3/26), Community Block Grant Committee (6/4/26), Landmarks Commission (6/8/26), Common Council (6/23/26)	
5/5/26	PLAN COMMISSION	Refer to the BOARD OF PARK COMMISSIONERS
5/5/26	PLAN COMMISSION	Refer to the URBAN DESIGN COMMISSION
5/5/26	PLAN COMMISSION	Refer to the TRANSPORTATION COMMISSION
5/5/26	PLAN COMMISSION	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
5/5/26	PLAN COMMISSION	Refer to the LANDMARKS COMMISSION
5/5/26	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
	Additional referrals to Board of Park Commissioners, Urban Design Commission, Transportation Commission, Community Development Block Grant Committee, Landmarks Commission.	

5/13/26	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
5/20/26	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/3/26	TRANSPORTATION COMMISSION	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/4/26	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/8/26	LANDMARKS COMMISSION	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION

A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval with the recommendation to add “or a historic district” to the draft plan action. The motion passed by voice vote/other.

6/15/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission recommended approval of the Southwest Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions and the staff recommendations contained in the attached memo dated June 15, 2026. The motion to recommend approval passed by voice vote/ other.

9. 93125 Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)

Sponsors: Planning Division

Attachments: 1151 Jenifer Street.pdf
Link to CSM File 92843
Staff Comments.pdf

Legislative History

5/12/26	Attorney's Office	Referred for Introduction

Plan Commission Public Hearing (6/15/26), Common Council (6/23/26)

5/19/26	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/15/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

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

End of Public Hearings

Business Presented by the Mayor

Appointments

10. 93443 Report of the Mayor submitting resident committee appointments (introduction 6-9-2026; action 6-23-2026).

Legislative History

6/3/26	Mayor's Office Confirm 6/23/26	Referred for Introduction
6/9/26	COMMON COUNCIL Confirm (6/23/26)	Refer to a future Meeting to Confirm to the COMMON COUNCIL

Business Presented by the President of the Common Council

11. **89026** Confirming the Madison Common Council meeting formats through September 22, 2026:
7/7/26 - Hybrid (Virtual & CCB 201)
7/21/26 - Hybrid (Virtual & CCB 201)
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)
9/22/26 - Hybrid (Virtual & CCB 201)

Legislative History

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

Reports of Officers

Report of Alcohol License Review Committee

12. **93299** Disciplinary Matter - Revocation Action
MCKO LLC • dba Cielo
118 State St • Agent: Sean Ortega McKinney
21+ Entertainment • 85% alcohol, 15% food
Police Sector 406 (District 4)

Attachments:
ALRC Complaint - Cielo.pdf
118 State St Entertainment License.pdf
118 State Cielito LLC 2026 Entertainment renewal.pdf
Cielo - Letter to ALRC 27-May-2026.pdf
Quinn Comments.pdf
City Exhibits 1 - 15.pdf
Additional City Exhibit 16.pdf
Respondent Exhibit R1 - Michaelangelo email - April 24- ORR response
Respondent Exhibit R2- Westra letter- Cielo.pdf
Respondent Exhibit R3 - Cielo Calls.pdf
Respondent Exhibit R4 - 2026-02-05 22_21 Case Report P023530-0519
Respondent Exhibit R5 - 28.074___DOWNTOWN_CORE_DISTRICT..p
Respondent Exhibit R6 - Area around capital - video IMG_1658.MOV
Respondent Exhibit R7 - Cielo on same night as Capital area cluhb.- IM
Respondent Exhibit R8 - Area around capital- DJ - Noise IMG_7159.MO
Respondent Exhibit R9 - March 1 email from Zilavy to complainants and

Legislative History

5/27/26	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

The ALRC finds that the City has met its burden of proof that the licensed premises has operated in such a manner that it has had a substantial adverse effect upon the health, safety and welfare of the immediate neighborhood.

6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

Immediately suspend the current entertainment license which expires on June 30, 2026.

6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

On the matter of the entertainment license renewal application for the 2026-2027 licensing year, the entertainment license shall be renewed, starting with a 6 month-suspension.

6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	Reconsider

Reconsidering the previous motion regarding renewal with conditions.

6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER

The conditions are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.
3. Establishment shall close by 1:00am daily.

6/16/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER

The conditions added to the renewed alcohol and entertainment licenses are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.
3. Establishment shall cease entertainment by 1:00am daily.

13. **93363** Municipal Approval of Full Service Retail Alcohol Sales
Timber Hill Winery • dba Cervato
202 N First St, Space #470
Police Sector 501 (District 12)

Attachments: LICPFR-2026-00001 Producer Full-Service Retail Sales App.pdf
AB-105 Corrected Timber Hill WInery.pdf

Legislative History

6/17/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER

The conditions are:
1. Answer no in AB-105 Part G 1.
2. Indicate yes in AB-105 Part G 2 to indicate that operations may not begin until all city approvals are complete.

14. **93364** Municipal Approval of Full Service Retail Alcohol Sales

Giant Jones Brewing LLC • dba Giant Jones Brewing
Event Location: 200 Block of S. Brearly St.
Event Date: July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm
Police District: 408 (District 6)
Event: Fete de Marquette

Attachments: LICPFR-2026-00002 App.pdf

Legislative History

6/17/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER

The restrictions are:
1. The establishment shall properly mark the boundaries of the premises of the 200 block of S. Brearly St. and post signage instructing patrons not to carry beverages beyond the premises.
2. No intoxicating liquor sales.
3. Sales limited to July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm.

15. **93558** Temporary Class B Retailer License
Concurrent with Street Use Permit
Wisconsin Chamber Orchestra
Event Location: Capitol Square between S Carroll and W Main and between E Mifflin and N Pinckney
Event Date: June 24; July 1, 8, 15, 22, and 29 4pm - 9pm (Rain dates each following Thursday)
Police District: 405 (District 4)
Event: Concerts on the Square

Attachments: PERCPS-2026-00134 App_Redacted.pdf

Legislative History

6/17/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

16. **93559** Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: August 5, 12, 19, and 26; and September 2 4pm
Police District: 406 (District 4)
Event: Jazz at Five Summer Series

Attachments: PERCPS-2026-00135 App_Redacted.pdf

Legislative History

6/17/26	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Report of Board of Park Commissioners

17. **92282** Amending Subsections 8.12(3) and (12) of the Madison General Ordinances to clarify the requirements for burials in the veterans section at Forest Hill

Cemetery, and to clarify the Parks Division's role in cemetery operations. (District 13)

Sponsors: Bill Tishler And Tag Evers

Legislative History

5/5/26	Attorney's Office	Referred for Introduction Board of Park Commissioners (6/10/26), Common Council (6/23/26)
5/19/26	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
6/10/26	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

18. **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
6/15/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS

Report of Board of Public Works

19. **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 Pl 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
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

6/15/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS

20. **93388** Declaring the City of Madison's intention to exercise its police powers establishing the Parman Terrace Assessment District - 2027. (District 11)

Sponsors: Bill Tishler

Legislative History

6/1/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. **93389** Accepting the Engineering Division's 2025 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility. (Citywide)

Sponsors: John P. Guequierre And Badri Lankella

Attachments: mycmar (5_28_26).pdf
BPW CMAR Presentation 2025.pdf

Legislative History

6/2/26	Engineering Division	Referred for Introduction Board of Public Works (6/10/26), Common Council (6/23/26)
6/9/26	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. **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
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
6/15/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS

23. **93393** Authorizing the Mayor and the City Clerk to execute Amendment No. 4 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study.

(District 3, District 16)

Sponsors: Derek Field And Sean O'Brien

Attachments: 9154 amendment 4.pdf

Legislative History

6/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **93394** Approving plans and specifications for public improvements required to serve Phase 15 of the Subdivision known as Acacia Ridge and authorizing construction to be undertaken by the Developer, Private Contracts 9778 and 9779 (District 1)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9778 9779 Exhibit_Updated.pdf

Legislative History

6/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **93395** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Playgrounds - Set 2. (District 2, District 6, District 14, District 15, District 19)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: COMBINED PLANS.pdf

Legislative History

6/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

26. **93396** Awarding Public Works Contract No. 8747, Pflaum Road Resurfacing Assessment District - 2025. (District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8747.pdf
8747 award.pdf

Legislative History

6/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

27. **93397** Awarding Public Works Contract No. 9709, Yahara Hills Golf Course Paved Paths. (District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9709.pdf
9709 award.pdf

Legislative History

6/4/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

28. **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
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
6/15/26	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS

29. **93453** Approving a maintenance agreement for privately maintained improvements within the public right of way of University Ave and W Johnson Street adjacent to UW Grainger Hall. (District 8)

Sponsors: Ellen Zhang

Attachments: Maintenance Agreement - 975 University Ave.pdf

Legislative History

6/3/26	Engineering Division	Referred for Introduction Board of Public Works (6/10/26), Common Council (6/23/26)
6/9/26	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

30. **93456** Approving plans and specifications for public improvements necessary for the project known as 1802-1804 Roth St CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9785 (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9785 Exhibit_Roth St CSM.pdf

Legislative History

6/3/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

31. **93459** Awarding Public Works Contract No. 8829, Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026. (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8829.pdf
8829 award.pdf

Legislative History

6/9/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

32. **93460** Awarding Public Works Contract No. 8830, Bridge Repairs - 2026. (District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8830.pdf
8830 award.pdf

Legislative History

6/9/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
6/10/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of City Clerk

33. **89089** Report of Operator License Applications June 23, 2026. See attached report for list of operators.

Attachments: New Operators.pdf

Legislative History

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

Report of Department of Planning and Community and Economic Development

34. **93084** Approving a Certified Survey Map of property owned by 4726 E Broadway, LLC located at 4726 E Broadway (District 16).

Sponsors: Planning Division

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

Legislative History

5/8/26	Planning Division Common Council (6/23/26)	Referred for Introduction
5/19/26	COMMON COUNCIL Adopt (6/23/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL
6/17/26	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

35. **93087** Approving a Certified Survey Map of property owned by American Family Insurance Corporation Real Estate located at 4733 Eastpark Boulevard (District 17).

Sponsors: Planning Division

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

Legislative History

5/8/26	Planning Division Common Council (6/23/26)	Referred for Introduction
5/19/26	COMMON COUNCIL Adopt (6/23/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL
6/17/26	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

Report of Finance Committee

36. **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 Finance Committee (6/15/26), Public Safety Review Committee (6/10/26), Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL Additional referral to Public Safety Review Committee.	Refer to the FINANCE COMMITTEE
6/9/26	FINANCE COMMITTEE	Referred to the PUBLIC SAFETY REVIEW COMMITTEE
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

AGENDA NOTE: Public Safety Review Committee did not meet 6/10/26.

37. **93182** Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)

Sponsors: Dina Nina Martinez-Rutherford And Carmella Glenn

Attachments: for 93182 DRAFT City of Madison 2026 AAP.pdf

Legislative History

5/13/26	Community Development Division	Referred for Introduction
	Finance Committee (6/15/26), Community Development Block Grant Committee (6/4/26), Common Council (6/23/26)	
5/19/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral to Community Development Block Grant Committee.	
5/19/26	FINANCE COMMITTEE	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
6/1/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
6/4/26	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

38. **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
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

39. **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
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

40. **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

6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

41. **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
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

42. **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
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

43. **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 Department	Referred for Introduction Finance Committee (6/15/26), Common Council (6/23/26)
6/9/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

44. **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 Finance Committee (6/15/26), Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

45. 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 Finance Committee (6/15/26), Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

46. 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 Acquistion 199_FIN
Scott_Dane County-MC&E Appraisal_Report.pdf
Madison Crushing Park Land Acquisition Memo.pdf
13221 Madison Crushing PSA Owner Signed.pdf

Legislative History

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

6/10/26	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

47. **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
6/15/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of Plan Commission

48. **92843** Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District (District 6).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Staff Comments.pdf
Link to Rezoning Ord File 93125

Legislative History

4/24/26	Planning Division	Referred for Introduction Plan Commission (6/15/26), Common Council (6/23/26)
5/5/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/15/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

49. **92844** Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway (District 9).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Application.pdf
Letter of Intent.pdf
Preliminary Plat.pdf
Staff Comments.pdf
Public Comment_06-02-26.pdf

Legislative History

4/24/26	Planning Division Plan Commission (6/15/26), Common Council (6/23/26)	Referred for Introduction
5/5/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/15/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the preliminary plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

Report of Risk Manager

50. 92718 S. LaCava - Improper Property Type Classification - $14,551.00

Legislative History

4/21/26	COMMON COUNCIL	Referred to the Risk Manager
6/16/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

51. 93129 G. Kirchner - Vehicle Damage - $4,500.00

Legislative History

5/19/26	COMMON COUNCIL	Referred to the Risk Manager
6/16/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

52. 93246 D. Murphy - Property Damage - $5,000.00

Legislative History

6/9/26	COMMON COUNCIL	Referred to the Risk Manager
6/16/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

53. 93341 Attorney T. Korb of Hupy and Abraham, S.C. for A. Mueller - Bodily Injury - $185,145.35

Legislative History

6/9/26	COMMON COUNCIL	Referred to the Risk Manager
6/16/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

54. 93355 O. Mohamed - Property Damage - $4,000.00

Legislative History

6/9/26	COMMON COUNCIL	Referred to the Risk Manager
6/16/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

Items Referred to this Meeting

Ordinances

55. 93243 Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

Sponsors: Dina Nina Martinez-Rutherford

Attachments: 93243 Body

Legislative History

5/19/26	Attorney's Office Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL Adopt (6/23/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL

Resolutions

56. 93130 Accepting the report of the UPenn Center for Guaranteed Income Research on the 'Madison Forward Fund' Program. (Citywide)

Sponsors: Satya V. Rhodes-Conway, Sabrina V. Madison And Tag Evers

Attachments: The American Guaranteed Income Studies_MadisonWI_MFF Report.pd

Legislative History

5/12/26	Economic Development Division Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL Adopt (6/23/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL

57. 93259 Naming MK Zariel as the 2026-27 Madison Youth Poet Laureate

Sponsors: Ellen Zhang And Sean O'Brien

Legislative History

5/28/26	Planning Division Common Council (6/23/26)	Referred for Introduction
6/9/26	COMMON COUNCIL Adopt (6/23/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL

Introduction of New Business for Referral Without Debate

Resolutions

58. **93600** Authorizing the execution of a partial release of a platted "Building Construction Envelope" on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

Sponsors: John P. Guequierre

Attachments: Locator Map.pdf
Stonefield Ridge_Recorded Plat (2094051).pdf
Preliminary Plat Approval Info_03-04-88.pdf
Final Plat Approval Info_05-18-88.pdf
5 Hodgson Ct_2024 Aerial Photo.pdf
Property Owner Request.pdf
Exhibit.pdf
Staff Memo.pdf

Legislative History

6/14/26 Planning Division Referred for Introduction
Plan Commission (6/29/26), Common Council (7/7/26)

59. **93601** Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

Sponsors: Regina M. Vidaver, Davy Mayer, Tag Evers And Michael E. Verveer

Attachments: CDEWA Sanitary Study Amendment 1.pdf
Non-Competitve Selection Request - Carollo Engineers Inc.pdf

Legislative History

6/15/26 Engineering Division Referred for Introduction
Board of Public Works (6/24/26), Finance Committee. (6/29/26), Common Council (7/7/26).

60. **93614** Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).

Sponsors: Noah L. Lieberman

Attachments: Attachment - Lease.pdf

Legislative History

6/16/26 Economic Development Division Referred for Introduction
Finance Committee (6/29/26), Common Council (7/7/26)

61. **93615** Create the new classification of "Social Services Program Supervisor" in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

Sponsors: Director of Human Resources

Attachments: PB Memo CDA Supportive Services Program Coordinator.pdf
CDA Supportive Services Program Manager PD.pdf

Legislative History

6/16/26 Human Resources Department — Referred for Introduction
Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

62. **93617** Authorizing completion of City-County Sustainability Campus Metrics Report and addendum of the development agreement.

Sponsors: John P. Guequierre And Noah L. Lieberman

Attachments: 12.02.2025_Metrics-Report_DRAFT.pdf
Development Agreement (Final) (03.23.22).pdf

Legislative History

6/16/26 Mayor's Office — Referred for Introduction
Finance Committee (6/29/26), Sustainable Madison Committee (7/22/26), Common Council (8/4/26)

63. **93619** Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.

Sponsors: Sabrina V. Madison And Sean O'Brien

Attachments: Non-Competitive Selection Request - ABC Companies.pdf

Legislative History

6/16/26 Metro Transit — Referred for Introduction
Finance Committee (6/29/26), Common Council (7/7/26)

64. **93627** Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

Sponsors: Director of Human Resources

Attachments: PB MEMO MPD Administrative Assistant 6-2026.pdf
PosDesc - Payroll and Telestaff IT Specialist (TeleStaff Payroll Administ

Legislative History

6/16/26 Human Resources Department — Referred for Introduction
Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

65. **93634** Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule; and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

Sponsors: Director of Human Resources

Attachments: Final Bus Terminal Coordinator Memo June 2026.pdf
Field Leadworker 1-2 2026 DRAFT.pdf

Legislative History

6/16/26	Human Resources Department	Referred for Introduction

Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

Presentation of Claims Against the City

Claims - Refer to the Risk Manager

66. 93498 Sentry - Property Damage - $97,722.10

67. 93501 Prime Urban Properties - Property Damage - $500.00

68. 93506 T. Humphrey - Personal and Bodily Injury - $10,000.00

69. 93507 R. Trent - Property Damage - $30,410.33

70. 93525 S. Stockton-Shangraw - Personal Injury - $50,000.00

71. 93534 J. Dougherty - Property Damage - $1,152.50

72. 93535 Progressive Insurance - Vehicle Damage - $6,461.91

73. 93538 J. Mittag - Vehicle Damage - $1,527.29

74. 93539 P. Falk - Property Damage - $500.00

75. 93540 P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

76. 93613 M. - Vehicle Damage - $50.00

Announcements & Introductions of Items from the Floor

Adjournment

City of Madison

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

Master

File Number: 93455

File ID:	93455	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/03/2026
File Name:	Presentation: Poetry recitation by Steven Espada Dawson-"WE LIVED HAPPILY DURING THE WAR" by Ilya Kaminsky			**Final Action:**	

Title: Presentation: Poetry recitation by Steven Espada Dawson-"WE LIVED HAPPILY DURING THE WAR" by Ilya Kaminsky

Notes:

Sponsors:		**Effective Date:**	
Attachments:	WE LIVED HAPPILY DURING THE WAR.pdf	**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/17/2026	Refer	COMMON COUNCIL			

Action Text: This Presentation was Refer to the COMMON COUNCIL

Text of Legislative File 93455

Title

Presentation: Poetry recitation by Steven Espada Dawson-"WE LIVED HAPPILY DURING THE WAR" by Ilya Kaminsky

Body

Steven Espada Dawson is the author of *Late to the Search Party* (Scribner, 2025). From East Los Angeles and the son of a Mexican immigrant, he has received fellowships from the Academy of American Poets, the Poetry Foundation, and the Wisconsin Institute for Creative Writing. His poems appear in many journals and have been anthologized in Sarabande's *Another Last Call*, *Best New Poets*, *Best of the Net*, and *Pushcart Prize*. He has served as a poetry editor for *Copper Nickel* and *Sycamore Review* and has taught creative writing at universities, libraries, and prisons across the country. He lives in Madison, Wisconsin, where he serves as poet laureate.

WE LIVED HAPPILY DURING THE WAR

By Ilya Kaminsky

And when they bombed other people's houses, we

protested
but not enough, we opposed them but not

enough. I was
in my bed, around my bed America

was falling: invisible house by invisible house by invisible house.

I took a chair outside and watched the sun.

In the sixth month
of a disastrous reign in the house of money

in the street of money in the city of money in the country of money,
our great country of money, we (forgive us)

lived happily during the war.

City of Madison

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

Master

File Number: 89053

File ID:	89053	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	07/08/2025
File Name:	Consent Agenda Document (6/23/26)			**Final Action:**	
Title:	Consent Agenda Document (6/23/26)				
Notes:					
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

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

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

Text of Legislative File 89053

Title
Consent Agenda Document (6/23/26)

City of Madison

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

Master

File Number: 93642

File ID:	93642	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/17/2026
File Name:	Presentation by the Welch Group on State Legislative Affairs			**Final Action:**	

Title: Presentation by the Welch Group on State Legislative Affairs

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/17/2026	Refer	COMMON COUNCIL			
	Action Text:	This Presentation was Refer to the COMMON COUNCIL					

Text of Legislative File 93642

Title

Presentation by the Welch Group on State Legislative Affairs

City of Madison

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

Master

File Number: 93457

File ID:	93457	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Approving Plans, Specifications, And Schedule Of Assessments For Spooner Street Assessment District - 2026.			**Final Action:**	

Title: Approving Plans, Specifications, And Schedule Of Assessments For Spooner Street Assessment District - 2026. (District 5)

Notes: Chris Petykowsi

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	15930_Spooner_FactSheet.pdf, bpw notes spooner.pdf, BPW Mailing Affidavit_notarized Spooner Ave.pdf, CC Mailing 15930.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/04/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026		
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - PUBLIC HEARING				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATION to delay the project and look at the speed bumps- PUBLIC HEARING. The motion passed by voice vote/other.						
	Notes: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATION to delay the project and look at the speed bumps- PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 93457

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the Spooner Street Assessment District

- 2026. The total estimated cost of the project is $35,000 comprised of $30,891 in City costs and $4,109 in assessments. Funding is available in the 2026 Engineering - Major Streets Adopted Capital Budget in the Pavement Management program (Munis #10540). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Spooner Street Assessment District - 2026. (District 5)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Spooner Street Assessment District - 2026 pursuant to a resolution of the Common Council,RES-26-00280, ID No. 93006, adopted 5/19/26 which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of $30,890.86 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.5 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Spooner Street Assessment District - 2026 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

Department of Public Works
Engineering Division

PROJECT CONTACT

» **Project Manager:** Shawn Beer
608-267-1970, sbeer@cityofmadison.com

Fact and Details Sheet: Spooner Street Resurfacing Project

Project Details – Proposed Work

Project Location Map



Street: The City will resurface the pavement from the Southwest Path to Regent St. All other concrete curb, driveway aprons and sidewalk will remain unchanged.

Speed humps will remain the same, with no changes proposed.

Driveway Aprons: No proposed work

Water Main: No proposed work

Storm Sewer: No proposed work

Sanitary Sewer: No proposed work

Bus Pads: No proposed work

Street Lights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will involve special assessments for some of the improvements. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, driveway aprons, and terrace walks and are based on 2026 street improvements rates and will carry over from the preliminary assessments to the final assessments. The 10 feet of pavement reconstruction is defined as 10 feet of street width adjacent to the property frontage length. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4.5% interest.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Remainder of pavement	0%	100%

*Pavement Replacement assessed per linear feet of frontage

- 50% discount for single or two-family corner lots fronting two streets

- 67% discount for single or two-family corner lots fronting three streets

Trees: No proposed work

https://www.cityofmadison.com/engineering/projects/resurfacing-program

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 1-2 weeks to complete, summer 2026.

Traffic Impacts: 2 way traffic will be maintained. Flagging will be required.

Water Shut-offs: None

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: No impacts

Spooner Street Assessment District - 2026

Project Engineer	Shawn Beer ph: 267-1970 email: sbeer@cityofmadison.com
Project Limits	Spooner Street from Southwest Path Bridge to Regent St
Alder: 5 Vidaver	(see map on reverse)

Spooner St	**Existing**	**Proposed**
Project Type: Street Reconstruction		
Last Surfaced	1982	Resurfaced
Pavement Rating	3	New Pavement
Curb Rating	7	No change
Width	24' - 40'	No change
Surface Type	Asphalt	Asphalt

Sidewalk, Terraces, & Driveways		
Sidewalks	boths sides	No change
Terraces	~5'	No change
Driveways	Concrete or asphalt	No change

Storm Sewer	**Existing**	**Proposed**
Work Required: None		

Sanitary Sewer	**Existing**	**Proposed**
Work Required: None		

Water Main	**Existing**	**Proposed**
Work Required: None		

Parking	**Existing**	**Proposed**
	1 spot on west side	No changes

Street Lighting	**Existing**	**Proposed**
Area Street Lighting	MG&E lighting on utility poles	None
Pedestrian Lighting	None	None

Traffic Signals	**Existing**	**Proposed**
Work Required: None		

Land Purchases

None

Trees

None

Assessment Policy

10' Pavement Replacement*	Owner 100% / City 0%
Driveway Apron Replacement	Owner 50% / City 50%
Terrace Walk (between sidewalk & curb)	Owner 50% / City 50%
Sidewalk Replacement	Owner 0% / City 100%
Intersection Curb & Pavement	Owner 0% / City 100%
Sanitary Sewer Main	Owner 0% / City 100%
Sanitary Laterals to Property Line	Owner 25% / City 75%
Water Main	Owner 0% / City 100%
Water Main Services	Owner 0% / City 100%
Storm Sewer Main	Owner 0% / City 100%
Private Storm Connections (if any)	Owner 100% / City 0%

Assessments payable in one lump sum or over a period of 8 years, with 5% interest charged on unpaid balance.
*Assessed per linear ft. of frontage

Schedule

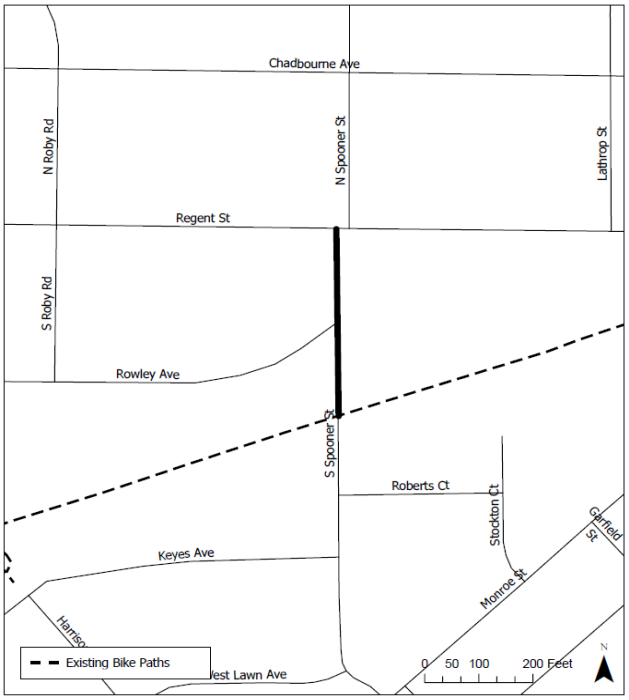
Advertise for bids	Spring 2026
Anticipated Construction Start	Summer 2026
Approximate Duration	Approx. 1-2 weeks

Costs

Total Cost: $35,000
Assessments: $4,109.14
City Engineering Cost: $30,890.86

Correspondence

None:



Tree Removal Locations

None

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JENNA WEBB, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 28th day of May, 2026 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Spooner Street Assessment District- 2026** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Jenna Webb

Subscribed and sworn to before me
this 28th day of May, 2026

Johanna L. Johnson

Johanna Johnson
Notary Public, State of Wisconsin
My Commission expires: 1/8, 2030

JOHANNA L. JOHNSON NOTARY PUBLIC STATE OF WISCONSIN

Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

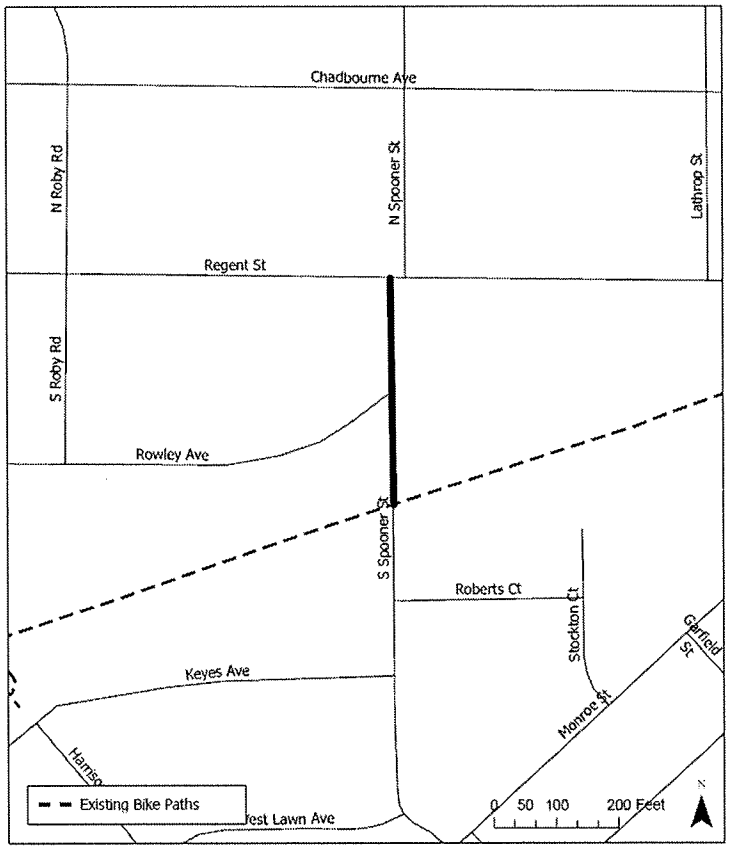
Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

May 29, 2026

To: Property Owners along Spooner Street

Re: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is planning a 2026 project to resurface a portion of S Spooner Street (Southwest Path Bridge to Regent St). Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.



This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for a portion of the improvements included with this proposed project. A Table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: https://www.cityofmadison.com/engineering/projects/resurfacing-program, a hard copy can be mailed to you upon request. The frontages of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 4.5% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this

project, please contact Shawn Beer, Project Manager, (608) 267-1970, sbeer@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E., City Engineer

Project Name: Spooner Street Assessment District - 2026

Project Limits: Spooner Street (Regent Street to Southwest Trail)

Project ID: 15930

Owner:

«OwnerLine1»
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No» Parcel Location: «Situs_Address»

Street Reconstruction Items	
10' Pavement Resurfacing Assessment	**Total**
«Cost1»	«Total»

Language Translation Services:

A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751

"El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

"Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JTW:cjp

Cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Janet Schmidt, City Engineering
Todd Chojnowski, City Engineering
Sean Malloy, City Traffic Engineering
Yang Tao, Traffic Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
Hannah Mohelnitzky, City Engineering
Bill Sullivan, Fire Department
Michael Ott, Police Department
Amanda J Nagel ajnagel@madison.k12.wi.us
Cara Hanson cmhanson@madison.k12.wi.us
Laura Hauptli lchauptli@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Mike MacDonald mmacdonald@madison.k12.wi.us
Scott Chehak Sachehak@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us
Andrew Zwieg, City Engineering
Mark Moder, City Engineering
Lukas Collins, City Traffic Engineering
Tom Mohr, City Traffic Engineering
Nathan Mendez, Water Utility
Taletha Skar, IT Department
Brad Hofmann, City Forestry
Tim Sobota, Madison Metro Transit
Lorissa Banuelos, Common Council
Dave Meinert, Police Department
Dane County 911

Department of Public Works
Engineering Division

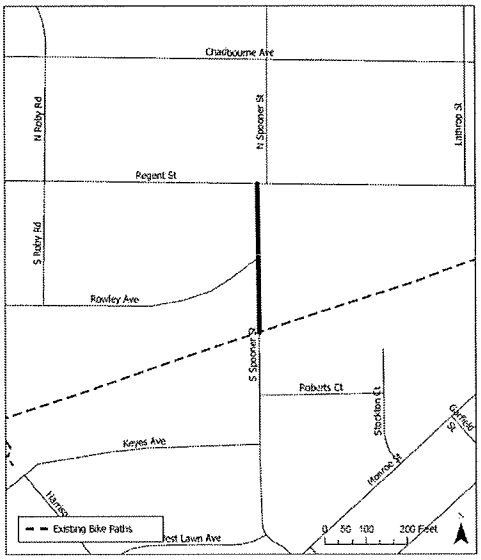
PROJECT CONTACT

» **Project Manager:** Shawn Beer
608-267-1970, sbeer@cityofmadison.com

Fact and Details Sheet: Spooner Street Resurfacing Project

Project Details – Proposed Work

Project Location Map



Street: The City will resurface the pavement from the Southwest Path to Regent St. All other concrete curb, driveway aprons and sidewalk will remain unchanged.

Speed humps will remain the same, with no changes proposed.

Driveway Aprons: No proposed work

Water Main: No proposed work

Storm Sewer: No proposed work

Sanitary Sewer: No proposed work

Bus Pads: No proposed work

Street Lights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will involve special assessments for some of the improvements. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, and are based on 2026 street improvements rates and will carry over from the preliminary assessments to the final assessments. The 10 feet of pavement replacement is defined as 10 feet of street width adjacent to the property frontage length. The property payment options include payment by lump sum or over 8 years with 4.5% interest.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Remainder of pavement	0%	100%

*Pavement Replacement assessed per linear feet of frontage

- 50% discount for single or two-family corner lots fronting two streets

- 67% discount for single or two-family corner lots fronting three streets

Trees: No proposed work

https://www.cityofmadison.com/engineering/projects/resurfacing-program

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 1-2 weeks to complete, summer 2026.

Traffic Impacts: 2 way traffic will be maintained. Flagging will be required.

Water Shut-offs: None

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: No impacts

FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, JUNE 10, 2026 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four-point-five (4.5%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

SPOONER STREET ASSESSMENT DISTRICT – 2026
SUGAR MAPLE LANE ASSESSMENT DISTRICT – 2026

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MAY 29, 2026**

City of Madison Engineering Division - Schedule of Assessments

Date: 5/21/2026
Project ID: 15930
Project Name: Resurfacing 2026
Project Description: Spooner Street (Regent St to Southwest Trail)
*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					10' Pavement Resurfacing Assessment @			Total Assessment
								$11.98	per LF		
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	Factor	LF	Cost	
070922301141	1731 REGENT ST. MADISON, WI 53726	1731 Regent St	60	Regent St	100.00	S Spooner St	Yes	0.5	100	$599.00	$599.00
070922301159	9 S SPOONER ST MADISON, WI 53726	9 S Spooner St	50	S Spooner St			No	1	50	$599.00	$599.00
070922301167	15 S SPOONER ST MADISON, WI 53726	15 S Spooner St	119	S Spooner St			No	1	119	$1,425.62	$1,425.62
070922302181	10 S SPOONER ST MADISON, WI 53726	10 S Spooner St	44	S Spooner St			No	1	44	$527.12	$527.12
070922302199	3538 TOPPING ROAD MADISON, WI 53705	4 S Spooner St	76	S Spooner St	54.00	Regent St	Yes	0.5	76	$455.24	$455.24
070922307016	1801 ROWLEY AVE MADISON, WI 53726	1801 Rowley Ave	86	Rowley Ave	84.00	S Spooner St	Yes	0.5	84	$503.16	$503.16
							TOTALS		473	$ 4,109.14	$ 4,109.14

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JENNA WEBB, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 11th day of June, 2026 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Spooner Street Assessment District - 2026** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Jenna Webb

Subscribed and sworn to before me
this 11th day of June, 2026

Johanna Johnson
Notary Public, State of Wisconsin
My Commission expires: 1/8/2030

JOHANNA L. JOHNSON NOTARY PUBLIC STATE OF WISCONSIN

Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

June 11, 2026

To: Property Owners along Spooner Street

NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR PUBLIC WORKS IMPROVEMENTS MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting to be held **TUESDAY, JUNE 23, 2026, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

IF YOU WISH TO SPEAK VIRTUALLY AT THE 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 need to join the virtual meeting.

IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II
SUGAR MAPLE LANE RECONSTRUCTION ASSESSMENT DISTRICT – 2025

SPOONER STREET ASSESSMENT DISTRICT - 2026

BY: Lydia McComas, City Clerk

PUB: WSJ **June 12, 2026**

Project Name: Spooner Street Assessment District - 2026

Project Limits: Spooner Street (Regent Street to Southwest Trail)

Project ID: 15930

Owner:
«OwnerLine1»
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No» Parcel Location: «Situs_Address»

Street Resurfacing Items	
10' Pavement Resurfacing	**Total**
$«Cost1»	«Total»

Language Translation Services:
A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751

"El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

"Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

City of Madison Engineering Division - Schedule of Assessments

Date: 5/21/2026
Project ID: 15930
Project Name: Resurfacing 2026
Project Description: Spooner Street (Regent St to Southwest Trail)

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					10' Pavement Resurfacing Assessment @			Total Assessment
								$11.98	per LF		
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	Factor	LF	Cost	
070922301141	1731 REGENT ST. MADISON, WI 53726	1731 Regent St	60	Regent St	100.00	S Spooner St	Yes	0.5	100	$599.00	$599.00
070922301159	9 S SPOONER ST MADISON, WI 53726	9 S Spooner St	50	S Spooner St			No	1	50	$599.00	$599.00
070922301167	15 S SPOONER ST MADISON, WI 53726	15 S Spooner St	119	S Spooner St			No	1	119	$1,425.62	$1,425.62
070922302181	10 S SPOONER ST MADISON, WI 53726	10 S Spooner St	44	S Spooner St			No	1	44	$527.12	$527.12
070922302199	3538 TOPPING ROAD MADISON, WI 53705	4 S Spooner St	76	S Spooner St	54.00	Regent St	Yes	0.5	76	$455.24	$455.24
070922307016	1801 ROWLEY AVE MADISON, WI 53726	1801 Rowley Ave	86	Rowley Ave	84.00	S Spooner St	Yes	0.5	84	$503.16	$503.16
							TOTALS		**473**	**$ 4,109.14**	**$ 4,109.14**

City of Madison

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

Master

File Number: 93458

File ID:	93458	**File Type:**	Resolution	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Approving Plans, Specifications, And Schedule Of Assessments For Sugar Maple Lane Reconstruction Assessment District - 2025.			**Final Action:**	

Title: Approving Plans, Specifications, And Schedule Of Assessments For Sugar Maple Lane Reconstruction Assessment District - 2025. (District 1)

Notes: Reid Stiteley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	15417 BPW Display.pdf, 15417_FactSheet.pdf, 15417_PrelimAssessments.pdf, 15417_BPWMailAffidavit Sugar Maple.pdf, 15417_Sugar Maple Lane_Preliminary Assessments - BPW Update.pdf, 15417_Sugar Maple Lane_Preliminary Assessments - BPW Update.pdf, CC Mailing.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/04/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text: A motion was made by Meisenheimer, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 93458

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the Sugar Maple Lane Reconstruction Assessment District - 2025. The total estimated cost of the project is $1,220,680 comprised of

$257,508 in City costs and $963,172 in assessments. Funding is available in the 2026 Engineering - Major Streets Adopted Capital Budget (Munis #15417). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Sugar Maple Lane Reconstruction Assessment District - 2025. (District 1)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Sugar Maple Lane Reconstruction Assessment District - 2025 pursuant to a resolution of the Common Council, RES-25-00196, ID No. 87426, adopted 3/25/25, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of $160,497.94 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.5 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Sugar Maple Lane Reconstruction Assessment District - 2025 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid

the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

SUGAR MAPLE LANE RECONSTRUCTION
CITY OF MADISON PROJECT ID:15417
SUGAR MAPLE LN
BLUE CRANE RN TO HAZY SKY PKWY
CITY OF MADISON
DANE COUNTY, WISCONSIN

HAZY SKY PKWY
SUGAR MAPLE LN
OLD TIMBER PASS
BLUE CRANE RN
SUGAR MAPLE LN

0708-283-8681-0
0708-294-1931-0
0708-294-1998-0
0708-294-1997-2
0708-294-1932-8
0708-294-1933-6

MARK	REVISION	DATE	BY
###	###	###	###

Designed By: ###
Date: 6/10/2026 4:21 PM
Scale: 1" = 60'
#####

CONTRACT NO: #####

M:\DESIGN\Projects\15417\CAD\Streets\15417EN-Overview.dwg

Department of Public Works
Engineering Division

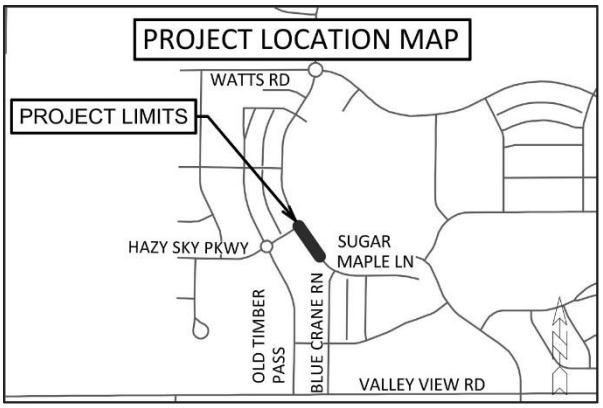
PROJECT CONTACTS

» **Project Manager:** Reid Stiteley
608-266-4093, rstiteley@cityofmadison.com

Fact and Details Sheet:
Sugar Maple Lane Reconstruction Assessment District – 2025

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be extended along Sugar Maple Lane. Sanitary laterals will be installed from the new main to the property line *(sanitary main & laterals assessable)*.



Water Main: The existing water main will be extended along Sugar Maple Lane and new water services will be installed *(water main and services assessable).*

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street and shared-use path. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the project manager listed to the right *(private storm connections assessable)*. A new box culvert will be installed under Sugar Maple Ln to allow drainage to existing Old Timber Pass Greenway pond.

Street: The City will install new asphalt pavement *(pavement assessable)* and gravel base, install new concrete curb & gutter *(assessable)*, sidewalk *(assessable), and curb ramps*. The new street layout proposal includes a 34-ft. wide street (face of curb to face of curb. There is 2-ft. of gutter on either side).

Shared-Use Path: The existing shared-use path at Old Timber Pass will be extended to Sugar Maple Lane.

Driveways Aprons: No new driveway aprons will be installed or replaced within the project limits.

Bus pads: No new bus pads will be installed within the project limits.

Street Lighting & Traffic Signals: New street lighting will be installed along Sugar Maple Ln *(assessable).*

Item	Property Owner Share	City Share
15’ Pavement Construction	100%	0%
Curb & Gutter Construction	100%	0%
Sidewalk Construction	100%	0%
Street Lighting	100%	0%
Sanitary Sewer	100%	0%
Storm Sewer	100%	0%
Private Storm Connections (if any)	100%	0%

Assessments: The project will involve special assessments for the street construction and utility work. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, curb & gutter, and sidewalk and will be based on the actual bid prices for construction. The 15-ft. of pavement reconstruction is defined as 15-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4.5% interest. In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

Trees: No tree removals are anticipated for this project.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by

April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace. For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates. https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction

Construction Schedule & Impacts

Tentative Schedule: October 2026 – June 2027 (No working during winter shut-down). Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Sugar Maple Lane will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4-6 hours. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Street Construction & Lighting Installation Assessment: The rate for street construction items & street lighting is calculated based on the total construction costs for those items divided by the total net square footage for parcels that have access to Sugar Maple Lane.
Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service.
Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net square footage receiving service.
Storm Sewer Installation Assessment: The rate for storm sewer installation on Sugar Maple Lane is calculated based on the total construction costs divided by the total net square footage receiving service.
Sanitary Lateral & Water Service Assessments are based on the costs to provide each individual service to lots requiring services.
In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items			
						Street Construction Including Sidewalk, Curb & Gutter, and Pavement @		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assement @		Sanitary Lateral Assessment @		Water Main Installation Assement @		Water Service Installation Assement @		Storm Sewer Installation Assement @		Private Storm Sewer Connection Assessment @	
Parcel Information						$161.09	per 1,000 SF	$10.20	per 1,000 SF	$117.88	per 1,000 SF	$80.00	per LF	$122.02	per 1,000 SF	$9,660.00	Each	$692.58	per 1,000 SF	$3,000.00	Each
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	Frontage LF	Lot Area SF	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	Each	Cost	SF	Cost	Each	Cost
0708-294-1931-0	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 500 10203 Hazy Sky Pkwy	85.47 59.39	7,496.00 0.81%	Yes	7,496.00	$1,207.50	7,496.00	$76.48	7,496.00	$883.64	0.00	$0.00	7,496.00	$914.64	0.00	$0.00	7,496.00	$5,191.55	0.00	$0.00
0708-294-1932-8	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 501 728 Sugar Maple Ln	98.17	9,196.00 0.99%	No	9,196.00	$1,481.35	9,196.00	$93.82	9,196.00	$1,084.04	39.00	$3,120.00	9,196.00	$1,122.07	1.00	$9,660.00	9,196.00	$6,368.93	1.00	$3,000.00
0708-294-1933-6	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD, ROOM 115 MADISON, WI 53703-3342	O.L. 1 732 Sugar Maple Ln	19.37	762.00 0.08%	No	762.00	$122.75	762.00	$7.77	762.00	$89.83	41.00	$3,280.00	762.00	$92.98	0.00	$0.00	762.00	$527.74	0.00	$0.00
0708-283-8681-0	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	271.99	913,723.00 98.13%	No	913,723.00	$147,188.40	913,723.00	$9,321.93	913,723.00	$107,711.49	0.00	$0.00	913,723.00	$111,490.30	0.00	$0.00	913,723.00	$632,822.78	0.00	$0.00
		TOTALS	475.00	931,177.00		931,177.00	$150,000.00	931,177.00	$9,500.00	931,177.00	$109,769.00	80.00	$6,400.00	931,177.00	$113,620.00	1.00	$9,660.00	931,177.00	$644,911.00	1.00	$3,000.00

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI ZIGLER, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 29th day of May, 2026 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Sugar Maple Lane Reconstruction Assessment District – 2025** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Heidi Zigler
Heidi Zigler

Subscribed and sworn to before me
this 29th day of May, 2026

Jenna Webb
Notary Public, State of Wisconsin
My Commission expires:

JENNA WEBB NOTARY PUBLIC STATE OF WISCONSIN

Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

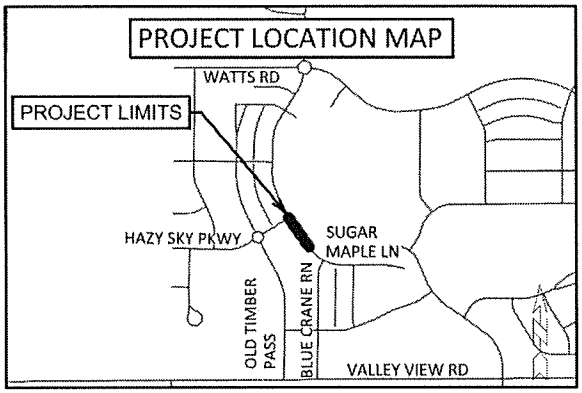
Parcel Number: 0708-294-1931-0
Situs Address: Lot 500 10202 Hazy Sky Pkwy

VH100 Oaks West, LLC
6801 S TOWNE DR
MONONA, WI 53713-1510

May 29, 2026

To: Property Owners along Sugar Maple Ln

Re: Proposed Street Reconstruction Project & Public Hearing



The City of Madison is planning a 2026 construction project for Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of up to 8 years, with the 4.5% interest charged on the unpaid balance.

In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Reid Stiteley, Project Manager, (608) 266-4093, rstiteley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025

Project Limits: Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway

Project ID: 15417

Owner: VH100 Oaks West, LLC

Parcel(s) being assessed:

Parcel Number: 0708-294-1931-0 Parcel Location: Lot 500 10203 Hazy Sky Pkwy

Street and Lighting Construction Items		
Sidewalk, Curb & Gutter, and Pavement	Street Lighting Installation	**Subtotal**
$1,207.50	$76.48	$1,283.98

Water Main Construction Items		
Water Main Installation	Water Service Installation	**Subtotal**
$914.64	$0.00	$914.64

Sanitary and Storm Sewer Construction Items				
Sanitary Sewer Installation	Sanitary Lateral Assessment	Storm Sewer Installation	Private Storm Sewer Connection	**Subtotal**
$883.64	$0.00	$5,191.55	$0.00	$6,075.19

Street and Lighting Subtotal	**Water Main Subtotal**	**Sanitary and Storm Subtotal**	**Total**
$1,283.98	$914.64	$6,075.19	$8,273.82

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: https://www.cityofmadison.com/engineering/projects/meyer-avenue-reconstruction; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.
A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751。

Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JMW:RES

Cc by email:

John Duncan, District 1 Alder
Reid Stiteley, City Engineering
Andrew Zwieg, City Engineering
Mark Moder, City Engineering
Janet Scmidt, City Engineering
Eric Cefalu, City Engineering
Yang Tao, Traffic Engineering
Tom Mohr, City Traffic Engineering
Sean Malloy, City Traffic Engineering
Lorissa Banuelos, Common Council
Adam Wiederhoeft, Water Utility
Ryan Newman, Water Utility
Taletha Skar, IT Department
Tim Sobota, Madison Metro Transit
Hannah Mohelnitzky, City Engineering
Charles Romines, Streets Division
Zac Eckberg, City Forestry
Aaron Leair, City Forestry
Bill Sullivan, Fire Department
Jennifer Hannah, Police Department
Michael Ott, Police Department
Dane County 911
Amanda J Nagel ajnagel@madison.k12.wi.us
Laura Hauptli lchauptli@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us
Cara Hanson cmhanson@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us

Department of Public Works
Engineering Division

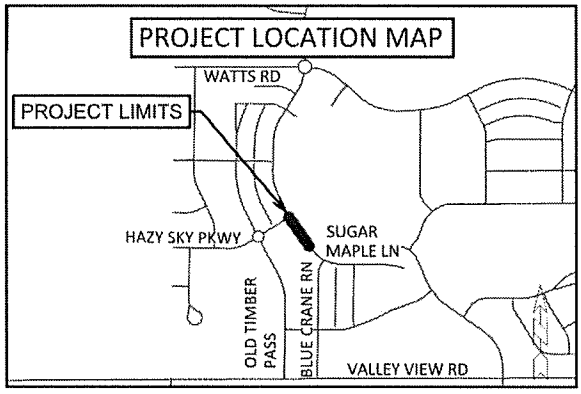
PROJECT CONTACTS

» **Project Manager:** Reid Stiteley
608-266-4093, rstiteley@cityofmadison.com

Fact and Details Sheet:
Sugar Maple Lane Reconstruction Assessment District – 2025

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be extended along Sugar Maple Lane. Sanitary laterals will be installed from the new main to the property line *(sanitary main & laterals assessable)*.



Water Main: The existing water main will be extended along Sugar Maple Lane and new water services will be installed *(water main and services assessable)*.

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street and shared-use path. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the project manager listed to the right *(private storm connections assessable)*. A new box culvert will be installed under Sugar Maple Ln to allow drainage to existing Old Timber Pass Greenway pond.

Street: The City will install new asphalt pavement *(pavement assessable)* and gravel base, install new concrete curb & gutter *(assessable)*, sidewalk *(assessable), and curb ramps*. The new street layout proposal includes a 34-ft. wide street (face of curb to face of curb. There is 2-ft. of gutter on either side).

Shared-Use Path: The existing shared-use path at Old Timber Pass will be extended to Sugar Maple Lane.

Driveways Aprons: No new driveway aprons will be installed or replaced within the project limits.

Bus pads: No new bus pads will be installed within the project limits.

Street Lighting & Traffic Signals: New street lighting will be installed along Sugar Maple Ln *(assessable)*.

Item	Property Owner Share	City Share
15' Pavement Construction	100%	0%
Curb & Gutter Construction	100%	0%
Sidewalk Construction	100%	0%
Street Lighting	100%	0%
Sanitary Sewer	100%	0%
Storm Sewer	100%	0%
Private Storm Connections (if any)	100%	0%

Assessments: The project will involve special assessments for the street construction and utility work. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, curb & gutter, and sidewalk and will be based on the actual bid prices for construction. The 15-ft. of pavement reconstruction is defined as 15-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4.5% interest. In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

Trees: No tree removals are anticipated for this project.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by

April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace. For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates. https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction

Construction Schedule & Impacts

Tentative Schedule: October 2026 – June 2027 (No working during winter shut-down). Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Sugar Maple Lane will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4-6 hours. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, JUNE 10, 2026 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four-point-five (4.5%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

SPOONER STREET ASSESSMENT DISTRICT – 2026
SUGAR MAPLE LANE ASSESSMENT DISTRICT – 2026

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MAY 29, 2026**

Street Construction & Lighting Installation Assessment: The rate for street construction items & street lighting is calculated based on the total construction costs for those items divided by the total net square footage for parcels that have access to Sugar Maple Lane.
Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service.
Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net square footage receiving service. Parcel No. 0708-294-1931-0 and 0708-294-1933-6 are not assessable for water installation. Parcel No. 0708-283-8681-0 will be a future charge for water main at the time of connection.
Storm Sewer Installation Assessment: The rate for storm sewer installation on Sugar Maple Lane is calculated based on the total construction costs divided by the total net square footage receiving service.
Sanitary Lateral & Water Service Assessments are based on the costs to provide each individual service to lots requiring services.
In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items			
						Street Construction Including Sidewalk, Curb & Gutter, and Pavement @		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assement @		Sanitary Lateral Assessment @		Water Main Installation Assement @		Water Service Installation Assement @		Storm Sewer Installation Assement @		Private Storm Sewer Connection Assessment @	
Parcel Information						$161.09	per 1,000 SF	$10.20	per 1,000 SF	$117.88	per 1,000 SF	$80.00	per LF	$3,254.90	per 1,000 SF	$9,660.00	Each	$692.58	per 1,000 SF	$3,000.00	Each
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	Frontage LF	Lot Area SF	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	Each	Cost	SF	Cost	Each	Cost
0708-294-1931-0	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 500 10203 Hazy Sky Pkwy	85.47 59.39	7,496.00 0.81%	Yes	7,496.00	$1,207.50	7,496.00	$76.48	7,496.00	$883.64	0.00	$0.00	0.00	$0.00	0.00	$0.00	7,496.00	$5,191.55	0.00	$0.00
0708-294-1932-8	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 501 728 Sugar Maple Ln	98.17	9,196.00 0.99%	No	9,196.00	$1,481.35	9,196.00	$93.82	9,196.00	$1,084.04	39.00	$3,120.00	9,196.00	$29,932.06	1.00	$9,660.00	9,196.00	$6,368.93	1.00	$3,000.00
0708-294-1933-6	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD, ROOM 115 MADISON, WI 53703-3342	O.L. 1 732 Sugar Maple Ln	19.37	762.00 0.08%	No	762.00	$122.75	762.00	$7.77	762.00	$89.83	41.00	$3,280.00	0.00	$0.00	0.00	$0.00	762.00	$527.74	0.00	$0.00
0708-283-8681-0	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	271.99	913,723.00 98.13%	No	913,723.00	$147,188.40	913,723.00	$9,321.93	913,723.00	$107,711.49	0.00	$0.00	0.00	$0.00	0.00	$0.00	913,723.00	$632,822.78	0.00	$0.00
		TOTALS	475.00	931,177.00		931,177.00	$150,000.00	931,177.00	$9,500.00	931,177.00	$109,769.00	80.00	$6,400.00	9,196.00	$29,932.06	1.00	$9,660.00	931,177.00	$644,911.00	1.00	$3,000.00

Date: 6/4/2026
Project ID: 15417
Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025
Project Description: Construct Sugar Maple Lane (street extenstion) from Blue Crane Run to Hazy Sky Parkway.

Street Construction & Lighting Installation Assessment: The rate for street construction items & street lighting is calculated based on the total construction costs for those items divided by the total net square footage for parcels that have access to Sugar Maple Lane.
Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service.
Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net square footage receiving service. Parcel No. 0708-294-1931-0 and 0708-294-1933-6 are not assessable for water installation. Parcel No. 0708-283-8681-0 will be a future charge for water main at the time of connection.
Storm Sewer Installation Assessment: The rate for storm sewer installation on Sugar Maple Lane is calculated based on the total construction costs divided by the total net square footage receiving service.
Sanitary Lateral & Water Service Assessments are based on the costs to provide each individual service to lots requiring services.
In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items				
						Street Construction Including Sidewalk, Curb & Gutter, and Pavement @		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assement @		Sanitary Lateral Assessment @		Water Main Installation Assement @		Water Service Installation Assement @		Storm Sewer Installation Assement @		Private Storm Sewer Connection Assessment @		TOTAL ASSEMENT
Parcel Information						$161.09	per 1,000 SF	$10.20	per 1,000 SF	$117.88	per 1,000 SF	$80.00	per LF	$3,254.90	per 1,000 SF	$9,660.00	Each	$692.58	per 1,000 SF	$3,000.00	Each	
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	Frontage LF	Lot Area SF	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	Each	Cost	SF	Cost	Each	Cost	
0708-294-1931-0	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 500 10203 Hazy Sky Pkwy	85.47 59.39	7,496.00 0.81%	Yes	7,496.00	$1,207.50	7,496.00	$76.48	7,496.00	$883.64	0.00	$0.00	0.00	$0.00	0.00	$0.00	7,496.00	$5,191.55	0.00	$0.00	$7,359.17
0708-294-1932-8	VH1000 Oaks West, LLC 6801 S TOWNE DR MONONA, WI 53713-1510	Lot 501 728 Sugar Maple Ln	98.17	9,196.00 0.99%	No	9,196.00	$1,481.35	9,196.00	$93.82	9,196.00	$1,084.04	39.00	$3,120.00	9,196.00	$29,932.06	1.00	$9,660.00	9,196.00	$6,368.93	1.00	$3,000.00	$54,740.20
0708-294-1933-6	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD, ROOM 115 MADISON, WI 53703-3342	O.L. 1 732 Sugar Maple Ln	19.37	762.00 0.08%	No	762.00	$122.75	762.00	$7.77	762.00	$89.83	41.00	$3,280.00	0.00	$0.00	0.00	$0.00	762.00	$527.74	0.00	$0.00	$4,028.09
0708-283-8681-0	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	RONALD J MAY CATHERINE L MOORE 719 SUGAR MAPLE LN VERONA, WI 53593	271.99	913,723.00 98.13%	No	913,723.00	$147,188.40	913,723.00	$9,321.93	913,723.00	$107,711.49	0.00	$0.00	0.00	$0.00	0.00	$0.00	913,723.00	$632,822.78	0.00	$0.00	$897,044.59
		TOTALS	475.00	931,177.00		931,177.00	$150,000.00	931,177.00	$9,500.00	931,177.00	$109,769.00	80.00	$6,400.00	9,196.00	$29,932.06	1.00	$9,660.00	931,177.00	$644,911.00	1.00	$3,000.00	$963,172.06

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JENNA WEBB, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 11th day of June, 2026 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Sugar Maple Lane Reconstruction Assessment District - 2025** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Jenna Webb

Subscribed and sworn to before me
this 11th day of June, 2026

Johanna Johnson
Notary Public, State of Wisconsin
My Commission expires: 1/8/2030

JOHANNA L. JOHNSON NOTARY PUBLIC STATE OF WISCONSIN

Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: 0708-294-1933-6
Situs Address: O.L. 1, 732 Sugar Maple Ln
CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536
210 MLK JR BLVD, RM 115
MADISON, WI 53703-3342

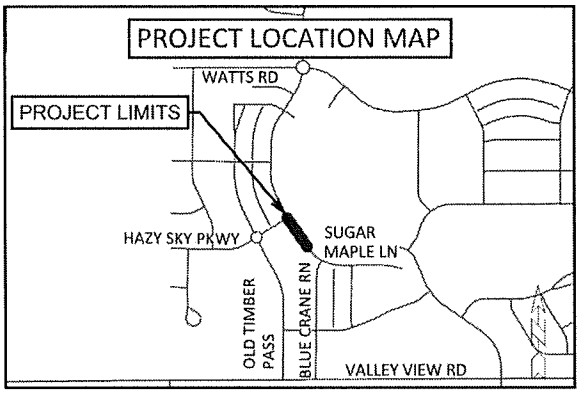
June 11, 2026

To: Property Owners along Sugar Maple Ln

Re: Revised Preliminary Schedule of Assessments

The City of Madison is planning a 2027 construction project for Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner.



The previously mailed Preliminary Schedule of Assessments (mailed on May 29, 2026) did not correctly apply the City's Standard Assessment Policy for water main construction and as a result did not have the correct values shown. Additionally, the properties and associated parcel numbers on the preliminary assessment schedule were also changed after the original mailing.

Below is an updated Preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of up to 8 years, with the 4.5% interest charged on the unpaid balance.

In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Reid Stiteley, Project Manager, (608) 266-4093, rstiteley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025

Project Limits: Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway

Project ID: 15417

Owner:

CITY OF MADISON ENGINEER

Parcel(s) being assessed:

Parcel Number: 0708-294-1933-6 Parcel Location: O.L. 1, 732 Sugar Maple Ln

Street and Lighting Construction Items		
Sidewalk, Curb & Gutter, and Pavement	Street Lighting Installation	**Subtotal**
$122.75	$7.77	$130.52

Water Main Construction Items		
Water Main Installation	Water Service Installation	**Subtotal**
$0.00	$0.00	$0.00

Sanitary and Storm Sewer Construction Items				
Sanitary Sewer Installation	Sanitary Lateral Assessment	Storm Sewer Installation	Private Storm Sewer Connection	**Subtotal**
$89.83	$3,280.00	$527.74	$0.00	$3,897.57

Street and Lighting Subtotal	**Water Main Subtotal**	**Sanitary and Storm Subtotal**	**Total**
$130.52	$0.00	$3,897.57	$4,028.09

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: https://www.cityofmadison.com/engineering/projects/meyer-avenue-reconstruction; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.
A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751。

Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JMW:RES

Cc by email:

John Duncan, District 1 Alder
Reid Stiteley, City Engineering
Andrew Zwieg, City Engineering
Mark Moder, City Engineering
Janet Scmidt, City Engineering
Eric Cefalu, City Engineering
Yang Tao, Traffic Engineering
Tom Mohr, City Traffic Engineering
Sean Malloy, City Traffic Engineering
Lorissa Banuelos, Common Council
Adam Wiederhoeft, Water Utility
Ryan Newman, Water Utility
Taletha Skar, IT Department
Tim Sobota, Madison Metro Transit
Hannah Mohelnitzky, City Engineering
Charles Romines, Streets Division
Zac Eckberg, City Forestry
Aaron Leair, City Forestry
Bill Sullivan, Fire Department
Jennifer Hannah, Police Department
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Amanda J Nagel ajnagel@madison.k12.wi.us
Laura Hauptli lchauptli@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us
Cara Hanson cmhanson@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us

FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS

MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting to be held **TUESDAY, JUNE 23, 2026, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

IF YOU WISH TO SPEAK VIRTUALLY AT THE 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 need to join the virtual meeting.

IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

SUGAR MAPLE LANE RECONSTRUCTION ASSESSMENT DISTRICT – 2025

SPOONER STREET ASSESSMENT DISTRICT - 2026

BY: Lydia McComas, City Clerk

PUB: WSJ **June 12, 2026**

Date: 6/9/2026 (REVISED)
Project ID: 15417
Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025
Project Description: Construct Sugar Maple Lane (street extenstion) from Blue Crane Run to Hazy Sky Parkway.

Street Construction & Lighting Installation Assessment: The rate for street construction items & street lighting is calculated based on the total construction costs for those items divided by the total net square footage for parcels that have access to Sugar Maple Lane.
Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service.
Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net square footage receiving service. Parcel No. 0708-294-1931-0 and 0708-294-1933-6 are not assessable for water installation. Parcel No. 0708-283-8681-0 will be a future charge for water main at the time of connection.
Storm Sewer Installation Assessment: The rate for storm sewer installation on Sugar Maple Lane is calculated based on the total construction costs divided by the total net square footage receiving service.
Sanitary Lateral & Water Service Assessments are based on the costs to provide each individual service to lots requiring services.
In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.
*Lot 500 and Lot 501 are located in two different school districts. They each have been administratively split into two tax parcels for property tax purposes along the school district boundary line. When the tax parcels are consolidated into one district , the tax parcels (at the appropriate time) will be re-combined into one parcel to reflect the entire recorded CSM lot. Assessments for these lots have been calculated first at the CSM lot level (the developable lot), and then apportioned to each tax parcel based on the square footage of each tax parcel divided by the total net square footage of the entire recorded CSM lot (CSM # 17079).

						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items				
		Parcel Information				Street Construction Including Sidewalk, Curb & Gutter, and Pavement @		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assement @		Sanitary Lateral Assessment @		Water Main Installation Assement @		Water Service Installation Assement @		Storm Sewer Installation Assement @		Private Storm Sewer Connection Assessment @		TOTAL ASSEMENT
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	Frontage LF	Lot Area SF or % Area*	Multiple Frontage	$161.09 SF	per 1,000 SF Cost	$10.20 SF	per 1,000 SF Cost	$117.88 SF	per 1,000 SF Cost	$80.00 LF	per LF Cost	$3,254.90 SF	per 1,000 SF Cost	$9,660.00 Each	Each Cost	$692.58 SF	per 1,000 SF Cost	$3,000.00 Each	Each Cost	
	6801 S TOWNE DR MONONA, WI 53713-1510	Lot 500 *Notation Parcel For Info Only. See Following*	85.47 59.39	7,496.00 *Enitre recorded CSM Lot Area*	Yes	7,496.00	-	7,496.00	-	7,496.00	-	0.00	-	0.00	-	0.00	-	7,496.00	-	0.00	-	-
0708-294-1931-0 *Located in Madison School District*	6801 S TOWNE DR MONONA, WI 53713-1510	10203 Hazy Sky Pkwy		4,748.00 63.34%	Yes	4,748.00	$764.84	4,748.00	$48.44	4,748.00	$559.70	0.00	$0.00	0.00	$0.00	0.00	$0.00	4,748.00	$3,288.35	0.00	$0.00	$4,661.33
0708-294-1998-0 *Located in the Middleton / Cross Plains School District).*	6801 S TOWNE DR MONONA, WI 53713-1510	10203 Hazy Sky Pkwy # SCHL		2,748.00 36.66%	Yes	2,748.00	$442.67	2,748.00	$28.04	2,748.00	$323.94	0.00	$0.00	0.00	$0.00	0.00	$0.00	2,748.00	$1,903.20	0.00	$0.00	$2,697.84
	6801 S TOWNE DR MONONA, WI 53713-1510	Lot 501 *Notation Parcel For Info Only. See Following*	98.17	9,196.00 *Enitre recorded CSM Lot Area*	No	9,196.00	-	9,196.00	-	9,196.00	-	39.00	-	9,196.00	-	1.00	-	9,196.00	-	1.00	-	-
0708-294-1932-8 *Located in Madison School District*	6801 S TOWNE DR MONONA, WI 53713-1510	728 Sugar Maple Ln		2,528.00 27.49%	No	2,528.00	$407.23	2,528.00	$25.79	2,528.00	$298.01	10.72	$857.69	2,528.00	$8,228.39	0.27	$2,655.55	2,528.00	$1,750.83	0.27	$824.71	$15,048.20
0708-294-1997-2 *Located in the Middleton / Cross Plains School District).*	6801 S TOWNE DR MONONA, WI 53713-1510	728 Sugar Maple Ln # SCHL		6,668.00 72.51%	No	6,668.00	$1,074.12	6,668.00	$68.03	6,668.00	$786.04	28.28	$2,262.31	6,668.00	$21,703.67	0.73	$7,004.45	6,668.00	$4,618.10	0.73	$2,175.29	$39,692.00
0708-294-1933-6	210 MLK JR BLVD, ROOM 115 MADISON, WI 53703-3342	O.L. 1 732 Sugar Maple Ln	19.37	762.00	No	762.00	$122.75	762.00	$7.77	762.00	$89.83	41.00	$3,280.00	0.00	$0.00	0.00	$0.00	762.00	$527.74	0.00	$0.00	$4,028.09
0708-283-8681-0	719 SUGAR MAPLE LN VERONA, WI 53593	719 SUGAR MAPLE LN VERONA, WI 53593	271.99	913,723.00	No	913,723.00	$147,188.40	913,723.00	$9,321.93	913,723.00	$107,711.49	0.00	$0.00	0.00	$0.00	0.00	$0.00	913,723.00	$632,822.78	0.00	$0.00	$897,044.59
		TOTALS	475.00	931,177.00		931,177.00	$150,000.00	931,177.00	$9,500.00	931,177.00	$109,769.00	80.00	$6,400.00	9,196.00	$29,932.06	1.00	$9,660.00	931,177.00	$644,911.00	1.00	$3,000.00	$963,172.06

City of Madison

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

Master

File Number: 93082

File ID:	93082	**File Type:**	Resolution	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	LANDMARKS COMMISSION
				File Created Date :	05/08/2026
File Name:				**Final Action:**	

Title: Approving a landmark nomination of the property located at 415 W Gilman Street as Master Hall (District 2).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	93082 - 415 W Gilman draft landmark nomination.pdf, Public Comment 6-3-26, 93082 - 415 W Gilman LC STAFF REPORT 6-8-26, Public Comment 6-7-26, LC Staff Presentation 6-8-26, LC Public Comment Registrant List 6-8-26, 93082 LC Action Report 6-8-26	**Enactment Number:**	
Author:	Heather Bailey, Preservation Planner	**Hearing Date:**	
Entered by:	lheiser-ertel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	05/11/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Landmarks Commission (6/8/26), Common Council (6/23/26)						
1	COMMON COUNCIL	05/19/2026	Refer	LANDMARKS COMMISSION	06/08/2026		Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the LANDMARKS COMMISSION. The motion passed by voice vote/other.						
1	LANDMARKS COMMISSION	06/08/2026	RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING				Pass
	Action Text: A motion was made by Arnesen, seconded by Morrison, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by the following vote:						
	Notes: A motion was made by Arnesen, seconded by Morrison, to Recommend to the Common Council that the nomination be placed on file due to the City approving the demolition of the structure after the public process for demolitions of principal structures, per MGO 28.185 and MGO 41.28, but that it otherwise meets the criteria for designation as a Madison landmark. The motion passed by the following vote: Ayes: 4 - Jacob Morrison; Molly S. Harris; Edna Ely-Ledesma and Richard B. Arnesen						

Noes: 1 - John W. Duncan
Excused: 1 - Maurice D. Taylor
Non Voting: 1 - Katherine N. Kaliszewski

Ayes:	4	Jacob Morrison; Molly S. Harris; Edna Ely-Ledesmaand Richard B. Arnesen
Noes:	1	John W. Duncan
Excused:	1	Maurice D. Taylor
Non Voting:	1	Katherine N. Kaliszewski

Text of Legislative File 93082

Fiscal Note

No City appropriation is required with the approval of this landmark designation.

Title

Approving a landmark nomination of the property located at 415 W Gilman Street as Master Hall (District 2).

Body

WHEREAS, a landmark nomination of the property located at 415 W Gilman Street, City of Madison, Dane County, Wisconsin has been duly filed for review by the Landmarks Commission and approval by the Common Council, as provided for in Section 41.07 of Madison General Ordinances; and

WHEREAS, Chapter 62, Wisconsin Statutes requires that the City must hold a public hearing to designate a landmark, which the City fulfills with public hearings at the Landmarks Commission and Common Council.

NOW, THEREFORE BE IT RESOLVED, that Master Hall is significant for its association with Madison's social history and its Brutalist architecture, and that said landmark nomination is hereby approved by the Madison Common Council; and

BE IT FURTHER RESOLVED, that the City Clerk of the City of Madison is hereby authorized to record the designation with the Dane County Register of Deeds; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Building Inspector and the City Assessor of this landmark designation; and

BE IT FURTHER RESOLVED, that following adoption of this resolution, the Landmarks Commission shall affix a plaque identifying the property as a landmark to the landmark or landmark site consistent with the requirements in Section 41.07(8), Madison General Ordinances.

BE IT FINALLY RESOLVED, that Madison is the site of long-term human habitation, and is located on Indigenous land, which is the Ho-Chunk Nation ancestral homeland.

HISTORIC RESOURCE NOMINATION

Please refer to either the Landmark or Historic District Nomination Form Preparation Guide for instructions on completing this form.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this form, please call (608) 266-4635

Landmarks Commission
City of Madison Planning Division
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, WI 53701-2985
(608) 266-6552

1.) Identification of Historic Resource

Resource type (choose one): X Landmark ☐ Historic District

Common Name
Master Hall

Historic Name
Master Hall

Current Use
Apartments

Location of Historic Resource
Street Address
415 West Gilman Street
Madison, Wisconsin 53703

Parcel Number(s)
0709-232-0105-1

Legal Description
The Northeast ½ of Lot Six (6), and all of Lot Seven (7), Block Thirty-Nine (39), in the City of Madison.

2.) Form Prepared By

Name and Title
John D. Rolling, Ph.D.

Organization Represented
Madison Trust for Historic Preservation

641 Orchard Drive, Madison, WI 53711	608-516-9967
Address	*Telephone Number*

jrolling51@gmail.com
Email Address

As the preparer of this document, I am signing below to signify that I believe this document is complete and contains true and accurate information.

John D Rolling	John D. Rolling	February 27, 2026. Revised 3/23/26.
Signature	*Printed Name*	*Date Submitted*

3.) General Historical Data

Original Owner	*Original Use*
Master Hall, Inc.	Private Student Dormitory
Architect/Builder/Designer	*Architectural Style*
Architect: Jordan A. Miller Builder: C.G. Schmidt Inc.	Brutalism
Date of Construction/Period of Significance	*Moved or Original Site?*
Construction 1964-1965/Significance 1964-1973	Original Site

Physical Condition (excellent, good, fair, poor, deteriorated, ruins)

The exterior of the building appears to be in good condition. I have not had interior access, but the continued occupancy of the building by several residential tenants suggests interior condition at least average for the building's age and quality.

4.) Describe Present and Original Character and Features

Master Hall is located in downtown Madison four blocks west of the Capitol Square. The site is on the south side of West Gilman Street's 400 block about 150 feet west of State Street.

State Street, which links the Capitol Square with the University of Wisconsin-Madison campus, has traditionally been Madison's premier retail and hospitality corridor. Most of the buildings along the 400 and 500 blocks of State Street, i.e., south and north of Gilman Street, are one-to three-story party-wall structures featuring commercial space on the ground floors with apartments on the upper floors. Most date from the 1880s through the 1920s but there are a few newer buildings including " The Hub," a mixed-use, high-rise building on the 500 block built in 2015.

The 400 block of West Gilman Street features a mix of retail and multi-unit apartment uses of varying age and scale. There are several one- to four-story buildings, primarily brick-sided, dating from the 1890s to 1920s housing ground-floor commercial uses with apartments on the upper floors. There are also four older apartment buildings-- the Stratford Atrium at 433 West Gilman, the Victoria at 445 West Gilman, the Arlington at 450 West Gilman and the Eleanor which is addressed as 405 N. Frances but which extends along Gilman Street as well. West Gilman Street is also occupied by the rear facades of two newer mixed-use buildings—The Hub (built 2015) and The James (built 2016). The principal facades of these high-rise buildings face State Street and West Gorham Street/University Avenue respectively. Their Gilman Street sides feature ground-floor commercial space and parking garage doors, with upper floor apartment spaces stepped back from the street.

The buildings immediately adjoining Master Hall are: 1) to the east at 411 West Gilman a one-story free-standing masonry building constructed in 1948 and used as a restaurant; 2) to the west at 421 West Gilman an older (c. 1900) 2.5-story, asbestos-slate-sided 4-unit apartment building; and 3) to the rear or south a newer (2004) brick 6-story apartment building which fronts onto (420) West Gorham Street.

The Master Hall site is rectangular, measuring 99' x 132' for 13,068 square feet. The building fronts directly onto the north line and is set back about 35' from its rear lot line.

Master Hall is steel-reinforced concrete construction over a poured concrete foundation. Floor framing and decking are concrete. Exterior walls are concrete with some face brick trim. Master Hall building is classified as Type III construction, a type of construction in which the exterior walls are of noncombustible materials but interior building components may be combustible.

The building has seven stories plus a small rooftop penthouse. Gross building area is 41,975 square feet. Floors 2-6 (each 5,980 square feet) are cantilevered over the smaller ground floor (4,485 square feet). The rooftop penthouse is 1,610 square feet. [1]

Notable Brutalist design elements are: 1) the upper floors rest on angled piers or *pilotis* jutting out from the ground floor; 2) most of the building's exterior surfaces are exposed (albeit painted) concrete; and 3) the sleeping rooms/studio apartment units present as stacked cubes, each defined by a band of windows recessed within a concrete "*brise soleil*" or "sun shade" which blocks direct summer sun but which admits lower-angle winter sun.

[1] Building areas per City of Madison Assessor property record card. Record data is as of 1/28/2026.

The building was originally constructed to contain 108 individual sleeping rooms, with 18 rooms and a shared kitchen on each of the upper floors while the ground floor contained a lounge and a laundry room. In 1968 the ground floor space was remodeled to office use. In 1973, the sleeping rooms were converted to studio apartment units containing individual kitchenettes.[2] This use continues to the present day.

The north, Gilman-Street-facing, façade includes the main entry on the ground floor. Six *pilotis* frame discrete spaces with floor-to ceiling windows. The upper floors feature eight cubes that jut out toward the street and three inset cubes. Each cube has four metal-framed windows, two of which are operable casements and two of which are fixed. Individual heating units are contained within these cubes and the area below the window belts is trimmed in brown brick.

The ground floor on the west façade presents the same five-bay design as the front façade, but the metal-framed windows here consist of nine lights. The upper floors have the same design as the street side, i.e., stacked cubes some of which jut out beyond the main wall.

The upper floors of the east façade are similar to the north and west facades. The ground floor has windows similar to those of the street façade stretching back about 60 feet, then the wall is blank concrete. There is a stairway accessing a small basement here. This stairway begins at this point 60 feet south of the northeast building corner and extends 18 feet to the basement door.

The south or rear façade is the simplest as regards the ground floor. There is one set of recessed entrance doors at the middle of this elevation and there is a steel service door leading off this entry toward the building's southwest corner. Otherwise the spaces defined by the piers are painted concrete. The upper floors are similar to the other three sides of the building, with alternating outward-jutting and inset cubes.

The Master Hall building is remarkably intact. Few changes appear to have been made to the exterior of the building since its construction during the mid-1960s. Integrity of design, materials, feeling and association remain high. The building's interior was remodeled during the late 1960s and early 1970s. No significance is argued for the interior spaces.

[2] City of Madison Building Permit Files for applications and/or permits dated 1/12/1965, 11/25/1966, 12/21/1967 and 4/19/1973.

5.) Describe Significance of Property and Conformance to Designation Criteria

Per MGO 41.07 or 41.10:

X (a) The landmark/district is associated with broad patterns of cultural, political, economic, or social history of the nation, state, or community.

☐ (b) The landmark/district is associated with the lives of important persons, and/or with important events in national, state, or local history.

☐ (c) The landmark/district encompasses an area of particular archaeological or anthropological significance.

X (d) The landmark/district embodies the distinguishing characteristics of an architectural type inherently valuable for its representation of a period, style, or method of construction, or of indigenous materials or craftsmanship.

☐ (e) The landmark/district is representative of the work of a master builder, designer, or architect.

(a) The landmark is associated with broad patterns of cultural, political, economic, or social history of the community.

The history of Master Hall stands as a stark illustration of change in the mores and modalities of student life at the University of Wisconsin[3] during the 1960s to mid-1970s. As such, it is an important artifact in Madison's social history.

Master Hall was constructed by a Milwaukee-based investment group, Master Hall, Inc., in 1964-65 for use as a privately-owned and -operated dormitory intended for (male) students at the University of Wisconsin.[4] When opened for the 1965-66 school year, Master Hall offered single rooms for "immediate occupancy for single working men or students" at $65.00 per month. Amenities were listed as private showers, maid and linen service, air conditioning, kitchen privileges, a laundry room and a canteen.[5] A "house mother" resided on-site to care for resident needs. [6]

The timing of the construction is significant in that the developers were responding to an explosion in UW-Madison enrollment as the first members of the "baby boom" generation (born 1946-1964) reached college age. Enrollments at UW nearly doubled during the 1960s. While the university built three new high-rise dormitories (Ogg, Sellery and Witte Halls) on an expanded southeast campus during the early 1960s, demand for student housing appeared insatiable.[7] Competing demands for classroom, laboratory, administration and housing space were squeezing the university's construction budget to the

[3] Throughout this document I refer to the "University of Wisconsin" or "UW" rather than "University of Wisconsin-Madison" or "UW-Madison. I do so because the shorter name did pertain at the time that Master Hall was built and for most of the period of significance. The "-Madison" modifier dates from the merger of the former "University of Wisconsin" and the "Wisconsin State University" system in 1971. On the merger, see E. David Cronon and John W. Jenkins, The University of Wisconsin: A History, 1945-1971 (Madison, WI, 1999, pp.520-591.

[4] "Seven-Story Dorm Planned by Group," The Capital Times, June 20, 1964, page 11.

[5] Newspaper advertisement, The Capital Times, October 9, 1965, page 20.

[6] See Wright's Madison City Directory 1968 for 415 West Gilman for presence of a female attendant.

[7] Michael Bridgeman, "Master Hall & Private Dorms," www.madisonpreservation.org/blog/2021/3/31/master-hall-and-private-dorms. Accessed 1/30/2026.

point that in 1962 Wisconsin Governor Gaylord Nelson proposed enrollment limits to avoid needing new buildings. (That initiative failed.)[8]

Private, gender-separated dormitories were not a new concept in 1964. Private dormitories, especially for female UW students, date to the early decades of the 20th century with examples such as Stratford House at 433 W. Gilman Street (1916), Villa Maria at 615 Howard Place (1923) and Ann Emery Hall at 265 Langdon Street (1930). These and other private dormitories, regulated under the "approval" of university officials, were understood as key elements of the *in loco parentis* concept by which the university took responsibility for the moral health of undergraduate students. As late as 1960, the UW Faculty Senate debated extending the then-effective prohibition on unmarried female undergrads under 21 from living in "unapproved" off-campus housing to males as well.[9]

Given the converging mid-1960s dynamics of traditional student housing restrictions plus a surging student population, the developers of Master Hall had reason for optimism that their product would find strong market demand. Other private dormitories were being constructed in Madison during these years, including Lowell Hall at 610 Langdon Street (1961), Allen Hall at 505 N. Frances Street (1962), and The Regent at 1402 Regent Street (1965).

But even as Master Hall was being erected, a sea change in the student housing market was underway. Student involvement during the early 1960's civil rights movement raised questions about parallels to previously accepted social controls exercised by institutions such as higher education. Now the notion that the UW Faculty Senate's Student Life and Interests Committee should have authority to set rules about female students' hours and restrict off-campus living seemed antique. In 1963, elections to the UW Student Senate were won by the SCOPE Party, which campaigned on the platform "…complete liberation of the student from any control of the University other than academic." [10] It was also in 1963 that Law Professor Frank Remington was named to chair a "Committee to Study Non-Curricular Life of Students." The Remington Committee completed its work in 1966, recommending that UW concern itself with only student conduct that: "1) threatens the safety of the University community; 2) threatens the property of the University; and 3) threatens the integrity of the educational process."[11] While the Remington committee's focus was on conduct involving growing student protests, the idea that UW officials should butt out of student non-academic affairs clearly had ramifications for housing choice. Finally, a new Committee on the Roles of Students in the Government of the University, commissioned in August 1967 and reporting in February 1968 called for an end to all UW rules on off-campus housing for students over age 20 or for younger students with parental permission.[12] The practical impact of these two faculty committee reports was to end the UW's role *in loco parentis*.

The impact was soon felt on private dorms. Students began exercising their new housing freedom by choosing mixed-gender off-campus rooming houses, apartments, and housing cooperatives. By 1970, the *Wisconsin State Journal* reported "dismal" occupancy rates for several private dorms under an article titled "Private Dorms Lack 1 Big Item: Students."[13] Several of the private dorms converted to other uses such as offices and elderly housing. Lowell Hall, which had undertaken an expansion for the

[8] E. David Cronon and John W. Jenkins, The University of Wisconsin: A History, 1945-1971, p. 178.
[9] Ibid., pp. 386-387, 423-425, 431.
[10] Ibid., p. 433.
[11] Ibid., p. 435.
[12] Ibid., p. 443.
[13] Wisconsin State Journal, September 16, 1970, page 4.

1967 academic year, faced bankruptcy and was sold to the UW in April 1970 for use as program space and offices for UW Extension. Other buildings shifted their operations from gender-restricted dorm use toward rentals to the general public. Villa Maria began renting rooms to males and non-students in 1970.[14] Even the Stratford House, long a haven for female graduate students, admitted two males in 1971 and was about evenly split between the sexes by 1975.[15]

Master Hall was a clear example of the trend. As early as 1968, the building's owners had converted the ground floor lounge and laundry room to office space for use as a UW counseling center and the UW Behavioral Disabilities Study program. By 1969, the City of Madison's building survey noted that the lodging house use no longer pertained and as of 1971, Wright's City Directory listed the UW programs as the building's only user.[16]

Lender Anchor Savings & Loan foreclosed on the property's mortgage in June 1971 and the building was sold by sheriff's deed to Anchor on September 19, 1972. Anchor subsequently sold the Master Hall property on land contract to Master Hall Associates, an entity controlled by the Mullins family, in May 1973.[17] Master Hall Associates converted the building to studio apartment units, which use remains current as of the date of this nomination.[18]

In sum, Master Hall's experience from its conception in 1964 through to its conversion in 1973 vividly illustrates the boom and bust of Madison's private student dormitories during a period in the city's history when tumultuous change in larger social trends was accompanied by change in student housing patterns.

(d) The landmark embodies the distinguishing characteristics of an architectural type inherently valuable for its representation of a period, style, or method of construction.

Master Hall is the outstanding Madison example of a multi-unit residential building designed in the Brutalist style.

"Brutalism" is one mode of twentieth –century Modernist architecture. While the Brutalist style is generally considered to have originated after World War II, its underlying concepts were drawn from several earlier trends including the fundamental "form follows function" concept enunciated by Louis Sullivan at the turn of the century, the Bauhaus school of the 1920s, and later Modernists such as Breuer and Le Corbusier. Notable design cues are stacked cube massing, repetitive floor plans, and the use of exposed concrete (*concret brut* per Le Corbusier), *pilotis* or piers, banded fenestration, and *brises soleil* or sun shades. But perhaps the single most telling characteristic is implied by the style's name

[14] "Villa Maria Regains Some of its Classic Shine," Wisconsin State Journal, January 16, 2000, p. 14.
[15] Wrights Madison City Directory, editions for 1971, 1973 and 1975.
[16] City of Madison Building Inspection Files. Permit for office conversion dated 12/21/1967. Building survey dated 11/25/1966 lists building as "lodging house" with 108 rooms on floors 2-7 plus lounge and laundry room on the ground floor. A note on this form, dated 2/5/69, states "No lodging house. Bldg leased to State of Wisconsin."
[17] Lis Pendens dated 6/23/1971 is Dane County Register of Deeds Document # 1294407. Judgment of Foreclosure and Sale is dated 7/20/1971 as Document # 1342033. A Memorandum of Land Contract dated May 1, 1973 is Document # 1367912. The land contract was fulfilled by Warranty Deed dated 9/27/76 as Document # 1386126.
[18] Re the conversion to studio apartments, see an application to the Madison Zoning Board of Appeals dated 4/19/1973 in Madison Building Inspection Files.

itself—a "brutal" or commanding presence on the site and the unapologetic presentation of the building's structure and its service elements—stairways, mechanical systems, etc.

Originally identified by British architectural historian Reyner Banham in a 1955 essay,[19] the distinguishing characteristics of the "New Brutalism" are:

1. Formal legibility of plan.
2. Clear exhibition of structure.
3. Valuation of materials for their inherent qualities 'as found.'

Banham summarizes, "In the last resort what characterizes the New Brutalism in architecture… is its…brutality."[20] It is the sensation of bulk that impresses the viewer. And it is this sensation that elicits visceral reactions. Some laud the style, others detest it. Few are indifferent.[21]

Master Hall was designed by the notable Milwaukee-based architect Jordan A. Miller (1927-2009).[22] Miller, a graduate of the University of Wisconsin in Madison, had built a reputation for innovation in concrete construction by the time he worked on Master Hall. Exploiting the structural properties of folded plate concrete technology which allowed for exceptionally long spans, he created a distinctive "squiggly roof" design for the Treasure Island/Treasury chain of discount department stores which spread from Wisconsin to California and to several southeastern US states during the 1960s.[23] Miller's plan for the Madison Treasure Island store (1802 West Beltline Highway) earned an "excellence in architecture" award from the Wisconsin Chapter of American Institute of Architects in 1963[24]

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[19] Reyner Banham, "The New Brutalism: Ethic or Aesthetic," Architectural Review, No. 118 (December 1955), pp. 354-361. See also William J.R. Curtis, Modern Architecture since 1900 (3rd ed., London, 1996), p. 550. "If there was some broad period sensibility it perhaps manifested itself in the direct expression of materials, the separation of pieces and elements, the accentuation of service towers and circulation, the overlapping of geometries in plan, and the interlocking of spaces in section."

[20] Banham, "The New Brutalism," p. 358.

[21] Katherine McLaughlin, "Brutalist Architecture: Everything You Need to Know," Architectural Digest, July 23, 2023. https://www.architecturaldigest.com/story/brutalist-architecture-101. Accessed 1/27/2026. For a positive appreciation, see Ada Louise Huxtable, On Architecture. New York, 2008, pp. 43, 49-50, 237 and 331. On the other hand, Vincent Scully, Modern Architecture and Other Essays. Princeton, NJ, 2003, pp. 245-246 is a critic.

[22] Miller became one of the Milwaukee-area's foremost architects during the 1960s, 70 and 80s. Miller was the founder of Miller Meier Kenyon Cooper Architects and Engineers with offices in Atlanta and Fort Lauderdale as well as in Milwaukee. The firm was responsible for award-winning Modernist buildings such as the Milwaukee downtown post office, the international terminal at General Mitchell Field, the Milwaukee County Mental Health Complex and the Broward County, Florida library. Miller personally designed several notable mid-century-modern residences for his Milwaukee neighbors. See Stephen Filmanowicz, "House of Cards," Milwaukee Magazine, May 1992, pp. 24-36 and https://midcenturymodernmilwaukee.blogspot.com/search/label/Jordan%20Miller. Accessed 2/3/2026.

[23] Marissa Howard, "Treasure Island Retail Giant: An Iconic Mid-Century Discount Store," https://dekalbhistory.org/blog-posts/treasure-island-discount-store-an-iconic-mid-century-roof. Accessed 2/6/2026. See also https://fox6news.com/hidden-treasure-island-wisconsin-demolition-exposes-shuttered-store. Accessed 1/28/2026.

[24] Wisconsin State Journal, April 15, 1963, p. 44. The Madison Treasure Island store site is now occupied by an office user. It is not clear whether the present structure contains the original building, but if so, it has been so altered as to be unrecognizable.

With Master Hall, Miller explored the artistic potential of structural concrete similar to his "squiggly roof" creations for the Treasure Island chain. Like Le Corbusier, Miller lifted the building's residential floors above a ground floor service area through the use of *pilotis*. He stacked the residential units one atop another, defining the cubic-form exteriors with *brises soleils* jutting out from main walls. Excepting the minimal brick trim within each of stacked units, the building's walls are concrete, though in contradistinction to the Brutalist norm, these surfaces are painted. With its seven stories, the building dominated its site—at least in comparison to the one- to four- story neighbors present on the 400 block of West Gilman Street in 1965.

The result is one of Madison's most unique buildings. It is a cardinal example of the Brutalist style. There are other Brutalist buildings in Madison, most on the UW campus and built during the 1960s. The most significant among these are the Mosse Humanities building at 455 North Park Street, the Elvehjem Museum of Art at 800 University Avenue (now one wing of the Chazen Museum of Art), the Hasler Laboratory of Limnology at 680 North Park Street and the Helen C. White Building at 600 North Park Street.[25]

Note that all these buildings are institutional uses. The Master Hall building is unusual in being a multi-unit residence. Another private dormitory building at 1402 Regent Street might be considered as "Brutalist." However, this building was a much simpler design than Master Hall when constructed and it has undergone a series of unsympathetic exterior renovations.

In summary, Master Hall is a rare intact local example of a multi-unit residential building designed in Brutalist style. As such, it is a significant piece of Madison's built environment.

[25] Jim Feldman, Buildings of the University of Wisconsin. Madison, WI, 2006. Available online at: search.library.wisc.edu/digital/AHR5KYLU44F7DU85/full/AT4ZC060KWOJ68G. Accessed 2/23/2026.

6.) List of Bibliographical References

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Rifkind, Carole. A Field Guide to Contemporary American Architecture. New York, 1998.

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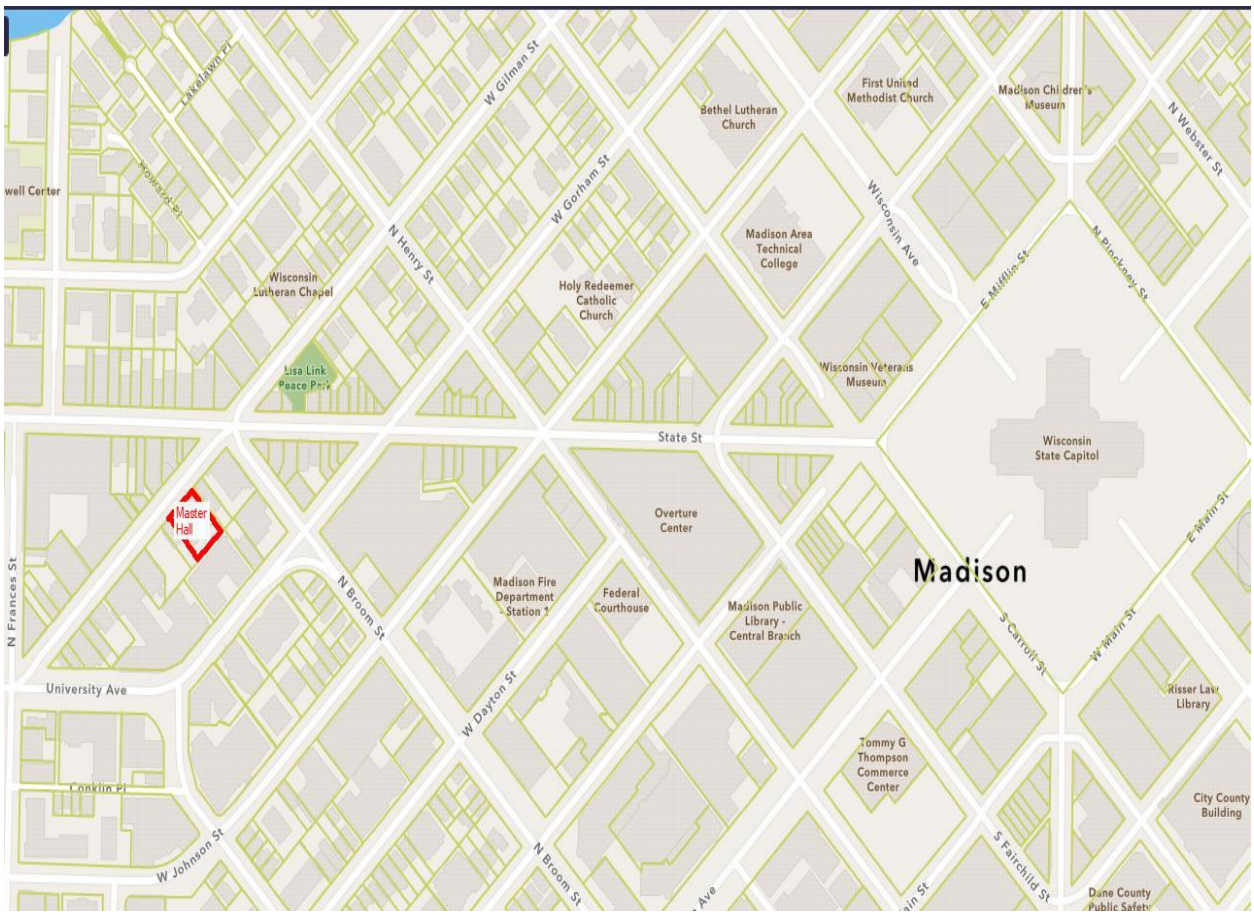
7.) Additional Information

Landmark/Historic District Site Map



Map Source: Dane County DCI Maps.
https://dcimapapps.countyofdane.com/dcmapviewer/#widget_11. Accessed 2/24/2026

Photographs



Master Hall context on West Gilman Street. Photo toward SE from NW by John Rolling 2/13/2026.



Master Hall North Elevation. Photo SE from NW by John Rolling 2/13/2026.



Master Hall West Elevation. Photo SE from NW by John Rolling 2/13/2026.



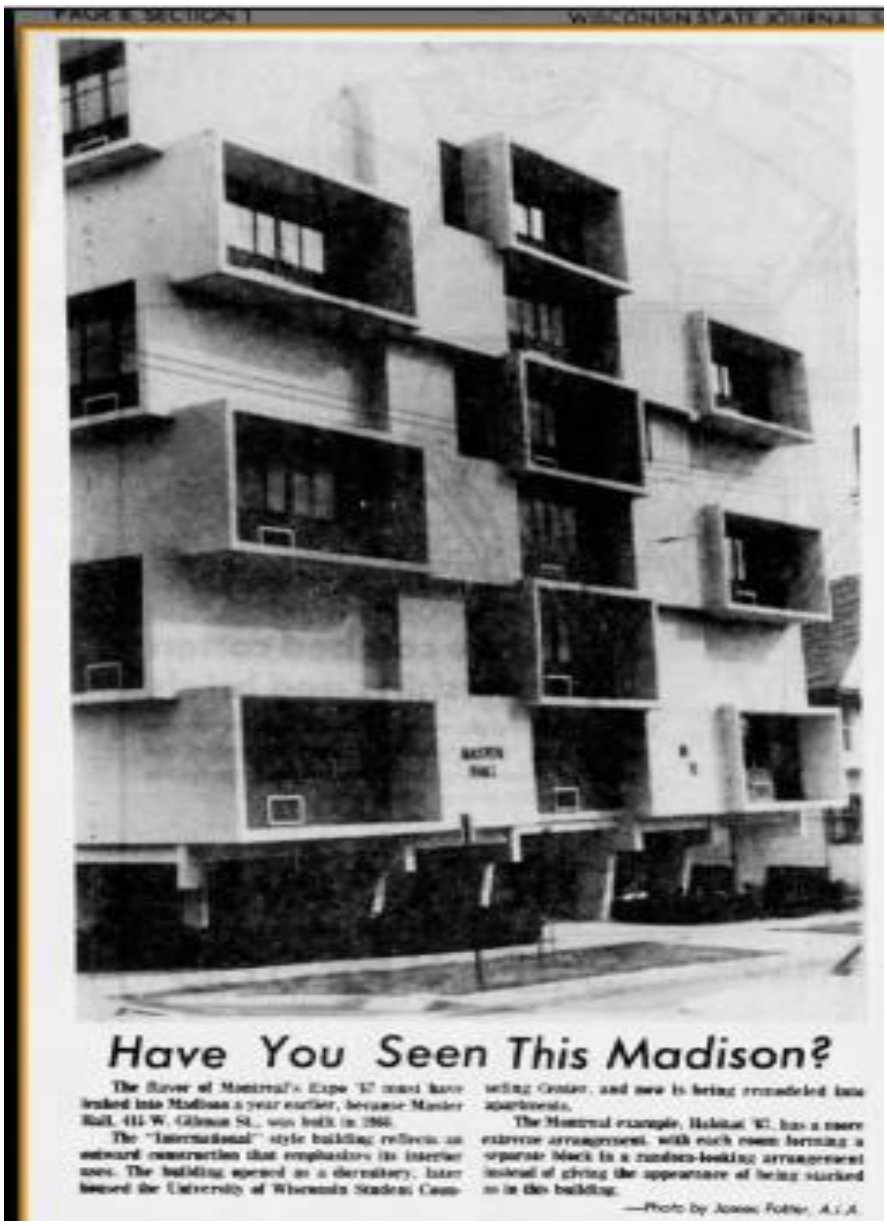
Master Hall East Elevation, Upper Floors. Photo NW from SE by John Rolling 2/13/2026.



Master Hall East Elevation, Ground Floor Detail. Photo NW from SE by John Rolling 2/13/2026.



Master Hall South Elevation. Photo NW from SE by John Rolling 2/13/2026.



Have You Seen This Madison?

The flavor of Montreal's Expo '67 must have leaked into Madison a year earlier, because Master Hall, 415 W. Gilman St., was built in 1966.

The "International" style building reflects an outward construction that emphasizes its interior uses. The building opened as a dormitory, later housed the University of Wisconsin Student Coun- seling Center, and now is being remodeled into apartments.

The Montreal example, Habitat '67, has a more extreme arrangement, with each room forming a separate block in a random-looking arrangement instead of giving the appearance of being stacked as in this building.

—Photo by James Potter, A.I.A.

Photo by James T. Potter, AIA in Wisconsin State Journal 3/3/1974, Section 1, Page 8.

The caption reads: "The flavor of Montreal's Expo '67 must have leaked into Madison a year earlier, because Master Hall, 415 W. Gilman, was built in [*sic*] 1966. The 'International' style building reflects an outward construction that emphasizes its interior uses. … The Montreal example, Habitat '67, has a more extreme arrangement, with each room forming a separate block in a random-looking arrangement instead of giving the appearance of being stacked as in this building."

Potter, an acclaimed Madison architect himself, had a regular newspaper column "Have You Seen This Madison?" in the Sunday edition of the Wisconsin State Journal from 1969 to 1977. The column featured Potter's photographs of Madison's unusual buildings and/or interesting architectural details. https://www.wisconsinhistory.org/Records/Article/CS3955. Accessed 3/23/2026.

MASTER HALL ASSOCIATES
401 N. CARROLL ST.
MADISON, WIS. 53703

MEMORANDUM

Hi Heather:

Please share this memo with the Landmarks Commission and, if you haven't already, please share the Legacy Architecture and Construction Management Solutions reports (noted below) with the Landmark's Commission.

As the owner of 415 W. Gilman St., Madison, WI we object to the landmark nomination of the property.

The landmark nomination is an obstructionist measure to thwart a redevelopment of the property which contradicts the City of Madison's Downtown Historic Preservation Plan. That plan's goal was to inventory historically significant buildings so as to eliminate late-arising surprises and to inform property owners where redevelopment is likely to raise preservation concerns. The Plan did not identify 415 W. Gilman as a potential landmark property.

The recent plan to redevelop the property caused significant review and consideration entailing, among other things:

- Legacy Architecture's Historic and Architectural Review of the 415 W. Gilman (dated 03/04/2026) which concludes that the property does not merit "Landmark" status.
- Construction Management Solutions Property Condition Report (dated 04/01/2026) which concluded that the building is functionally obsolete (not due to neglect but because of the construction type and code requirements) which would entail more than $16,000,000 to make the building compliant.
- City of Madison Plan Commission's unanimous approval of a redevelopment including, but not limited to, the demolition of the 415 W. Gilman building; the Plan Commission discussions thoroughly considered the "Landmark" qualities of the building.
- City of Madison's Common Council's unanimous approval of a redevelopment, including the demolition of the 415 W. Gilman building.

But for the recent plan to redevelop a site which includes 415 W. Gilman, the building would not have been nominated to be a landmark.

There are legitimate reasons why the Plan Commission and the Common Council ignored Landmarks Commission denial to approve the demolition of 415 W. Gilman, as noted above. It's unfortunate that an obstructionist opinion has caused the wrong minded nomination which in itself is one the reasons Landmark Commission was made to be only an advisory body some years ago.

Please do not designate the property a landmark.

Thanks,
Brad Mullins
Brad 04/03/2026

PLANNING DIVISION STAFF REPORT June 8, 2026

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	**Master Hall** **415 W Gilman Street**
Application Type(s):	Review of local landmark nomination
Legistar File ID #	93082
Prepared By:	Heather Bailey, Preservation Planner, Planning Division
Date Prepared:	June 3, 2026

Background Information

Parcel Location/Information: The subject site contains one lot, addressed as 415 W Gilman Street.

Relevant Ordinance Sections:

41.07 DESIGNATING LANDMARKS.

(1) Designation. The Common Council, after considering the recommendation of the Landmarks Commission under sub. (5) below, may designate a landmark according to this section.

(2) Standards. A site, improvement, or site with improvements may be designated as a landmark if the proposed landmark meets any of the following:

(a) It is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.

(b) It is associated with the lives of important persons or with important event(s) in national, state or local history.

(c) It has important archaeological or anthropological significance.

(d) It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of indigenous materials or craftsmanship.

(e) It is representative of the work of a master builder, designer or architect.

(3) Nomination. Any person may nominate a site, improvement, or site with improvements for designation as a landmark. The person shall submit the nomination to the City Planning Division, to the attention of the Preservation Planner, on a nomination form approved by the Landmarks Commission. The nomination shall clearly identify the proposed landmark, landmark site, and document why it qualifies under sub. (2). The Preservation Planner may ask the person to submit additional information and documentation as needed to complete or clarify the nomination. When the Preservation Planner determines that the nomination is complete, the Preservation Planner shall refer the nomination to the Landmarks Commission.

(4) Landmarks Commission Review and Public Hearing. Whenever the Landmarks Commission receives a complete, accurate nomination under sub. (3), the Commission shall review the nomination. As part of its review, the Commission shall publish a hearing notice according to Sec. 41.06 and hold a public hearing on the nomination. The Commission may also conduct its own investigation of the facts, as it deems necessary.

(5) Landmarks Commission Action. After the Landmarks Commission holds a public hearing and completes its review under sub. (4), the Commission shall report to the Common Council a recommendation supporting or opposing the proposed landmark designation. The Commission may recommend landmark designation subject to terms and conditions that are consistent with

this chapter. The Commission shall send a notice of the recommendation to each owner of record of each lot on which the proposed landmark is located at least ten (10) days before any meeting at which the Common Council may act on the Commission's recommendation.

(6) Common Council Action. After considering the Landmarks Commission's report recommendation under sub. (5), and based on the standards under sub. (2), the Common Council shall vote to designate or decline to designate the property as a landmark. The City Clerk shall promptly notify the Building Inspector and the City Assessor of each landmark designation. The City Clerk shall record the designation with the Dane County Register of Deeds at the City's expense.

(7) Voluntary Supplemental Restrictions. The Common Council may at any time supplement the terms of a landmark designation, pursuant to an agreement between the landmark owner and the Landmarks Commission, to enhance the preservation and protection of the landmark.

(8) Recognition of Landmarks. Whenever the Common Council designates a landmark under sub. (6), the Landmarks Commission shall affix a plaque identifying the property as a landmark to the landmark or landmark site. The plaque shall be placed so that it is easily visible to passing pedestrians. In the case of a landmark structure, the plaque shall include the accepted name of the landmark, the date of its construction, and other information that the Landmarks Commission considers appropriate. In the case of a landmark that is not a structure, the plaque shall include the common name of the landmark and other information that the Commission considers appropriate. If the Commission determines that because the landmark is ecologically or culturally sensitive a plaque would be inappropriate, no plaque is required. No person may remove or modify a plaque without approval of the Preservation Planner.

Analysis and Conclusion

The property at 415 W Gilman St is proposed for landmark designation and includes a multi-unit residential structure built in 1965. The property is being nominated for its associations with social history under Criterion A related to housing for UW-Madison's student population, and under Criterion D as an excellent example of Brutalist architecture. The period of significance is 1964-1973, when the interior was remodeled from individual sleeping rooms to studio apartments.

The nomination comes in response to a proposal to demolish the existing building and construct a new apartment building on the site. The City approved the demolition of this structure and redevelopment of the site on April 13, 2026 (see Legistar 91234). Plan Commission required photographic documentation of the exterior of the building prior to its demolition, which the City has now received and accepted as complete.

MGO 41.07(2) Criterion A: It is associated with the broad patterns of cultural, political, economic, or social history of the nation, state, or community

The nomination makes a well-documented case for this property's association with the cultural changes in Madison and how the University and the City shifted its approach to student housing. The Baby Boom generation started attending college in the 1960s, which resulted in the rapid development of new student housing to accommodate the rapid increase in student population. The new housing largely provided for male students in more of a communal living arrangement, and this building featured shared kitchen and laundry facilities with a "house mother" to help care for the male students in addition to a maid service. Rather than single-sex dormitories that largely catered to men, by 1973 the building shifted to studio apartments available to any males and females as independent adults rather than children who needed a "house mother" to care for them and chaperone their activities.

MGO 41.07(2) Criterion D: It embodies the distinguishing characteristics of an architectural type inherently valuable for its representation of a period, style, or method of construction, or of indigenous materials or craftsmanship.
The nomination makes a clear case for this building being an excellent example of Brutalist architecture in Madison. Most high style Brutalist architecture in the City was public or civic rather than being a style used by private developers. While there are other privately-owned apartment buildings in Madison that have Brutalist elements, this building is the most distinctive and artistic.

MGO 41.07(5) Landmarks Commission Action: "…the Commission shall report to the Common Council a recommendation supporting or opposing the proposed landmark designation. The Commission may recommend landmark designation subject to terms and conditions that are consistent with this chapter."
The Landmarks Commission is a referring entity for landmark nominations. The role of the Commission is to review the proposed nomination and decide if the nomination makes a successful case in relation to the criteria in the Ordinance. The Commission's recommendation is made to the Common Council, who will make a final determination on whether the nomination meets the criteria for designation as a Madison landmark. The Commission should make specific findings for their recommendation of approval or denial and any conditions that are consistent with the historic preservation ordinance. The Commission may recommend changes to the draft nomination.

Recommendation

Staff believes the standards for designating the property as a Madison landmark are met and recommends that the Landmarks Commission recommend to the Common Council the nomination be placed on file due to the City approving the demolition of the structure after the public process for demolitions of principal structures, per MGO 28.185 and MGO 41.28, but that it otherwise meets the criteria for designation as a Madison landmark.

MEMO

To: City of Madison Landmarks Commission
From: John Rolling, Ph.D.
Date: 6/8/2026
Subject: Landmark Nomination for Master Hall (415 W. Gilman Street)
Legistar # 93082

I am writing in response to a memo recently sent to you by Brad Mullins of Master Hall Associates, in which the property owner expresses objection to the pending landmark nomination.

1. Landowner Objects to Designation

   First, let us be clear that while the landowner has the right to object to landmarking, the landowner's approval or assent is not required to designate a landmark.

   Section 41.07(3) states: "Any person may nominate a site, improvement, or site with improvements for designation as a landmark."

   Section 41.06(3) (a)(1) requires that the landowner be notified my mail 14 days in advance of the Landmarks Commission hearing of a nomination and 41.07(5) requires that the Commission notify the landowner of its recommendation to the Common Council. Finally, Section 41.08(2) permits the landowner of a landmark, present or future, to petition the Common Council for rescission of the landmark designation subject to specific standards for rescission specified in 41.08(3)(a) and (b).

   Nothing in the Landmarks ordinance gives the landowner special standing to object to designation. The ordinance recognizes that the community's interest in the historic resource may well trump the landowner's preference.

2. The Nomination is Meant to Thwart Redevelopment

   Sadly, it is often the case that it takes a pending demolition threat to focus attention on a worthy historic resource. It is physically and financially impossible to "pre-landmark" all the properties that deserve such status. The work necessary to prepare a landmark nomination is daunting. I wrote the Master Hall nomination. I spent a good 40-60 hours in research and writing it. While I did this as a volunteer, the Madison Trust's cost for consultant-prepared nominations over the past several years have ranged $3,500-$7,000 per case.

   Mr. Mullins argues that a goal of the Downtown Historic Preservation Plan was to inform property owners of potential landmarks so as to "eliminate late-arising surprises" for redevelopment projects. Therefore, he implies, the fact that Master Hall was not identified in the plan serves as a green light for demolition. Note that the Downtown Historic Preservation Plan dates from 1998. Much has changed in the intervening 28 years, not least that Master Hall has in the meantime attained and exceeded the 50-year

rule of thumb for historic recognition. I also question Mr. Mullins suggestion that identification in the plan warns developers away. The Stratford Apartments at 433 West Gilman was so identified (Downtown Historic Preservation Plan, p. 21), but is now to be demolished as part of the same redevelopment that involves Master Hall.

3. Master Hall Does Not Merit Landmark Status

   In response to our initial submission, the development team hired Legacy Architecture of Sheboygan to render a negative opinion on Master Hall's historic value. Suffice it so say that your own City of Madison professional staff has rendered a contrary opinion.

4. The Building is in Poor Condition

   The landowner and/or developer obtained a property condition report portraying the Master Hall building as "functionally obsolete." This report avoided any suggestion that the building is currently in disrepair let alone uninhabitable. In fact, the building has been rented out to tenants continuously for over 50 years. Instead, the condition report focused on difficulties in meeting building codes that might be encountered in the event of major reconstruction.

   "Functional utility" is a technical term with which I, a real estate appraiser for over 40 years, am well-familiar. The textbook definition is: "The ability of a property or building to be useful and perform the function for which it is intended according to current market tastes and standards…" (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th edition, 2015, page 97.) "Market tastes and standards" vary depending on uses and market segments. In the subject's case, standards in the market for naturally occurring affordable housing are much different than those for luxury apartments where quartz-countertop kitchens and rooftop pools ae the norm.

   It is likely that most of Madison's existing landmarked buildings would be considered "functionally obsolete" under the definition the landowner/developers have applied to Master Hall.

   The only condition standard that is appropriate in the evaluation of a prospective landmark is whether the building retains enough integrity to tell the story of its time and place. Master Hall clearly retains its historical appearance and so meets that condition standard.

5. Landmarking is Superfluous: The Building is Already Approved for Demolition

   Landmarking Master Hall now will not void the demolition permit approved by the Plan Commission at its April 13, 2026 meeting. However, landmarking at the present time would protect the building against demolition should the project currently proposed somehow fail to be constructed, due, for example, to inability to secure financing, discovery of some physical impediment (e.g., contamination) or simply a change in the developer's business plans. Recent examples of projects which have failed to consummate are the former MATC/Central High property project(s) on Wisconsin Avenue and the student apartment project planned for the 600 block of West Mifflin between the railroad depot and the Wiedenbeck-Dobelin building, two landmarks.

Section 29.15(2) MGO states: "Razing permits shall lapse and be void unless the work authorized thereby is commenced within six (6) months from the date thereof or completed within thirty (30) days from date of commencement of said work."
In sum, the existing demo permit is specific to this developer and would not survive a six-month delay in the project. It is well possible that this demo permit could expire.

In conclusion, your staff report advises the Landmarks Commission to inform the Common Council that Master Hall meets the criteria for designation as a Madison landmark but to recommend that, in light of the existing demolition permit, that the nomination be placed on file. Doing so would allow the Common Council to revisit/approve this landmark nomination should the current proposed redevelopment project not proceed. I urge the Landmarks Commission to adopt the staff recommendation.

From: Nicholas Davies
To: Madison Landmarks Commission
Subject: Opposition to Master Hall landmark designation (93082)
Date: Sunday, June 7, 2026 6:43:50 PM

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

Dear Landmarks Commission,

At a previous meeting, I heard the owners of the Master Hall building speak about how the current building functionally cannot be made accessible.

The ground floor lobby is actually recessed and requires going down steps. There's an old elevator for which parts and service are scarce. The apartments themselves have inaccessible doorways and tiny bathrooms; getting those compliant with zoning code would require shifting walls so that the bathroom takes up a large portion of each living unit, but the concrete walls could not be easily moved to expand or combine units. I think there was also draining issues on the upper floors.

Hopefully the applicant will cover this at your meeting. I found it persuasive: this building has a very limited capacity, and that will only dwindle with age. It's already not the building it once was, it already isn't performing the full function it was built for, and that will only continue.

It's my understanding that Landmarks Commission can find the building as historically significant--and that can prompt redevelopment on the site to pay tribute to its design--while designating it as a landmark would limit any possibility of putting this site to the same amount of use that Master Hall originally did, at the very least.

Thank you,

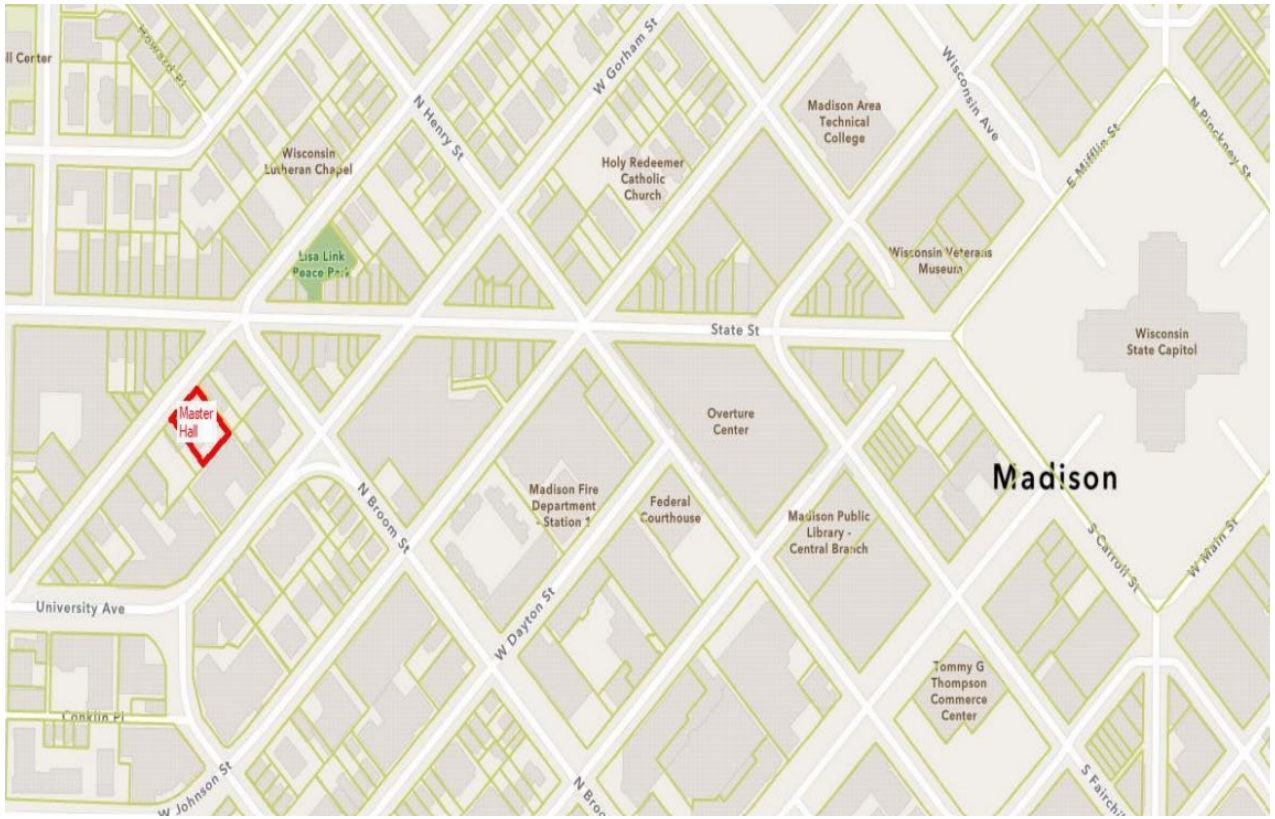
Nick Davies
3717 Richard St

Landmark Nomination
415 W Gilman St

June 8, 2026

Proposed work

- Landmark designation for 415 W Gilman St
- Criteria A & D



Applicable Standards — MGO 41.07 Criterion A

<u>It is associated with the broad patterns of cultural, political, economic, or social history of the nation, state, or community</u>

- association with the cultural changes in Madison and how the University and the City shifted its approach to student

Applicable Standards — MGO 41.07 Criterion D

It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of local materials or craftsmanship

- Brutalist architecture, designed by architect Jordan A. Miller

Applicable Standards — MGO 41.07(5)

Landmarks Commission Action: "…the Commission shall report to the Common Council a recommendation supporting or opposing the proposed landmark designation. The Commission may recommend landmark designation subject to terms and conditions that are consistent with this chapter."

Staff Recommendation

Staff believes the standards for designating the property as a Madison landmark are met and recommends that the Landmarks Commission recommend to the Common Council the nomination be placed on file due to the City approving the demolition of the structure after the public process for demolitions of principal structures, per MGO 28.185 and MGO 41.28, but that it otherwise meets the criteria for designation as a Madison landmark.

09/09/2019 10:30 PM - Landmarks Commission Regular Meeting Page 1 of 1

Time In/Out	Item	Name	Address	Representing Organization	Call	Support	Oppose
Section: 2019 - Landmarks Ordinance Text Amendments							
10:01 PM 10:01 PM	1	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	No			
10:01 PM 10:01 PM	1	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	No			
10:01 PM 10:01 PM	1	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	No			
10:01 PM 10:01 PM	1	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	No			
		Support: 0 Opposed: 0 Neutral: 0 Total Registered: 4 Total Speakers: 4					
Section: 2019 - Landmarks Ordinance Text Amendments							
10:01 PM 10:01 PM	2	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	Landmarks Commission Chairperson 2019 Vice Chair of CAB	Yes		
10:01 PM 10:01 PM	2	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	No			
10:01 PM 10:01 PM	2	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	No			
10:01 PM 10:01 PM	2	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	No			
		Support: 0 Opposed: 0 Neutral: 0 Total Registered: 4 Total Speakers: 4					
Section: 2019 - Crime Free Housing Ordinance Text Amendments							
10:01 PM 10:01 PM	3	Mark Burnett Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Mark Burnett Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	Yes			
10:01 PM 10:01 PM	3	Robert Cheeks Citizen - Individual Member: Individual	Street, Inverness, IL 60	No			
10:01 PM 10:01 PM	3	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Anne Haaland Citizen - Individual Member: Individual	Avenue, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Rebecca Stevens Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Rebecca Stevens Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Tim Wallace Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Tim Wallace Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Jonathan Gramling Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Jonathan Gramling Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Lisa Hobbs Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Lisa Hobbs Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No			
10:01 PM 10:01 PM	3	Sarah Flax Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	Yes			
10:01 PM 10:01 PM	3	Sarah Flax Citizen - Individual Member: Individual	Terrace, Evanston, IL 60	No

LANDMARKS COMMISSION MEETING REPORT

June 8, 2026

Agenda Item #:	2
Project Title:	Approving a landmark nomination of the property located at 415 W Gilman Street as Master Hall (District 2)
Legistar File ID #:	93082
Prepared By:	Heather Bailey, Preservation Planner
Members:	Present: Richard Arnesen, Ald. John Duncan, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, and Jacob Morrison Excused: Maurice Taylor

Summary

John Rolling, registering in support and wishing to speak
Robert Klebba, registering in support and wishing to speak
Nicholas Davies, registering in opposition and not wishing to speak

Kaliszewski opened the public hearing.

Rolling and Klebba spoke in support.

Bailey provided background information on the landmark nomination. The commission discussed the various options for approving the nomination or placing it on file.

A motion was made by Duncan, seconded by Ely-Ledesma, to Recommend to the Common Council that the nomination be approved because it meets the criteria for designation as a Madison landmark. The motion failed by the following vote:
Ayes: 2 - John Duncan and Edna Ely-Ledesma
Noes: 4 - Richard Arnesen, Molly Harris, Katie Kaliszewski, and Jacob Morrison
Excused: 1 - Maurice D. Taylor

Kaliszewski closed the public hearing.

Action

A motion was made by Arnesen, seconded by Morrison, to Recommend to the Common Council that the nomination be placed on file due to the City approving the demolition of the structure after the public process for demolitions of principal structures, per MGO 28.185 and MGO 41.28, but that it otherwise meets the criteria for designation as a Madison landmark. The motion passed by the following vote:
Ayes: 4 - Richard Arnesen, Edna Ely-Ledesma, Molly Harris, and Jacob Morrison
Noes: 1 - John Duncan
Excused: 1 - Maurice Taylor
Non Voting: 1 - Katie Kaliszewski

City of Madison

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

Master

File Number: 92878

File ID:	92878	**File Type:**	Ordinance	**Status:**	Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/27/2026
File Name:	Southeast Area Plan Amendment			**Final Action:**	

Title: Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

Notes: 7048SouthEastAreaPlan

Sponsors: Derek Field, Dina Nina Martinez-Rutherford And Sean O'Brien

Effective Date:

Attachments: Southeast Area Plan Final Draft, Summary_CompPlanAmend.pdf, Southeast Area Adopting Memo.pdf, Exec_Summary_Map_Page.pdf, Parks_Memo_2026_05_13.pdf, SEAP_Board_Parks_presentation.pdf, SEAP_CommunityFeedbackSummary_Phase1.pdf, SEAP_CommunityFeedbackSummary_Phase2.pdf, Focus_Group_Summary_Report_Phase1_SEAP.pdf, Focus_Group_Summary_Report_Phase2_SEAP.pdf, 92878 Southeast Area Plan Public Submittal BPC 5.13.pdf, SEAP_UDC.pdf, UDC_Memo_2026_05_20.pdf, 1_LU&T_Proposed_Changes_GFLU.pdf, 2026_06_03_SEAP_TC_ppt.pdf, 2026_06_03_SEAP_TC_staff_memo.pdf, Southeast Area Plan transportation feedback (92878).pdf, CDBG_Memo_2026_06_04.pdf, SEAP_CDBG.pdf, SEAP_Landmarks_Memo_2026_06_08.pdf, SEAP_Proposed_Changes_to _GFLU_Map_Revised_2026_06_09.pdf, SEAP_PC_Presentation.pdf, SEAP_PC_Memo_2026_06-15.pdf, Public Comment 6-12-26.pdf, Public Comment 6-14-26.pdf, 92878 SE Area Plan UDC Report 5-20-26.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Attorney's Office	04/27/2026	Referred for Introduction			

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (6/15/26), Board of Park Commissioners (5/13/26), Urban Design Commission (5/20/26), Transportation Commission (6/3/26), Community Block Grant Committee (6/4/26), Landmarks Commission (6/8/26), Common Council (6/23/26)

1	COMMON COUNCIL	05/05/2026	Refer For Public Hearing	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes: Additional referrals to Board of Park Commissioners, Urban Design Commission, Transportation Commission, Community Development Block Grant Committee, Landmarks Commission.

1	PLAN COMMISSION	05/05/2026	Refer	BOARD OF PARK COMMISSIONERS	05/13/2026

Action Text: This Ordinance was Refer to the BOARD OF PARK COMMISSIONERS

1	PLAN COMMISSION	05/05/2026	Refer	URBAN DESIGN COMMISSION	05/20/2026

Action Text: This Ordinance was Refer to the URBAN DESIGN COMMISSION

1	PLAN COMMISSION	05/05/2026	Refer	TRANSPORTATION COMMISSION	06/03/2026

Action Text: This Ordinance was Refer to the TRANSPORTATION COMMISSION

1	PLAN COMMISSION	05/05/2026	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026

Action Text: This Ordinance was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

1	PLAN COMMISSION	05/05/2026	Refer	LANDMARKS COMMISSION	06/08/2026

Action Text: This Ordinance was Refer to the LANDMARKS COMMISSION

1	BOARD OF PARK COMMISSIONERS	05/13/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: This Agenda Item was taken out of order after Item 15.

Jeff Greger of Planning and Economic Development presented the plan and answered questions.

Motion made by Lieberman, seconded by Hasburgh, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION. Motion passed by voice vote/other.

1	URBAN DESIGN COMMISSION	05/20/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Asad, seconded by Klehr, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

1	TRANSPORTATION COMMISSION	06/03/2026	Return to Lead with the Following Recommendation(s)	PLAN COMMISSION	Pass

Action Text: Principal Planner Rebecca Cnare with Planning Division provided verbal reports and, along with Ped/Bike Administrator Kevin Luecke, Traffic Engineer Sean Malloy, and Director of Traffic Engineering Yang Tao, was available for questions.

Registrants as follows: Neither support nor oppose, wish to speak; Nicholas Davies, Richard St
Support, wish to speak; Austin Griesbach, W Washington Ave
Oppose, wish to speak; Benjamin Wolma, N Lakewood Gardens Ln

Ochowicz moved to Return to Lead with the Following Recommendation: Approval with an update to section 4d to specify that after the All Ages and Abilities Plan is completed that staff should update the Southeast Area Plan, seconded by Webber. The motion passed by voice vote/other.

Notes: Approval with an update to section 4d to specify that after the All Ages and Abilities Plan is completed that staff should update the Southeast Area Plan

1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Alder Martinez-Rutherford and seconded by Alder Glenn to return to lead with the recommendation to approve Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

Motion passed unanimously.

1	LANDMARKS COMMISSION	06/08/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes: A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval with the recommendation to add “or a historic district” to the draft plan action. The motion passed by voice vote/other.

1	PLAN COMMISSION	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING			Pass

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

Notes: On a motion by Solheim, seconded by Heck, the Plan Commission recommended approval of the Southeast Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions, the staff recommendations contained in the attached memo dated June 15, 2026, and the following revision:

- That the following map note be added for the Wingra quarry/ QRS property area (4450 Red Barn Run): "This area is designated Parks and Open Space due to the presence of cultural resources and a potential stormwater management area serving future development. Future detailed planning for development may demonstrate portions of this area are suitable for additional streets to support additional Low Residential development."

The motion to recommend approval with the above revision passed by voice vote/ other.

Text of Legislative File 92878

Fiscal Note

No City appropriation required with the adoption of this plan and amendment to the Comprehensive Plan.

Title

Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

Body

DRAFTER’S ANALYSIS: This ordinance adopts the Southeast Area Plan and the related amendment to the Comprehensive Plan.

****

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

WHEREAS, on August 2, 2022 the City of Madison Common Council authorized the Planning Division's shift to a planning framework with twelve (12) Area Plans that cover the entire city and are updated every ten (10) years (RES-22-00577); and

WHEREAS, the planning framework indicates that the Generalized Future Land Use Map developed through each area plan process will directly update the Comprehensive Plan's Generalized Future Land Use Map; and

WHEREAS, on October 8, 2024 the City of Madison Common Council authorized the Planning Division to prepare the Southeast Area Plan and adopted a public participation plan, as required by Wis. Stat. § 66.1001(4) to amend the Comprehensive Plan, which described how the City intended to make the process accessible to all (RES-24-00613); and

WHEREAS, consistent with RES-22-00577, archiving of previously adopted plans within the Southeast Area Plan boundary was considered as part of the development of the Southeast Area Plan and the adopted plans were reviewed to identify the recommendations from each adopted plan that should be incorporated into the Southeast Area Plan before being archived; and

WHEREAS, the public participation process included engagement through a project website, an interactive mapping exercise, virtual meetings, in-person meetings, emailed project updates to interested parties, distribution of informational materials, focus groups, neighborhood association visits, social media posts, and board/committee/commission progress updates throughout the process; and

WHEREAS, the public participation process also included contracting with nINA Collective to engage traditionally underrepresented residents through focus groups; and

WHEREAS, the Southeast Area Plan's Actions (primarily led by the City) and Partnerships (primarily led by entities other than the City) are based on citywide policies including the Comprehensive Plan, recommendations in underlying plans, and feedback received from the community; and

WHEREAS, the Plan focuses on guiding changes to the physical aspects of the Southeast Area that occur incrementally over decades, such as development initiated by the private sector and infrastructure improvements typically carried out by the public sector; and

WHEREAS, as part of the planning process, the City evaluated updates to the Generalized Future Land Use Map to address concerns about implementation of the Low-Medium Residential land use category; and

WHEREAS, the Community Action Strategy includes actions for physical improvements and capacity building in the Hiestand area; and

WHEREAS, notice was provided pursuant to Wis. Stat. § 66.1001(4)(d) and the Plan Commission held a public hearing on the proposed amendment to the Comprehensive Plan on June 15, 2026; and

WHEREAS, the Plan Commission, by a majority vote of the entire Commission recorded in its official minutes, adopted a resolution recommending the Common Council adopt an amendment to the City of Madison Comprehensive Plan to include a new Generalized Future Land Use Map category of Medium Residential 1, update the Residential Future Land Use Categories chart, the Generalized Future Land Use Map, Bicycle Facilities Map, and maps and text to reflect adoption of the Southeast Area Plan and archiving previously adopted plans.

NOW, THEREFORE BE IT RESOLVED the Common Council of the City of Madison, pursuant to Wis. Stat. § 66.1001(4)(c). does, by the enactment of this ordinance,

UPDATE portions of the Comprehensive Plan's Generalized Future Land Use Map and Bicycle Facilities Map that overlap the Southeast Area to reflect the Southeast Area Plan; and

ADD a new Generalized Future Land Use Map category of Medium Residential 1, which is used in the Southeast Area, to the Comprehensive Plan; and

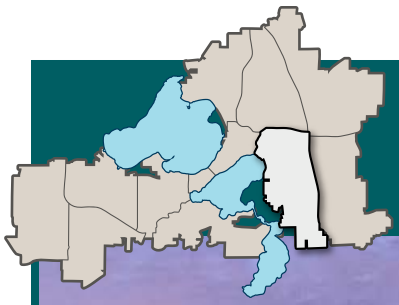
INCORPORATE adjustments to the Residential Future Land Use Categories chart to add the Medium Residential 1 category and make updates to the chart's select conditions clauses in the Comprehensive Plan; and

ARCHIVE the Marsh Road Neighborhood Development Plan, Hiestand Neighborhood Plan, Stoughton Road Revitalization Project, Royster-Clark Special Area Plan, Cottage Grove Road Activity Centers Plan, and Milwaukee Street Special Area Plan, which means these previously adopted plans no longer guide the City's planning and decision-making processes; and

UPDATE relevant maps and text in the Comprehensive Plan to reflect adoption of the Southeast Area Plan and archiving of the above-listed plans; and

BE IT FURTHER RESOLVED the Southeast Area Plan is adopted.

BE IT FURTHER RESOLVED staff is directed to implement the Southeast Area Plan, including Community Development Block Grant-funded projects in the Community Action Strategy areas.



Southeast Area Plan

Final Draft - April 22, 2026

2019 "Holiday in the Park" at Elvehjem Park photo by Dan Collins

CITY OF **MADISON**

Table of Contents

Acknowledgements 1

Plan Highlights 2

Introduction 4

Land Use 16

Transportation 31

Neighborhoods and Housing 45

Economy and Opportunity 52

Culture and Character 64

Green and Resilient 72

Effective Government 80

Health and Safety 85

Community Action Strategy—Hiestand 92

Appendix 96

Resolution RES-26-xxxxx

Acknowledgements

Officials and Administrators

Satya Rhodes-Conway, Mayor
Derek Field, District 3 Alder
Dina Nina Martinez-Rutherford, District 15 Alder
Sean O'Brien, District 16 Alder
Meagan Tuttle, Planning Division Director

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Alyssa Mugavero
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Meri Rose Ekberg
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Jessica Vaughn
Karin Wolf

Inter-Agency Staff Team

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Streets and Urban Forestry
Ian Brown
Craig Klinke

Madison Water Utility
Pete Holmgren

Planning and Community and Economic Development
Mark Fitzgerald
Terrell Nash
Jaymes Langrehr
Ruth Rohlich
Saran Ouk
Matt Frater
Julie Spears

Police
Captain Edward Marshall

Fire
Assistant Chief Jeff Larson
Deputy Chief Tim Mrowiec

Public Health Madison and Dane County
Justin Svingen

Community Partners

nINA Collective

Plan Highlights

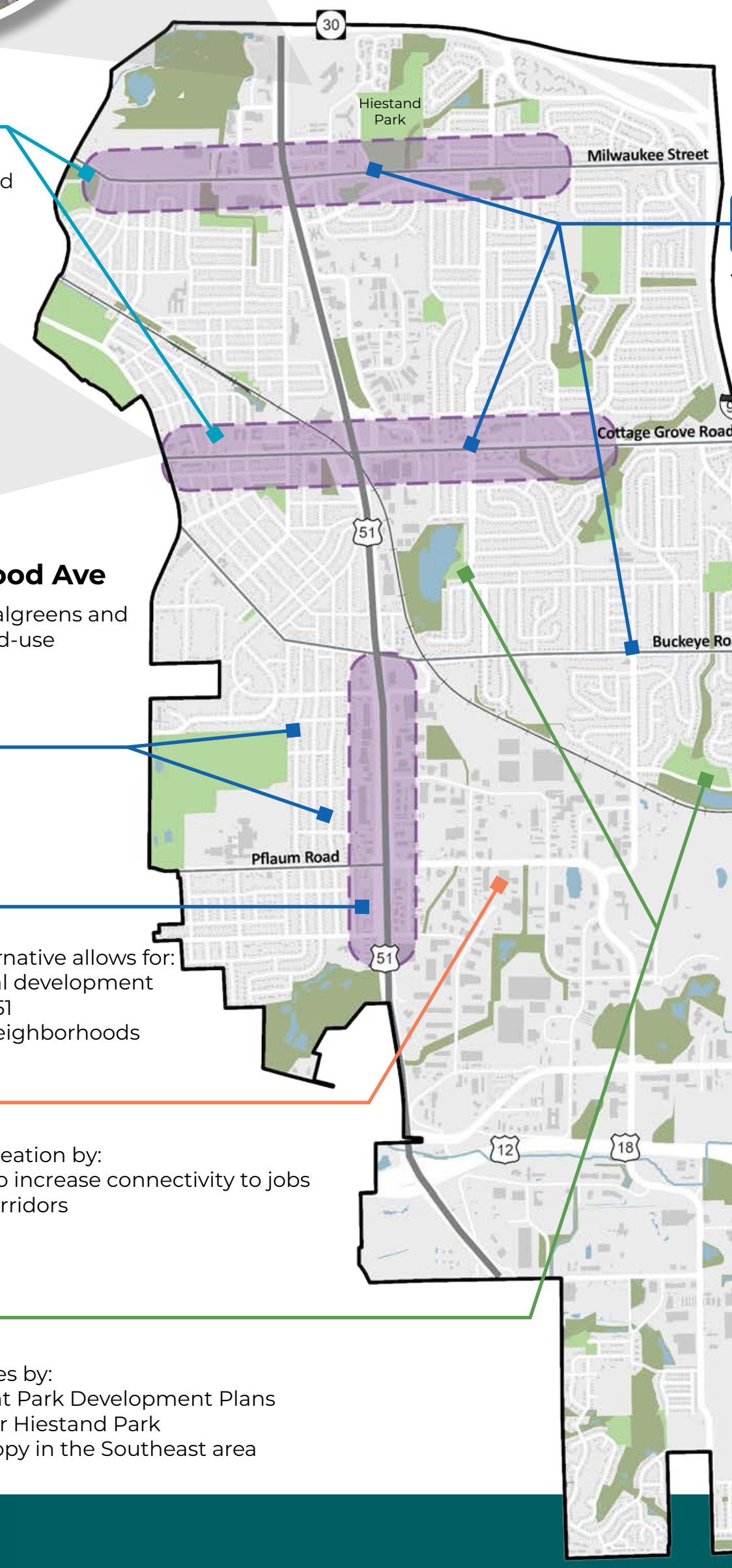


Former American Family East Regional Building

- Example illustration of potential redevelopment of 41 acres with:
  - Mix of housing types
  - Public street grid
  - Open space
  - Walking paths
  - Connections to surrounding neighborhood

1 LU Land Use
2 T Transportation
3 NH Neighborhoods & Housing
4 EO Economy & Opportunity
5 CC Culture & Character
6 GR Green & Resilient
7 EG Effective Government
8 HS Health & Safety

Opportunities for higher intensity development and new housing



NH

- Provide affordable housing and density along transit corridors



Cottage Grove Rd /Atwood Ave

- Potential redevelopment of Walgreens and Old National Bank site as mixed-use

T

- Improve safety at pedestrian and bicycle crossings on major arterials



T

- Construct missing sidewalks

LU

- 35 mph Urban Boulevard Alternative allows for:
  - Mixed-use and residential development
  - Driveway access to Hwy 51
  - A transition to existing neighborhoods

EO

- Support businesses and job creation by:
  - Direct access to Hwy 51 to increase connectivity to jobs
  - Revitalize commercial corridors

GR

- Improve parks and open spaces by:
  - Complete and implement Park Development Plans
  - Develop a master plan for Hiestand Park
  - Increase overall tree canopy in the Southeast area

Introduction



The Southeast Area of the City of Madison has a colorful and impactful history that is based on its working-class history and entrepreneurial roots. The area experienced rapid growth in the three decades post–World War II, and local businesses and industry were well-placed to find economic opportunities for innovation as the east side had access to the Interstate system starting in 1959. The Southeast Area became part of the intersection of where rural dairy farming in Dane County met entrepreneurs using University of Wisconsin-driven technology that helped launch many of the dairy innovations that made this area become the heart of the World's Dairy Industry.

The Southeast Area is still an important employment and light manufacturing powerhouse, and growth of these employment sectors is expected to increase. The Area is also home to a diverse and growing population that cherishes its green space, looks to enhance community cohesion and welcomes the opportunity for new neighbors. The Southeast Area has an opportunity to embrace population growth along its major transportation corridors and use this change to increase connections, neighborhood amenities and enhance the culture and character of its many wonderful neighborhoods. This Plan aims to set up a framework to ensure that potential growth has the infrastructure, city services and opportunity that will continue to make the Southeast Area an important employment hub that is interconnected with complete neighborhoods.

How This Plan Is Used

Area plans are used by the City to inform decisions on zoning and redeveloping property, provide direction on the location and types of housing, and guide the City's budgeting for infrastructure, parks, stormwater management, community facilities, and economic development initiatives. This plan takes high-level policies from citywide plans, like the Comprehensive Plan, and provides a greater level of detail about how those policies apply in the Southeast Area.

The planning process analyzes existing plans and policies, particularly the City's Generalized Future Land Use Map, Complete Green Streets Street Type Map, and shared-use path and bicycle network, to make recommendations that are integrated back into citywide plans. The in-depth analysis and targeted public engagement undertaken as part of area plan processes guide future change and investment.

Many actions in this Plan can be implemented over the next decade, but some actions are included that either have an uncertain timeline or may take longer than a decade to implement. Implementation of actions in this plan are contingent on funds being available through future City budgets or other sources. The Plan will be implemented through varied methods, such as:

What's in This Plan



- Private development, guided by the Generalized Future Land Use (GFLU) Map, Recommended Building Height Map, and other maps and actions;
- City infrastructure projects and private infrastructure projects dedicated to the City as part of developing and redeveloping neighborhoods like the former Voit Farm on Milwaukee Street;
- Current zoning, City-initiated recommended rezonings, and private-sector rezoning requests consistent with the GFLU Map;
- Official mapping of select planned streets;
- City budgeting for actions in this Plan;
- City participation in partnerships with the private sector, nonprofits, and other governmental entities.

It is anticipated that this plan will be updated approximately every 10 years.

Community Action Strategy Area

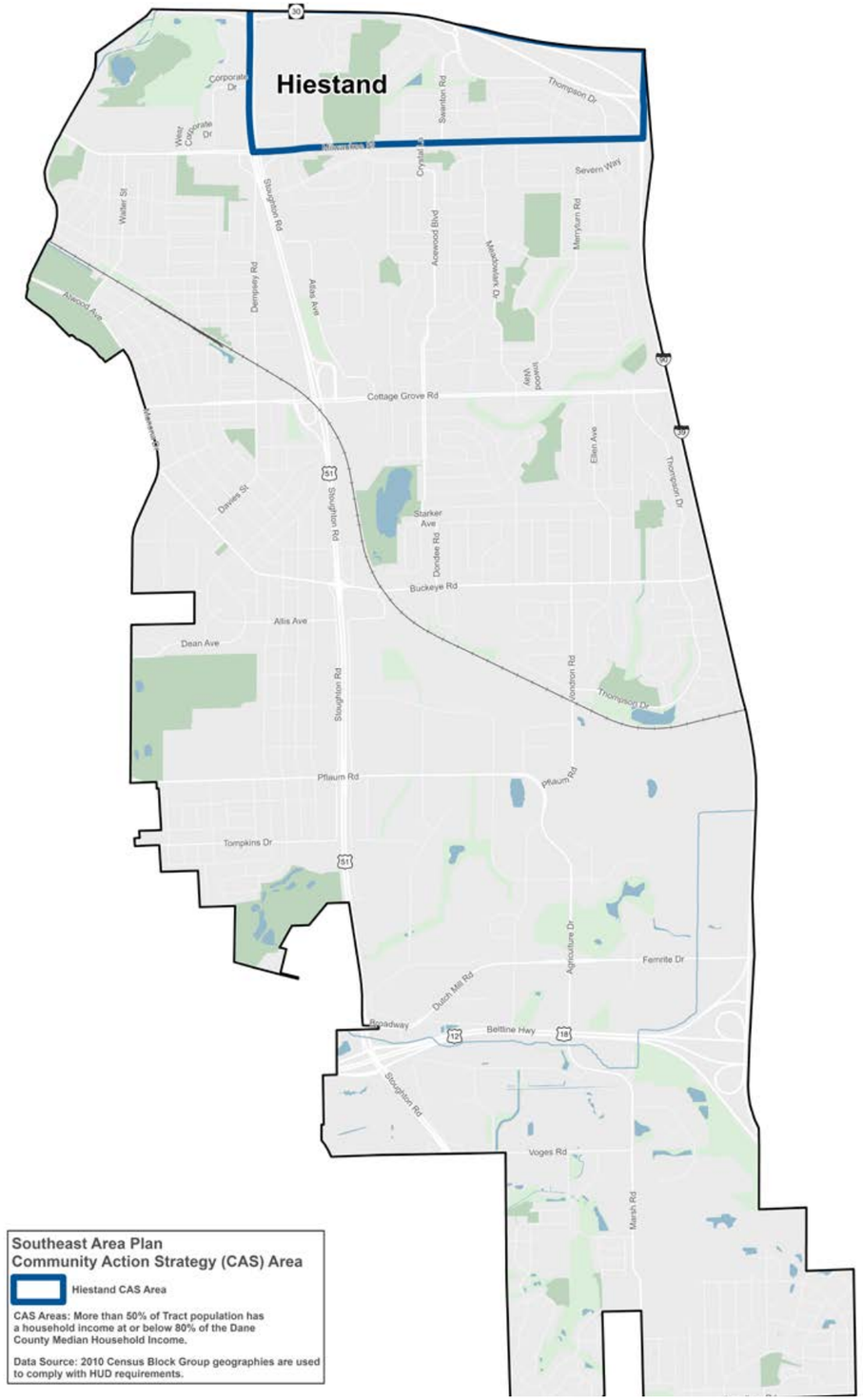
The Southeast Area contains one Community Action Strategy area, Census Tract 30.02 which is referred to as the Hiestand Neighborhood. Greater numbers of low- to moderate-income households live in this area, making it eligible for federal Community Development Block Grant (CDBG) funding. Additional public engagement and community capacity-building assistance were directed to this area during the planning process. The City will plan to direct a portion of any available Federal Community Development Block Grant Funds to the Hiestand area for small scale capital improvements if grant funding is available. Given the capacity-building focus, the Community Action Strategy recommendations are not exclusively physical or policy changes. Some recommendations are outside City control and may rely on community partners for implementation.

Relationship between the Southeast Area Plan and the Comprehensive Plan

The Comprehensive Plan includes citywide policies and priorities for investment based on feedback received through an extensive community engagement effort. Recommendations are grouped by the seven elements. The Comprehensive Plan also includes policies that guide future growth in a way that supports citywide policies.

The Southeast Area Plan applies policies from the Comprehensive Plan, other citywide initiatives, and specific recommendations for the Southeast Area based on a closer evaluation of the area and additional community engagement.

While Area Plans help guide future growth, they don't automatically create or require development. Instead, these Plans guide the City's review process when development is proposed. Proposals that generally follow plan recommendations are likely to be approved, but proposals that don't follow plan recommendations will face greater scrutiny, and approval will be less likely. Plans also provide a guide for future City projects and programs, and future City budgets will determine the timing of those actions.



Public Engagement Process

The Southeast Area Plan relied on diverse engagement methods to hear directly from the community. Hundreads of residents participated through in-person and virtual meetings, a two-part mailed survey, and a “Madison Madness” bracket activity designed to gather priorities in a fun, accessible way.

To better engage residents often underrepresented in planning processes, the City partnered with the nINA Collective to lead focus groups and targeted outreach. Focus groups were held throughout spring and summer 2025, along with pop-up engagements at events across the Southeast Area.



Parks Alive and other community events

Phase 0:
Data Gathering and Review

JUN - OCT



Survey Part 1: 500+ responses | Part 2: 150+ responses and Madison Madness Bracket

Engagements with La Follette High School PEOPLE Program Students

Partnered with nINA Collective to host 9 focus group meetings

Phase 1:
Issues and Opportunities

NOV - MAY





Business Walk, Neighborhood Walk, Art Workshop, Focus Group meetings, CAS Back-to-School events

Phase 2:
Develop Recommendations

JUN - NOV





Public Meetings: In-person open house and virtual meetings 40+ attendees

Phase 3:
Draft Plan Review

DEC-APR

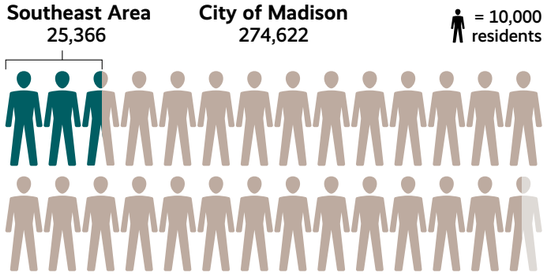


Phase 4:
Adoption

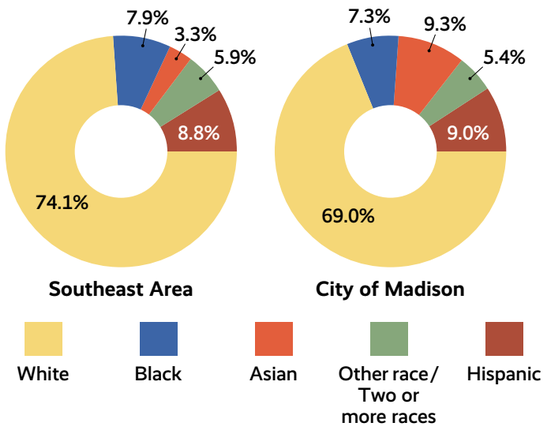
MAY +

2024 | **2025** | **2026**

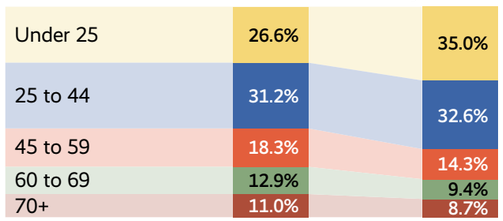
Population



Racial and ethnic composition



Age



Source: Decennial Census 2020 Block Data

Previously Adopted Plans

While this Plan is a new effort under the City's Planning Framework, many previous smaller area plans have guided the area over the past decades.

The Common Council adopted six plans to guide City and neighborhood decision-making in portions of the Southeast Area since 1999. These six plans have been important for their neighborhoods over the past 25-plus years.

Part of the Southeast Area Plan process involved reviewing previously adopted plans with a focus on potential physical or regulatory changes specific to the Southeast Area, such as land use, zoning, building height, transportation, parks and open space, public utilities, and stormwater infrastructure. Recommendations that simply repeated existing Citywide policies, have already been implemented, are inconsistent with current City policy, or were to be implemented by non-City entities were not incorporated in this Plan. The previously adopted plans were then archived; they will no longer guide development review, future City projects, policies, budgets, or work plans. Going forward, the Southeast Area Plan will guide policy decisions. Archived plans for the Southeast Area are listed on the Previously Adopted Plans map.

Since the boundaries of the Marsh Road Neighborhood Development Plan and the Milwaukee Street Special Area Plan extend beyond the boundaries of the Southeast Area Plan, only the portions of those plans that overlap the Area Plan boundary are considered archived.

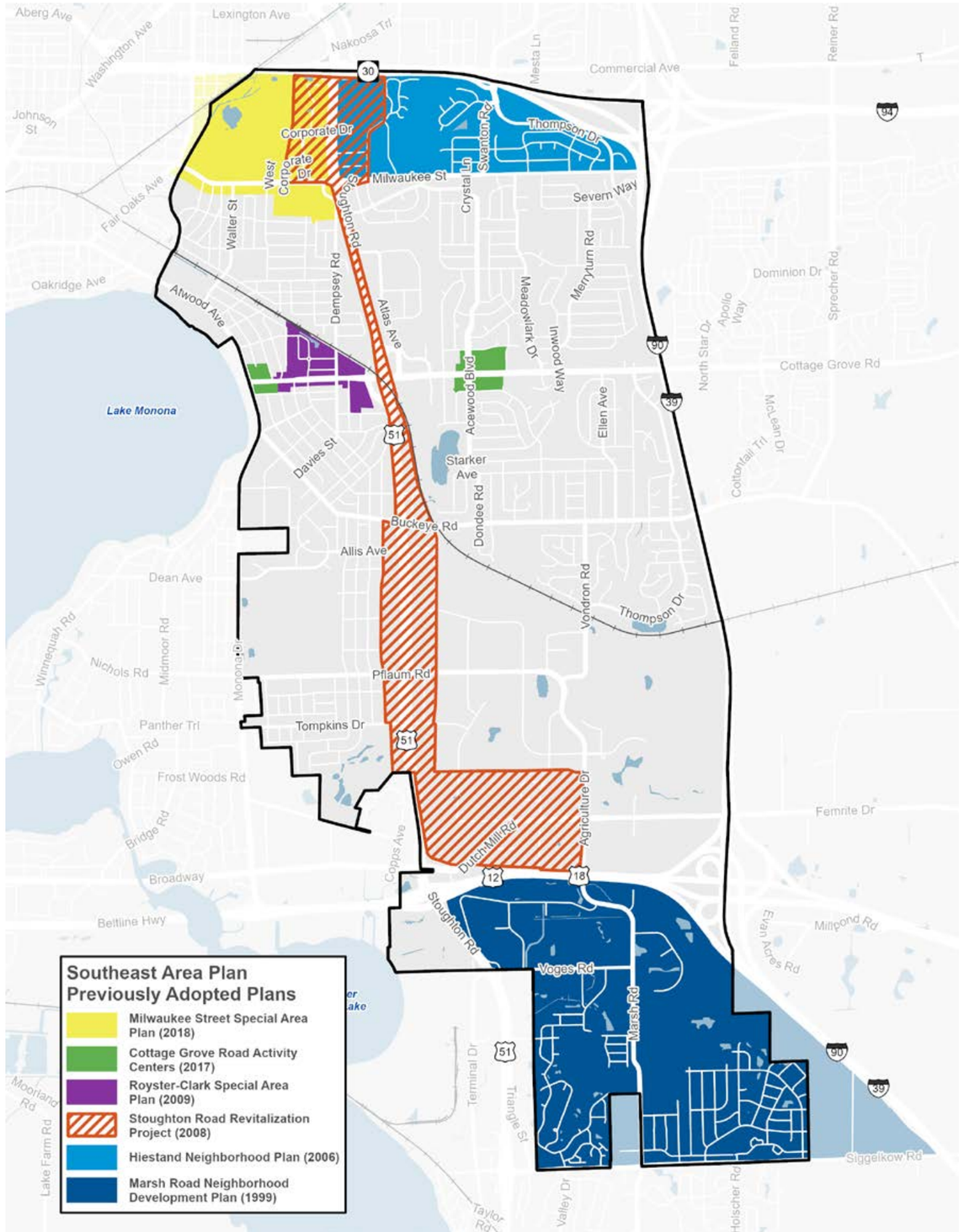
The Southeast Area

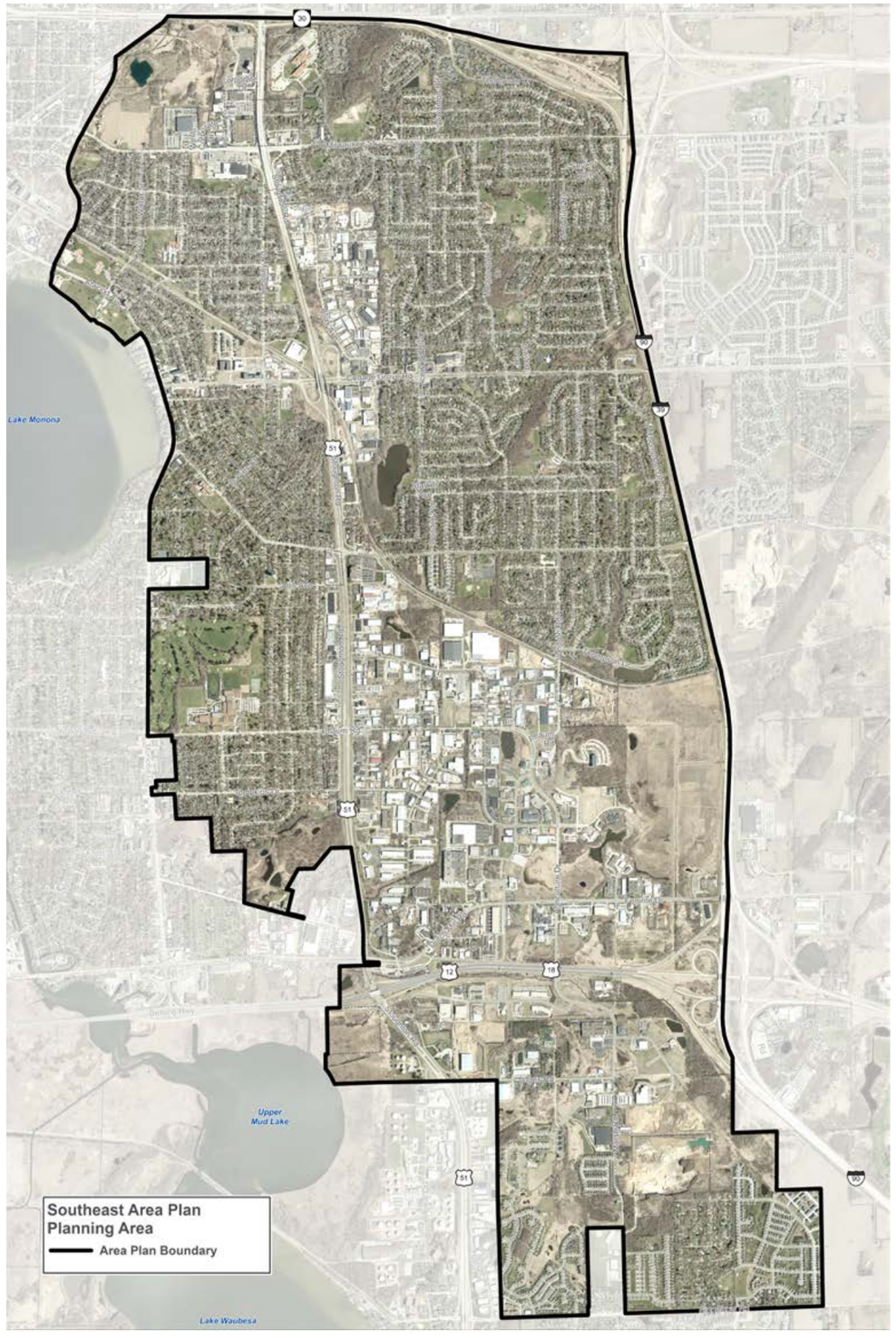
The Southeast Area is over 7,000 acres (10.9 square miles), bounded by State Highway 30 on the north, Siggelkow Road/Village of McFarland on the south, Interstate 39/90 on the east, and City of Monona/Lake Monona on the west.

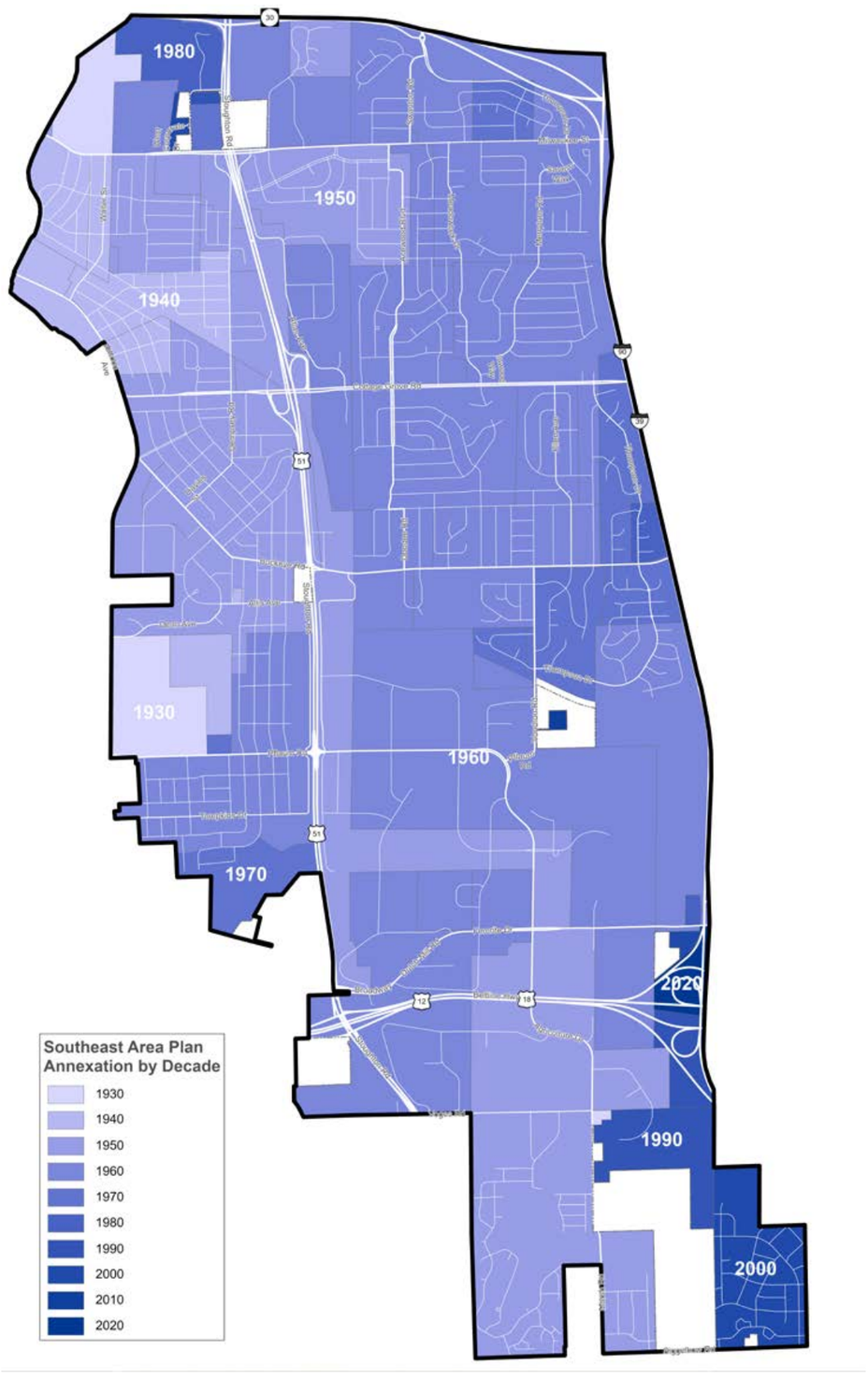
There are just over 25,000 residents in the Southeast Area. People of color make up 25.9% of the population. Residents of Asian backgrounds comprise a smaller percentage (3.3%) of the population compared to the city (9.3%) as a whole (2020 Census).

The Area is a major employment hub with 17,300 employees centered around the S Stoughton Road / US 51 corridor (Source: OnTheMAP 2023). Most of these jobs are in the manufacturing, transportation, warehousing, and retail trade sectors.

The area features residential neighborhoods constructed between the 1930s (Eastmorland) and 2010s (Secret Places) and major park and recreation areas




Lake Monona
Upper Mud Lake
Lake Waubesa
Southeast Area Plan
Planning Area
Area Plan Boundary


1980
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Southeast Area Plan
Annexation by Decade
1930
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2010
2020

such as Olbrich Park, Monona Golf Course, Hiestand Park, and Elvehjem Park. The planning area is also crisscrossed or bordered by some major road corridors in the region, including State Highway 30, Interstate 39/90, S Stoughton Road /US Highway 51, and US Highways 12 & 18 (Beltline Highway). There are also several busy east/west streets that cut through the planning area including Milwaukee Street, Cottage Grove Road and Buckeye Road.

The Pinney Public Library is located within the Southeast Area at Cottage Grove Road and Dempsey Road. The Southeast Area has four public elementary schools, two middle schools, and one high school in the Madison Metropolitan School District.

Development History and Character

City growth in the Area started in earnest post-World War II in the late 1940s and through the 1950s, when a series of annexations allowed for the development of the Eastmorland and Lake Edge neighborhoods. City growth generally proceeded east and southeast, with the most recent annexations to the city for the Secret Places neighborhood in the early 2000s. While a few remnants of Town of Blooming Grove remain within the Southeast Area, they are mostly developed and will attach to the City on October 31, 2027.

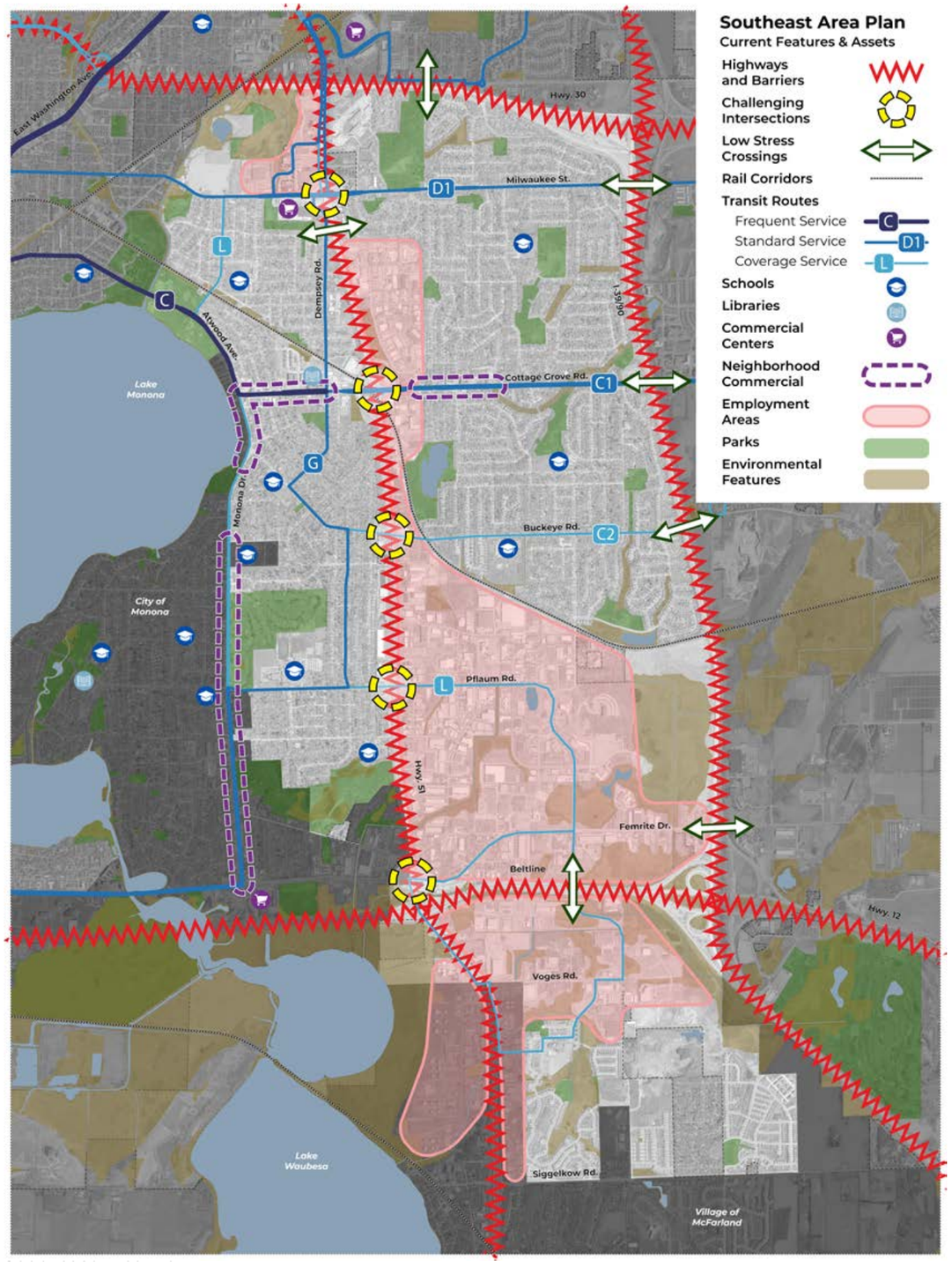
Gridded streets and large single-family lots are featured in the western half of the area, which was developed in the 1940s and 1950s. 1960s, 1970s, and 1980s-era single-family development generally features lots of approximately a quarter-acre, with more curvilinear and cul-de-sac streets. Multifamily development is clustered in a few spots within the Area:

- Land west of S Stoughton Road, north and south of Tompkins Drive developed in the late 1960s and early 1970s;
- Thompson Drive developed in the late 1970s and early 1980s;
- Walbridge Avenue, developed starting in the early 1980s;
- Land northeast of Catalina Parkway, starting in the 2010s.

Small scale commercial development generally occurred with residential development in the Southeast Area. Certain areas along Cottage Grove Road and S Stoughton Road have been redeveloped in recent years. Given the age and condition of the remaining commercial development, additional redevelopment is expected to continue.

Southeast Area Existing Analysis—Current Features and Assets

As shown in the Analysis map to the right, the Southeast Area has major highway and transportation corridors that have resulted in several challenging intersections. Neighborhood serving commercial uses (purple) are mostly aligned with Cottage Grove Road and Monona Drive. Employment areas (red) span from north to south along the backbone of S Stoughton Road. There are a significant amount of natural features, wetlands and other undevelopable environmental features along the southern end of the planning area. This overall analysis helps to inform and guide the land use, transportation and other policy recommendations in this Plan.



Land Use

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

What We Heard

- Survey Question: What types of development would they most like to see in their neighborhoods? 48% supported mixed-use developments that combine residential and commercial uses, reflecting interest in more walkable neighborhoods.
- Focus development along transit corridors and activity centers.
- Support mixed-use zoning and denser residential options, especially in areas currently zoned as commercial or along major corridors. Examples: Milwaukee Street, Buckeye Road, Cottage Grove Road
- Would like "house-scale" neighborhood commercial uses and small gathering spaces within residential areas, especially near school and neighborhood nodes. Examples: Within the Eastmorland and Lake Edge Neighborhoods.

Existing Land Use

The Plan area is comprised of lower density industrial, retail, institutional/governmental, parks and open space, and residential uses, with a limited amount of vacant land. Residential uses cover approximately 32% of the Area. There are approximately 11,100 homes in the area, 82% of which are single-family homes (27% higher than the city as a whole), 7% are two-family homes (2% higher than the city), and 11% are multifamily units (29% lower than the city).

About 16% of the Southeast Area is devoted to industrial and commercial uses, totaling roughly 16,600 jobs and are generally located along Milwaukee Street, Cottage Grove Road, and S Stoughton Road. Parks and Open Space make up approximately 12%.

Land Use	Acres	% Of Total
Residential	2,222	32%
Commercial	546	8%
Institutional/Governmental	295	4%
Industrial	548	8%
Park and Open Space	817	12%
Agriculture/Vacant/Under Construction[1]	1,013	14%
Utilities, Transportation	1,549	22%
Total	**6,990**	**100%**

Source: Capital Area Regional Planning Commission (CARPC) 2020 Land Use Inventory

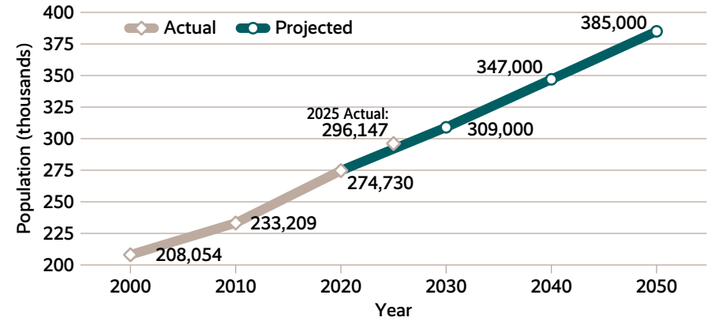
Future Growth

According to the Comprehensive Plan, Madison is projected to add 110,000 new residents and 50,000 jobs between 2020 and 2050. This projection is largely based on past growth. While new residents and jobs will be spread across the entire city, a portion will occur within the Southeast Area. The Comprehensive Plan emphasizes accommodating new residents and jobs through redevelopment of underutilized sites, particularly on transit routes and activity centers. This kind of redevelopment generally uses existing infrastructure and can increase housing availability on transit routes while reducing automobile dependency. Such transit routes and Activity Centers are identified as "Growth Priority Areas" in the Comprehensive Plan and include Milwaukee Street, Cottage Grove Road, and S Stoughton Road.

According to the Wisconsin Department of Administration, the city's estimated population as of January 1, 2025, was 296,147—an increase of 21,480 (7.8%)

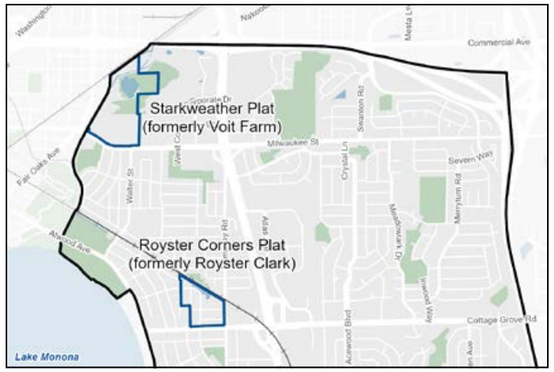
1 Land categorized as Agriculture/Vacant are for the most part located in one of the industrial parks and are expected to develop as industrial or employment use in the future.

City of Madison Projected Population Growth



over Madison's 2020 Census population[2]. Estimated population growth in recent years has slightly exceeded projections.

Much of the redevelopment within the Southeast Area has occurred along transit corridors, a trend that this Plan anticipates will continue. Examples of this include redevelopment of the Voit Farm (Starkweather plat) on Milwaukee Street and multiple developments along Cottage Grove Road including the Royster Clark property (Royster Corners plat). This plan recommends the most intensive planned land uses along transit lines, including Milwaukee Street, Cottage Grove Road, and Atwood Avenue/Monona Drive.



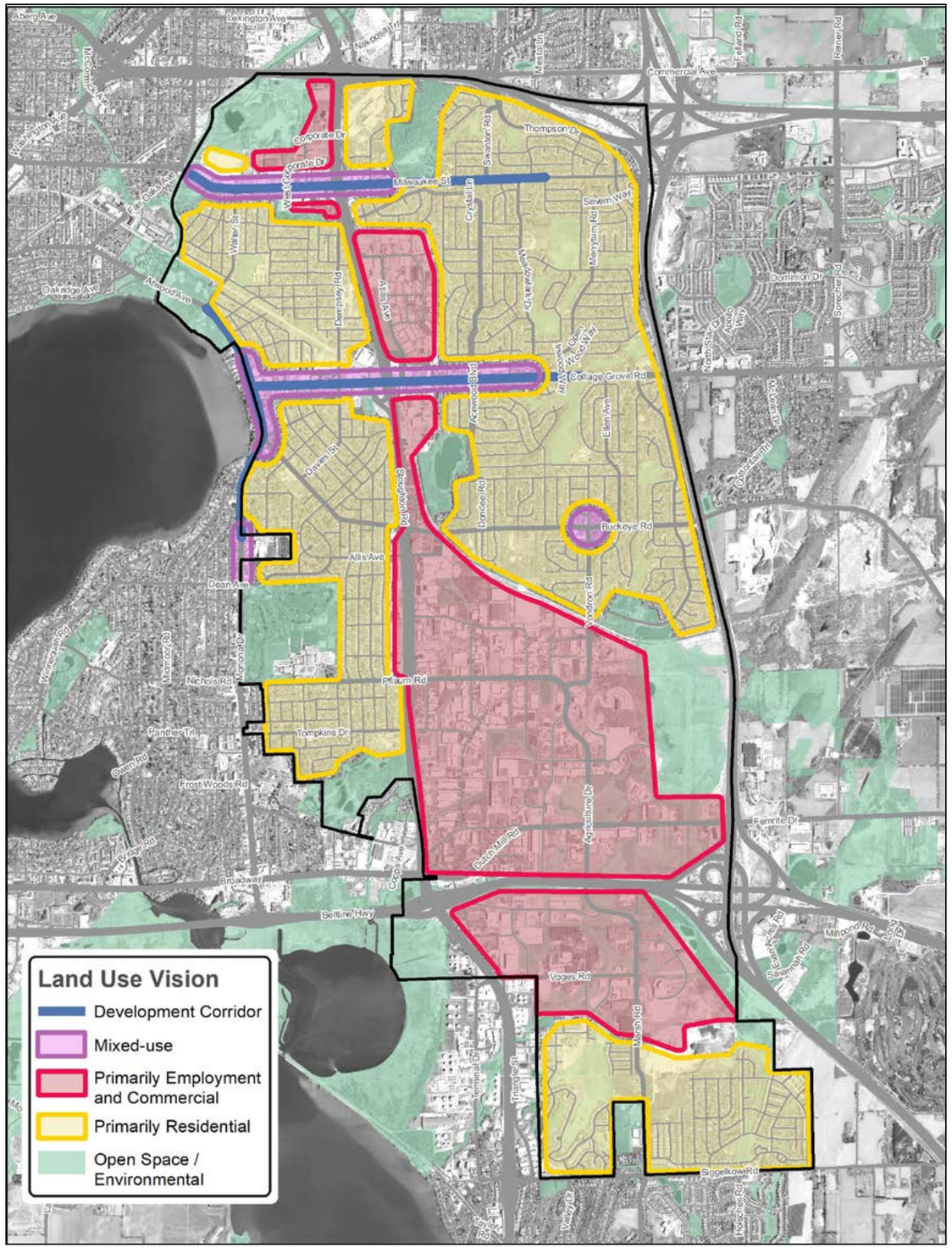
Land Use Vision

As shown in the Land Use Vision map, this plan generally recommends commercial and residential mixed-uses (purple) along the major east west streets with the best transit service. The Plan envisions continuing to support existing areas of industrial / employment uses (red) and residential uses (yellow.) This plan also looks for opportunities to increase density of residential, commercial and employment uses where appropriate, as the existing development is very low-density as compared to other areas of the city. This Land Use Vision map lays the framework for the more detailed Generalized Future Land Use Map (GFLU).

Recommended Future Land Use and Growth Areas

The GFLU Map establishes a framework for how the Southeast Area can grow and evolve over time. The map identifies broad categories of development such as residential, commercial, or mixed-use. The future land use categories guide future growth and establish the basis for how the City reviews development proposals. The land use mapping and actions in this Plan embody several of the Comprehensive Plan's citywide strategies, including:

2 Note: both the 2020 Census and 2025 population numbers were adjusted for the inclusion of Town of Madison land absorbed by the city in 2022.



- Concentrating the highest intensity development on major transit corridors and at activity centers;
- Facilitating compact growth to reduce development of farmland;
- Increasing the amount of available housing;
- Supporting the development of a wider mix of housing types, sizes, and costs.

While the GFLU Map establishes a future vision, there isn't a defined timeline for change. Many factors impact development, making it hard to predict where and when it might occur. The overall economy, market demand, available properties, financing, and developer priorities all influence the timing and location of development proposals.

Land use categories

Images below illustrate types of development commonly found in each GFLU Map category. More information on each land use category can be found in the Comprehensive Plan.

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



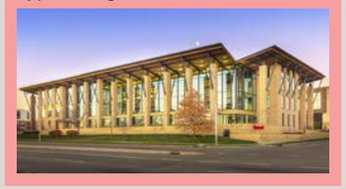
Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

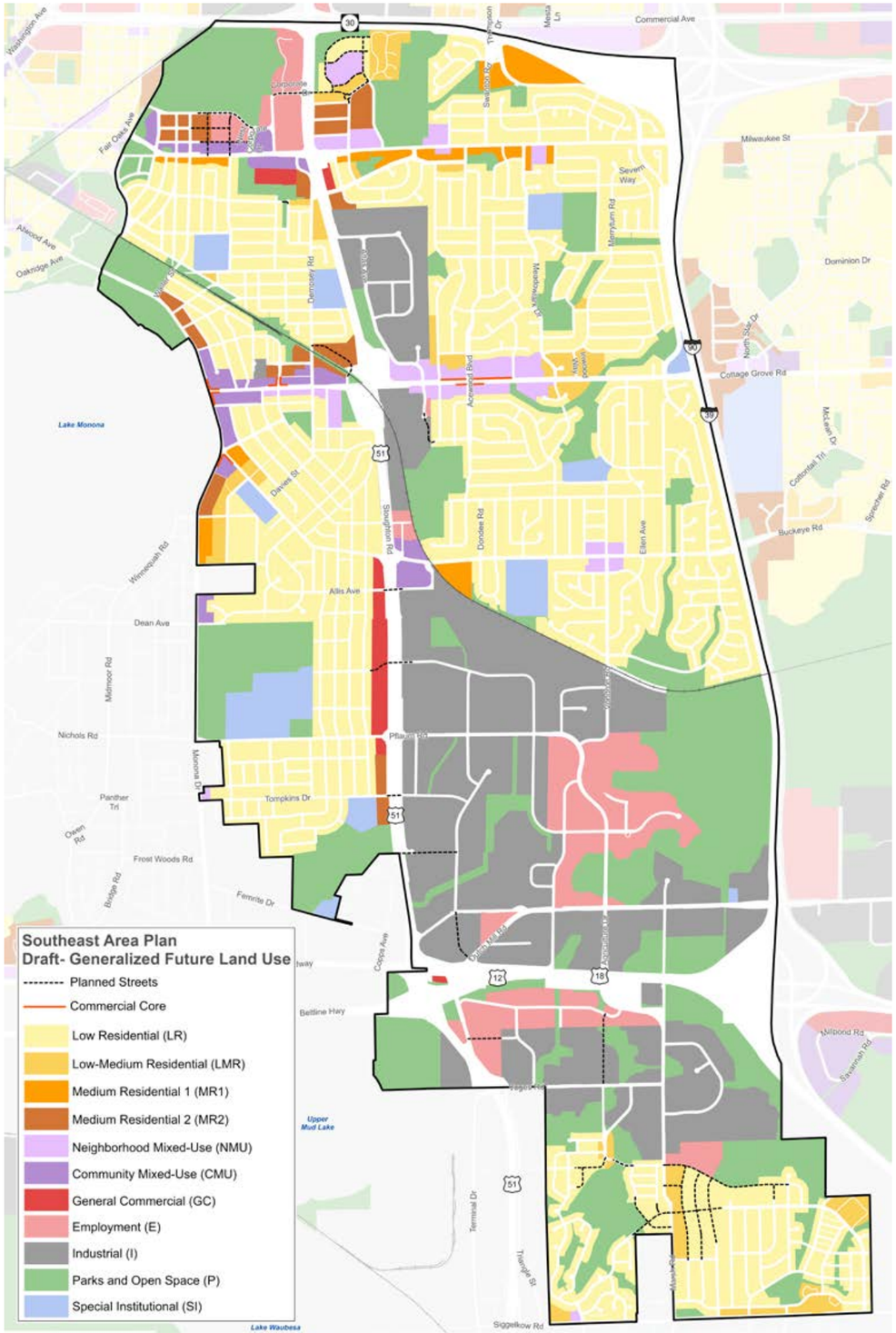


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories



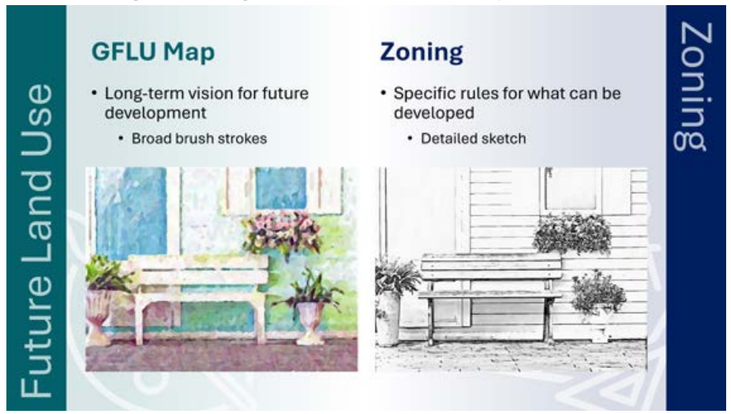


As further detailed in the Neighborhoods & Housing chapter, the Madison area's housing shortage increases housing costs for all residents. This GFLU Map in this Plan redesignated some Employment and General Commercial land to allow mixed-use development to increase housing opportunities. This change was made in areas that are most suitable for residential development, considering factors such as proximity to parks and distance from highway pollution and noise. Remaining General Commercial (GC) or Employment (E) land uses are not appropriate for residential uses. These areas either lack housing-supportive features or are best suited for commercial and employment opportunities.

The larger areas that meet the Comprehensive Plan's strategy of concentrating the highest intensity development on major transit corridors and at Activity Centers are shown as mixed-use on the Land Use Vision map and include "Development Corridor". These opportunities are along Milwaukee Street, Cottage Grove Road and along Atwood Avenue/Monona Drive. These mixed-use areas and corridors will see the majority of redevelopment in the Southeast Area. However, there are other smaller properties and areas that can be appropriate for redevelopment, consistent with the planned land uses on the GFLU Map.

The GFLU Map includes recommended land uses for properties that are currently located within the Town of Blooming Grove (see the Effective Government chapter for more details). Redevelopment of town properties should occur in the City of Madison.

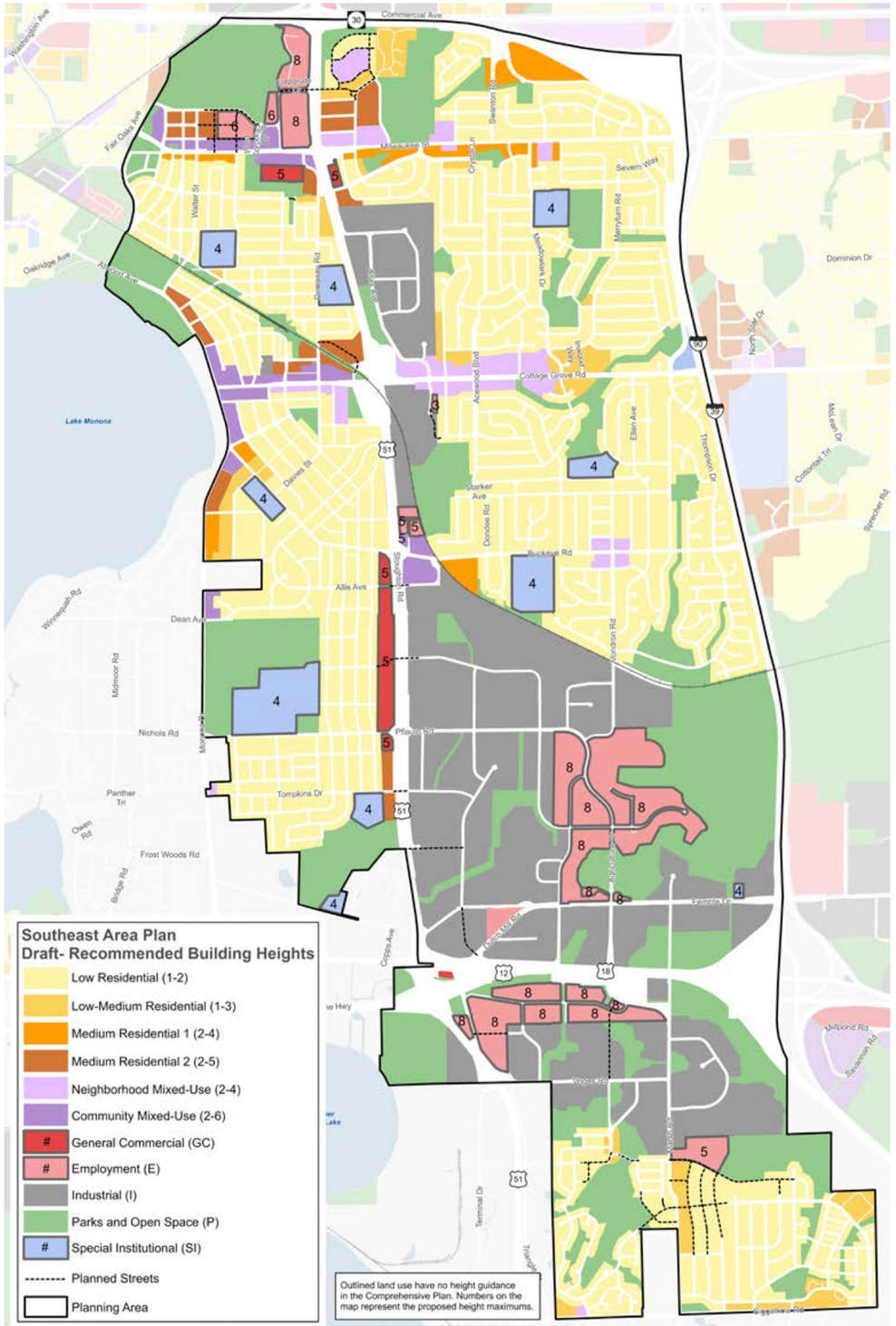
The land use categories on the GFLU Map guide decisions on zoning and development proposals. However, they are not zoning designations. Future decisions on zoning and development proposals should be focused on whether the proposed changes are consistent with the GFLU Map, the actions in this Plan, and the goals, strategies, and actions in the Comprehensive Plan.



Implementation and Development Regulation

Maximum Building Heights

The Comprehensive Plan provides height guidance for most land use categories. A select few land use categories don't have recommended height ranges or defer to this Plan to recommend heights that may differ. Recommending maximum building heights for these categories is intended to increase predictability and simplify the development review process by communicating recommended height limits in these areas. The maximum building height recom-



mendations consider the intensity of development for each land use category, adjacent land uses, and desired development. The height map illustrates the recommended maximum height in stories. Refer to the Comprehensive Plan for guidance on areas without identified maximum heights on this map.

Commercial Core

The GFLU Map identifies several mixed-use areas, largely focused along Milwaukee Street, Cottage Grove Road, and S Stoughton Road. These areas are planned for a mixture of residential, commercial, and employment uses within the larger area to achieve an active and vibrant place. Commercial Core areas should have a high level of urban design, which is addressed further in the Culture and Character chapter of this Plan.



While the Comprehensive Plan does not require each building in mixed-use areas to include a ground-floor commercial component, future buildings along Commercial Core frontages should have ground floor commercial uses (retail, restaurant, service, or office uses). These areas appear capable of supporting commercial spaces and are located at important nodes and along major corridors.

Aligning Future Land Use and Zoning

Zoning plays a key role in the implementation of adopted plans. State law requires that zoning is consistent with the Comprehensive Plan and, by extension, other adopted city plans. While a property's zoning designation is often updated as part of a redevelopment proposal, the City has also proposed rezoning properties in coordination with the adoption of an area plan that creates a detailed plan for the transition of a large area, or for more specific locations in order to implement key recommendations of plans. This Plan will serve as a roadmap for future zoning decisions whether proposed by the City or a property owner.

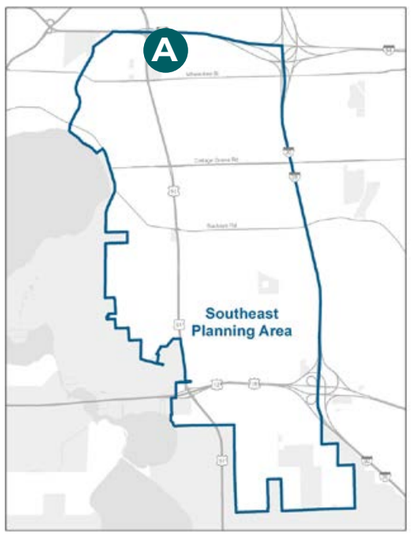
This Plan identifies one property to initiate a change of zoning to ensure future redevelopment is consistent with this Plan's GFLU Map. This property at 3202 Dairy Drive has an incompatible zoning with the surrounding industrial and employment uses. Additional City led rezonings may be proposed that are consistent with the GFLU Map to continue to advance goals and actions in the Plan. Implementation of these zoning changes is a separate process that occurs after adoption of this Plan and includes further action by the Common Council. Zoning districts that can achieve similarly consistent outcomes may be considered.

Several recent modifications to the zoning code facilitate higher-density and compact forms of development across the city, including in the Southeast Area. These modifications included increasing the number of housing units allowed in mixed-use buildings without conditional use approval and creation of a Transit Oriented Development (TOD) overlay zoning district. TOD encourages development of new housing units along the City's primary transit routes through increases in allowed density and elimination of minimum parking requirements. The TOD overlay also includes increased requirements to improve the design of new development. A portion of the Southeast Area is located within the TOD Overlay District.

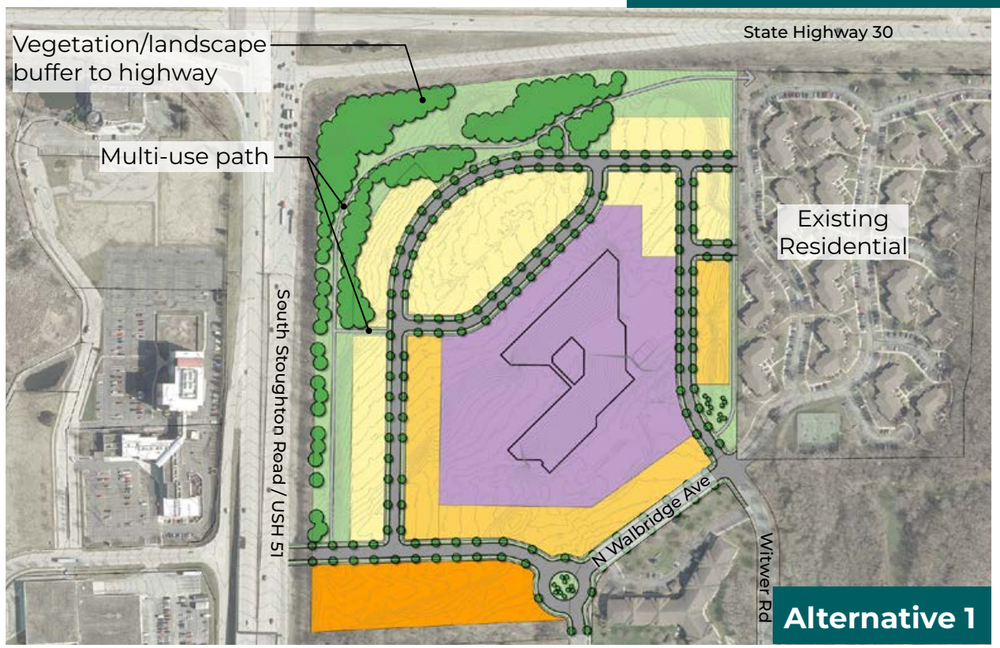
Envisioning Change for Key Sites

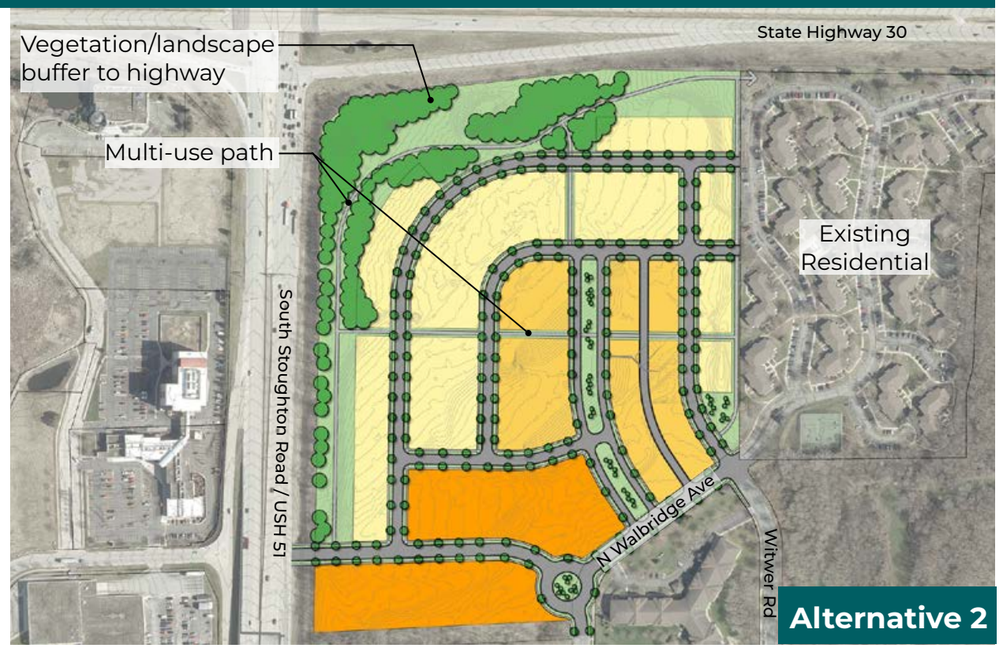
There are multiple locations within the Southeast Area where change could occur soon and have a transformative impact. While the Plan provides high level future land use recommendations for all properties, these illustrations provide greater detail on changes for select areas. The illustrations communicate important aspects of development, such as street patterns, land use, site layout, and scale. Change will not occur on any of these sites unless the property owner initiates a development project. These concepts should guide that change if and when it occurs.

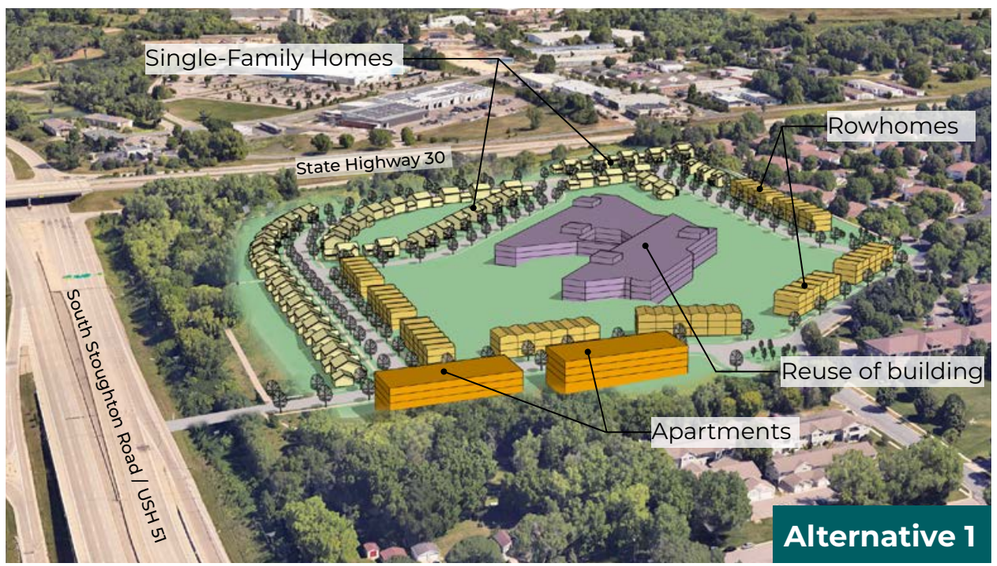
- Neighborhood Mixed Use (NMU)
- Medium Residential 1 (MR1)
- Low-Medium Residential (LMR)
- Low Residential (LR)
- Parks and Open Space (P)



A. Former American Family East Regional Building









This 41-acre site includes a vacant office building, parking lots, and pedestrian paths surrounded by natural vegetation. The Plan envisions development of a new neighborhood with a mix of housing types on a grid of public streets. There are two options shown for the site. Alternative 1 reuses the existing office building. Alternative 2 removes the office building.

Envisioning Change for Key Sites

B. Former Karmenta Building



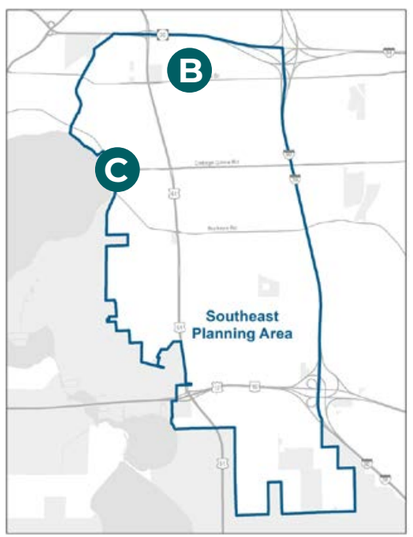
This former nursing home site is 3.3 acres. The site is currently being used as a family homeless shelter. It is anticipated that this shelter will relocate within a new building on the current site or to an alternative location in the future. The Plan proposes developing the site with a mix of commercial and residential uses.



Neighborhood Mixed Use (NMU)

Medium Residential 1 (MR1)

Parks and Open Space (P)





Intersection of Cottage Grove Road and Atwood Avenue
While this corner has seen some infill and redevelopment in recent years, there are two additional sites near the intersection of Cottage Grove Road and Atwood Avenue were identified as potential development sites. The sites are currently occupied by a Walgreens (1.8 acres) and Old National Bank (0.7 acres). Mixed-use developments are illustrated.

C. Cottage Grove Rd & Atwood Ave



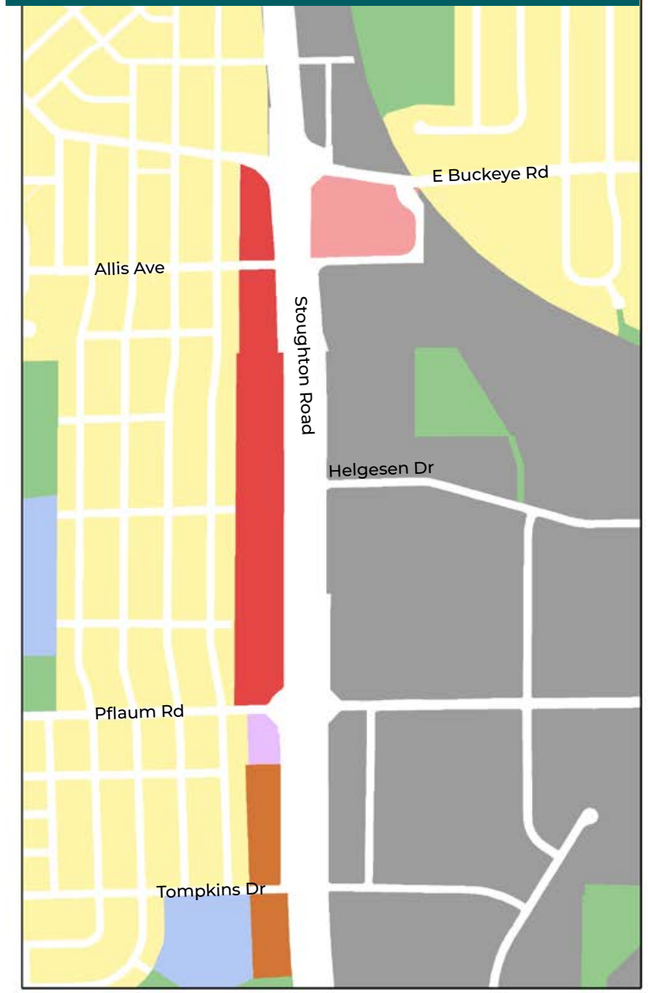
Envisioning Change for Key Sites

The Wisconsin Department of Transportation (WisDOT) is studying the S Stoughton Road Corridor. As this plan was being finalized, WisDOT was considering three alternatives for the corridor, a 45 mph limited access concept that would include hybrid intersections and use existing frontage roads to provide access to businesses; a 40 mph hybrid option, which would also utilize hybrid intersections but include new connections and some direct access; and a 35 mph wide boulevard concept. All alternatives include bicycle/pedestrian improvements.

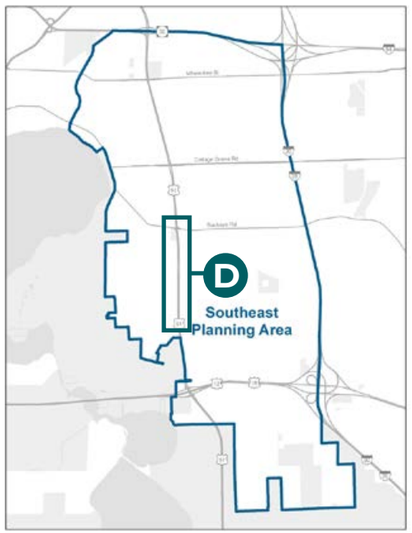
The urban wide boulevard concept offers the opportunity for significant redevelopment of the west side of S Stoughton Road / US HWY 51 with a mix of residential and commercial uses. Residential uses would gradually transition back to the existing Glendale neighborhood. On the east side of HWY 51, the areas around the Buckeye Road, Helgesen Drive, Pflaum Road intersections could also transition to mixed use development that includes commercial uses on the lower floors of buildings with residential on the upper floors.

It is also conceivable that more of the eastern frontage of S Stoughton Road industrial areas could transform to a mixed-use neighborhood, but only if the right conditions are met, including access to parks, pedestrian and bicycle facilities and other important neighborhood features to serve those developments.

- Low Residential (LR)
- Medium Residential 2 (MR2)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)











D. S Stoughton Rd - Buckeye Rd to Tompkins Dr

Additionally, this plan recommends a potential GFLU alternative for areas adjacent to S Stoughton Road depending upon the outcome of a 2025–2026 S Stoughton Road Transportation Study by the Wisconsin Department of Transportation (WisDOT). There are several transportation design alternatives that would greatly impact adjacent land uses. If WisDOT ultimately builds a slower speed, wide urban boulevard between Buckeye and Pflaum Roads, there could be large areas that could support more neighborhood mixed-use redevelopment. However, mixed-use development is not compatible with a high speed.

Actions

1. Expand Transit Oriented Development (TOD) overlays at nodes and/or along S Stoughton Road between Buckeye and Pflaum Roads and implement the mixed-use GFLU alternative if WisDOT chooses the wide urban boulevard alternative.
2. Create a new or modify existing zoning districts for General Commercial and Employment land uses that does not allow residential development.
3. Implement maximum building height recommendations shown on the Building Height Map during discretionary land use approvals by the Plan Commission.
4. Amend the zoning code to require ground floor commercial uses in the locations shown as Commercial Core on the GFLU Map.
5. Rezone property identified in the table to implement the goals of this Plan and encourage development consistent with the land use recommendations in this Plan:

Site	Area	GFLU	Existing Zoning	Recommended Zoning	Notes
1	3202 Dairy Drive	Industrial (I)	Mission Camp District (MC)	Industrial-Limited District (IL)	Encourage industrial development

Transportation

The Southeast Area is bounded by two major highways, State Highway 30 to the north and Interstate 39/90 to the east. Additionally, US Highway 12/18 runs through the area near the south, and S Stoughton Road / US 51 splits the area down the middle. The local transportation system is anchored by several major east-to-west streets, including Milwaukee Street, Cottage Grove Road, Buckeye Road, Pflaum Road, and West Broadway. There are fewer north-to-south routes, so local transportation is concentrated on S Stoughton Road and Atwood Avenue/Monona Drive. This arrangement has greatly shaped the way residents are able to move in and around the Southeast Area.

The City greatly expanded post-World War II and the neighborhood street system reflects each neighborhood's age. Neighborhoods west of S Stoughton Road, such as Eastmorland, Lake Edge, and Glendale developed primarily in the 1940s, 50s and early 60s and have a street grid with many east-west and north-south connections. At the time, S Stoughton Road was on the periphery of the City and part of the US 51 rural highway system. Neighborhoods east of S Stoughton Road, such as Hiestand, Heritage Heights, Rolling Meadows, Elvehjem and East Buckeye were built in the late 1960s, 70s and 80s during a period of rapid suburban growth. These neighborhoods have fewer grid connections, larger blocks, and fewer through-routes. This results in higher traffic concentrations and volumes on just a few east-west streets. This arrangement makes travelling north-south difficult for all users including cars, transit, bicycles and pedestrians.

Neighborhoods even further south, such as Owl Creek, Secret Places, Liberty Place and Twin Oaks were built much later, and have even fewer connections into the City, resulting in more isolated communities. This Plan's Actions seek to increase connections and mobility among all modes of transportation.

Street Network

The street network is made up of major roads with excellent east-west connectivity through commercial areas but limited north-south connection except for Monona Drive and S Stoughton Road.

The three major employment areas on Atlas Avenue, south of Buckeye Road in the Helgesen Drive/Vondron Road/Dairy Drive Area and Tradewinds Parkway south of the Beltline have been designed around cars and have sporadic sidewalk connections and little to no neighborhood connections. These employment areas have a street network with large blocks, private drives, few streets, and limited connections to major streets.

Except for the general lack of north-south connections, individual neighborhoods fare a little better and have multiple routes through and around commercial areas, schools, community centers and parks.

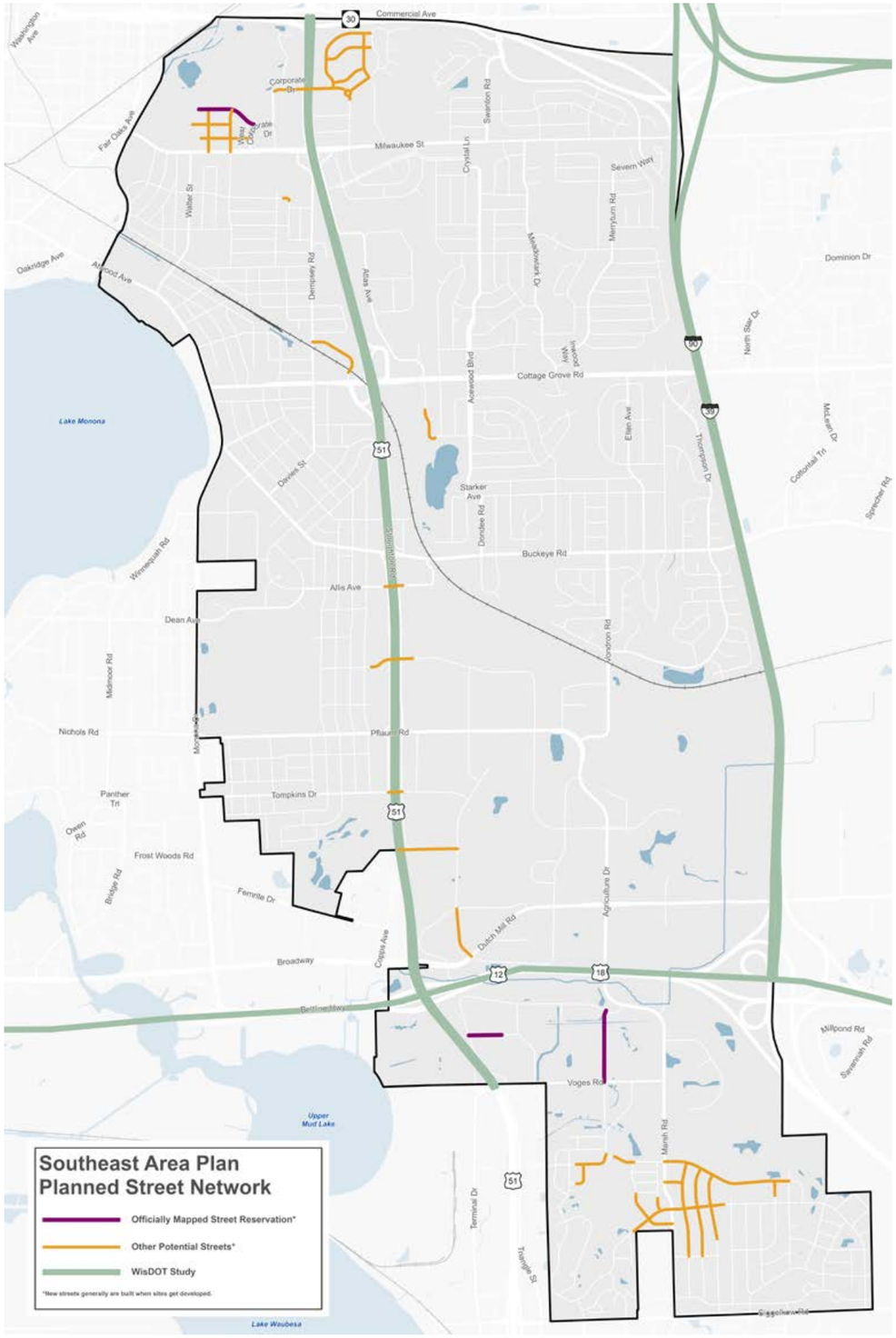
Comprehensive Plan Goals

This Plan aims to advance the following goal from the Comprehensive Plan:

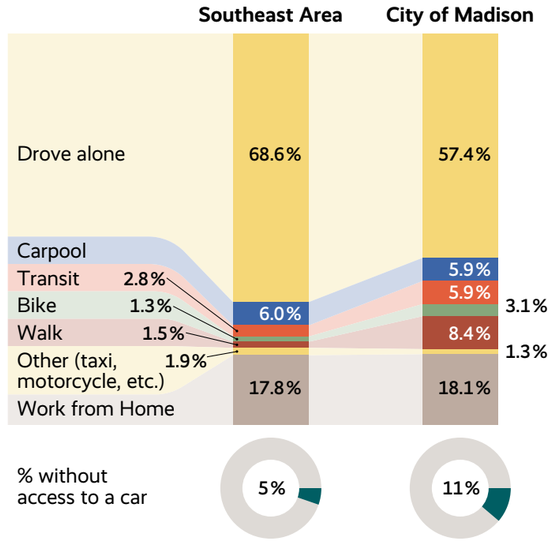
- Madison will have a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes.

What We Heard

- Survey: When asked, "What are the biggest transportation challenges in your community?", respondents most frequently identified unsafe intersections as a key issue, with 60 percent selecting this option. The next most common concern was the availability of transit, with 38 percent indicating there are not enough transit options.
- Improve pedestrian safety and accessibility along major thoroughfares and heavily traveled neighborhood streets.
- Increase sidewalk and bike network connectivity.
    - Overall, 30 percent of survey respondents indicated that sidewalk conditions negatively impact their ability to safely access destinations such as schools, grocery stores, playgrounds, or bus stops.
- Increase safety and connectivity across S Stoughton Road.
- Increase Transit routes and frequency on Milwaukee Street, to LaFollette and to neighborhoods east of S Stoughton Road



Commute to work





Transit

There is a moderate level of transit service in the Southeast Area, with more robust frequency serving the Eastmorland Neighborhood. Local transit routes run on all major east-to-west streets and use Atwood Avenue /Monona Drive and a series of interconnected streets on Dempsey Road, Buckeye Road and Turner Avenue for an additional north-south connection. There are no north-south transit routes on S Stoughton Road or in the eastern portion of the area and the general street pattern in the area makes the prospect of a north-south transit route difficult.

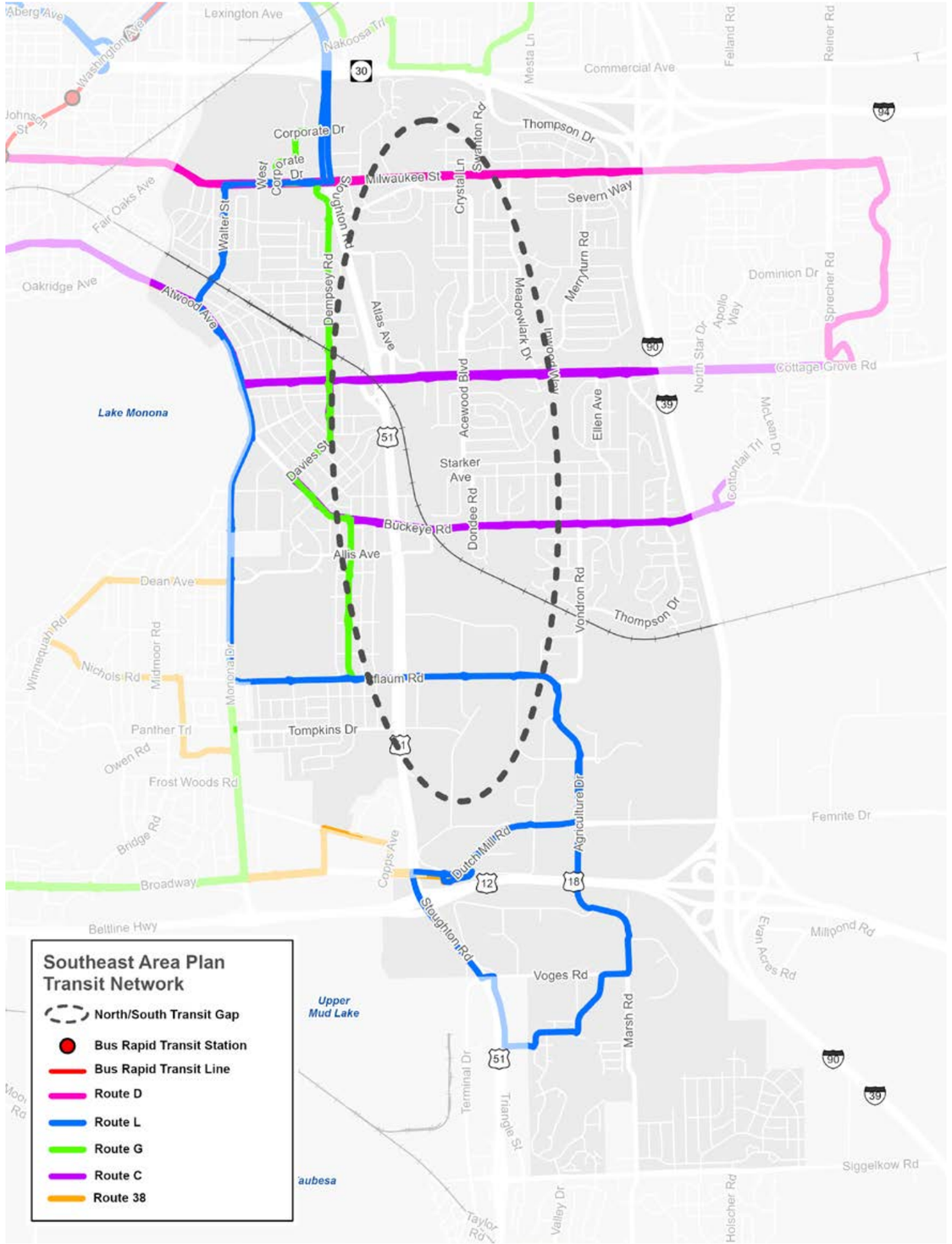
The City implemented its Transit Network Redesign in 2023 (see the Metro Transit Route Map). The new system reduced the number of routes and stops yet increased bus frequency to improve reliability and efficiency. Eastmorland and Lake Edge Neighborhoods are the best transit-served neighborhoods in the Southeast Area, as the C Route has frequent 15-minute headways until it splits at Cottage Grove Road. The Southeast Area is served by routes C, C1, D1, G, and 38 with standard 30–60-minute headways, along with more limited C2 and L routes that only provide additional coverage with headways every 60–80 minutes. The Transit Network Redesign has led to mixed experiences for transit riders with some preferring it over the old system, while others find it difficult and sometimes unsafe to access stops.

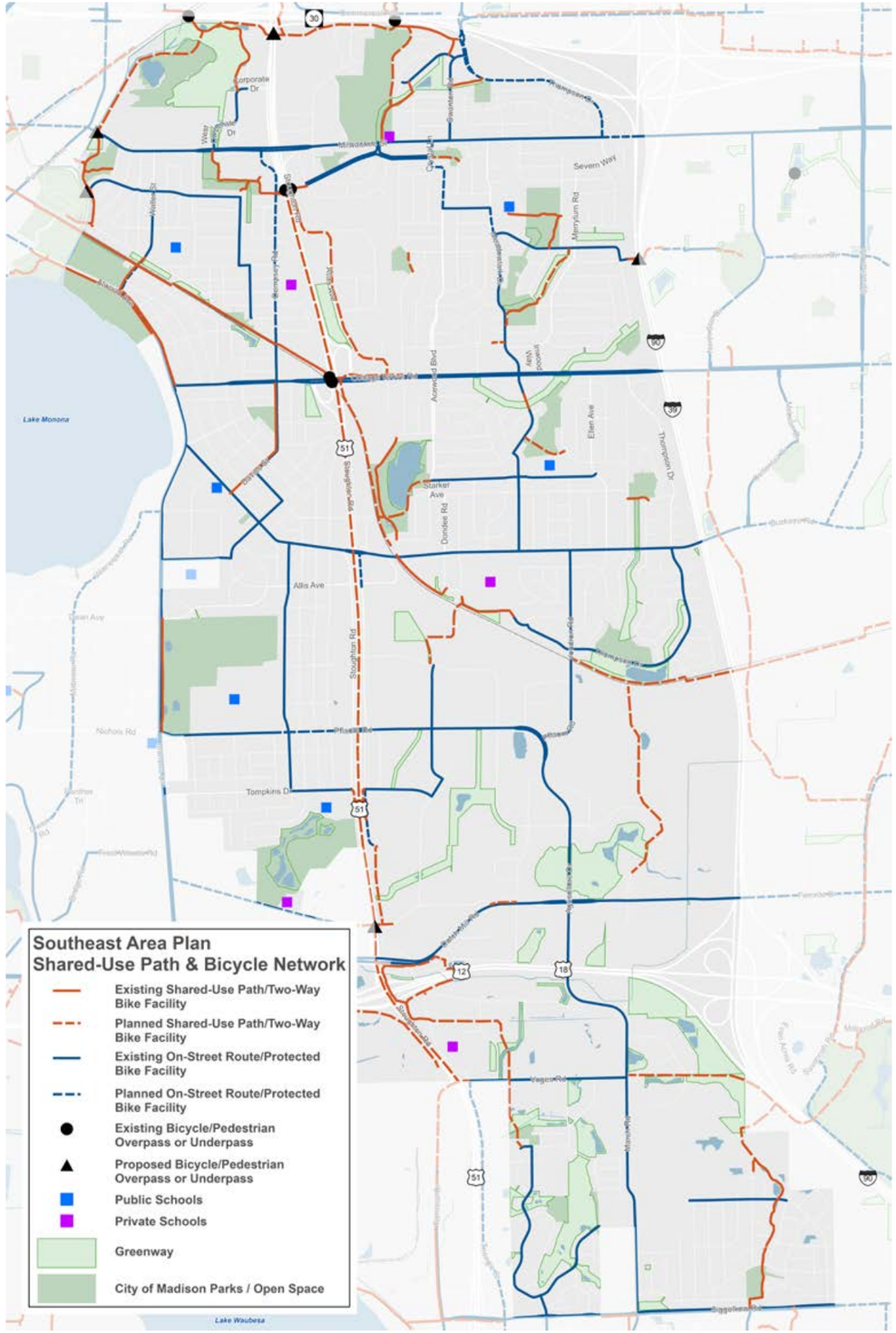
Transit riders note the full buses on the Milwaukee Street D1 route as it approaches The Hiestand Neighborhood signaling the need for more frequency. Madison Metropolitan School District staff noted the lack of transit access for Sennet Middle and LaFollette High School students which limit opportunities for after-school internships, job opportunities and extra-curricular activities.

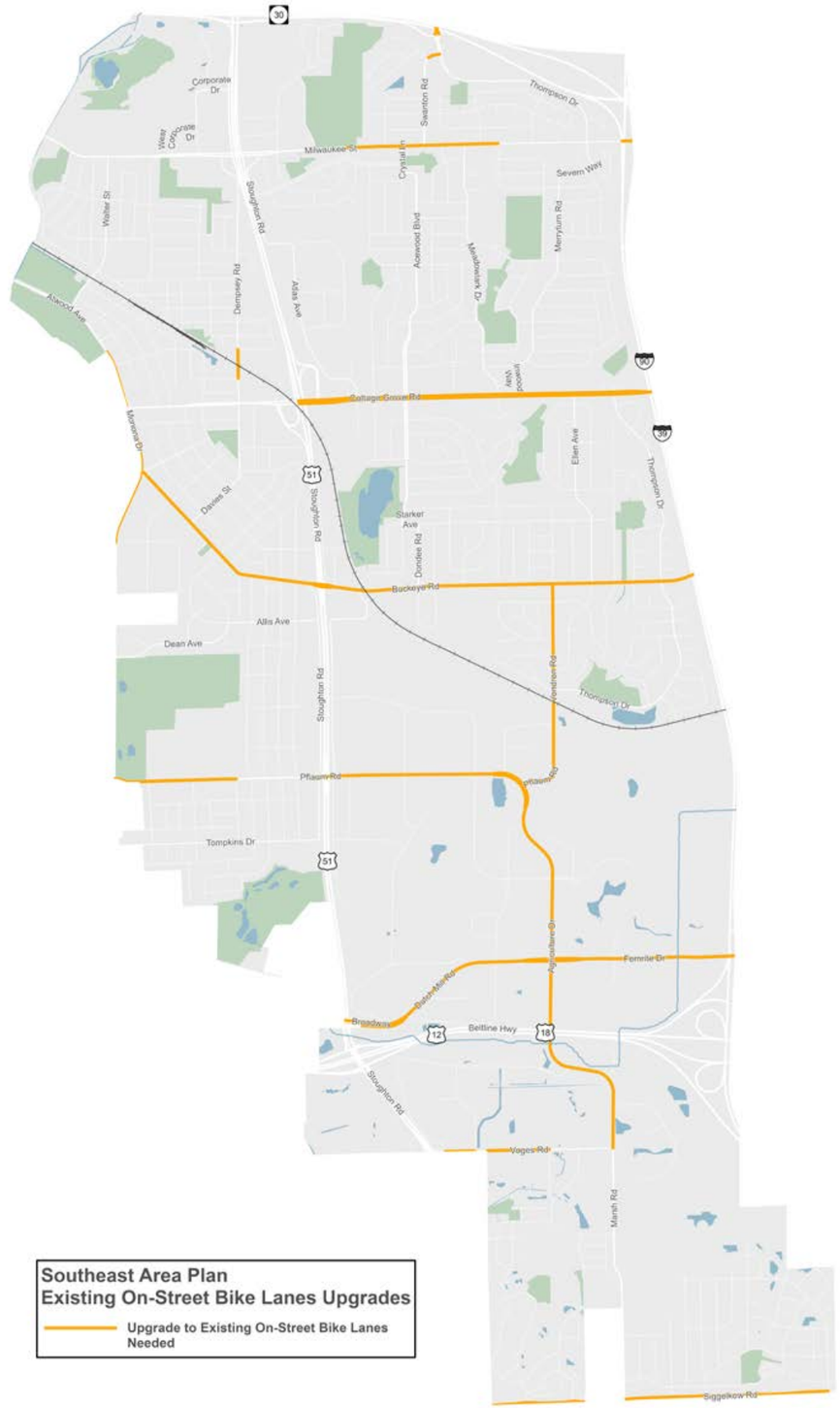
Bike and Pedestrian Network

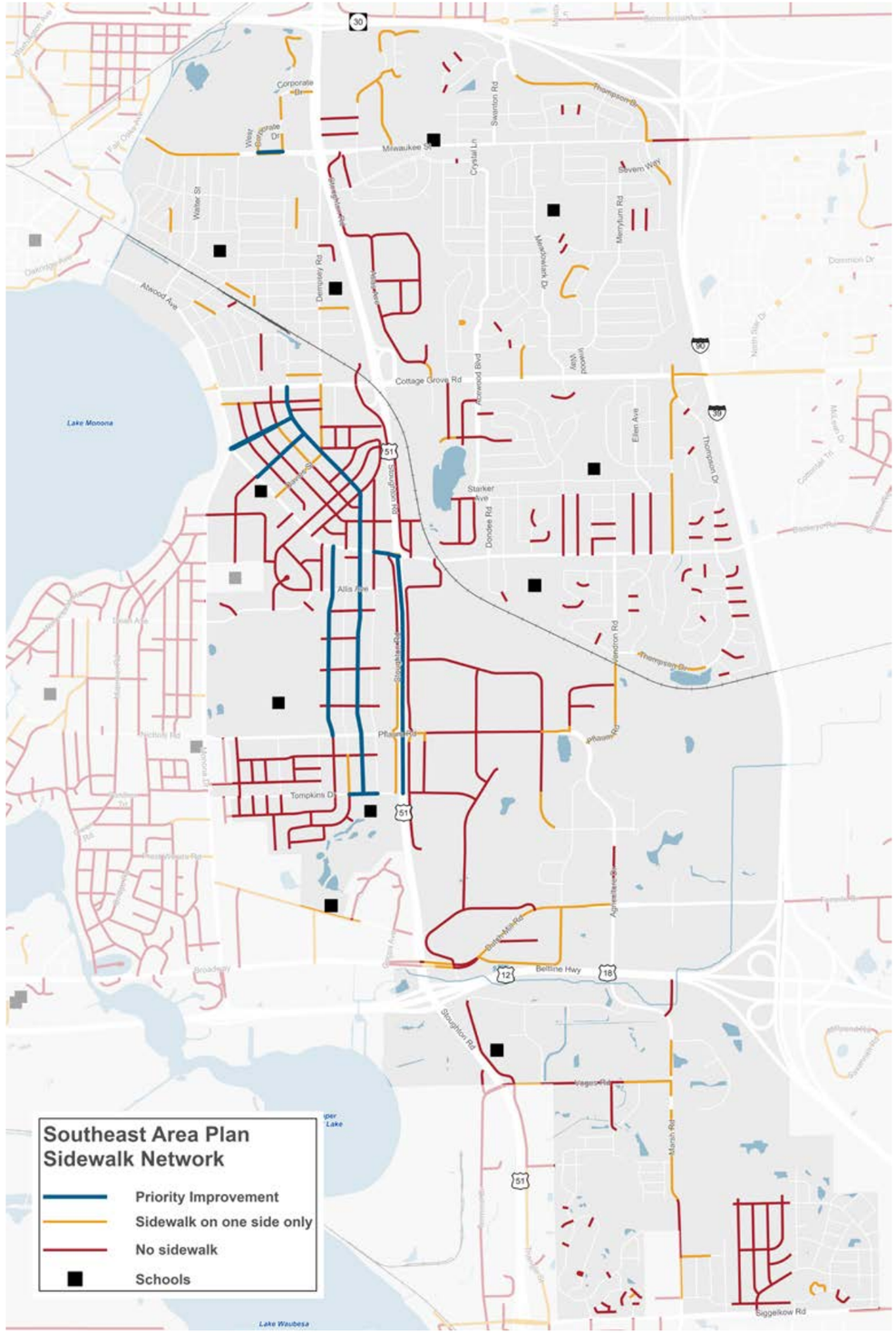
The bicycle network has significantly improved in recent years, including a new bridge connecting Hiestand Neighborhood across State Highway 30 to the Burke Heights Neighborhood to the north, and a new off-street Atwood Avenue pathway through Olbrich Park. Shared-use paths are part of the bicycle network as well, though the path network has gaps. However, people generally report a lack of north-south bike connectivity in the Southeast Area, and several neighborhoods are missing sidewalks, which was noted as a concern among many residents.

About 66% of the Southeast Area's street network includes sidewalks on one or both sides of the street. Two of the older neighborhoods in the Area were constructed without sidewalks: Lake Edge and Glendale. Additionally, several


Southeast Area Plan
Transit Network
North/South Transit Gap
Bus Rapid Transit Station
Bus Rapid Transit Line
Route D
Route L
Route G
Route C
Route 38
Lake Monona
Upper Mud Lake
Lexington Ave
Commercial Ave
Thompson Dr
Corporate Dr
Milwaukee St
Severn Way
Dominion Dr
Cottage Grove Rd
Atwood Ave
Oakridge Ave
Fair Oaks Ave
Dempsey Rd
Atlas Ave
Meadowlark Dr
Merryturn Rd
Acewood Blvd
Ellen Ave
Starker Ave
Buckeye Rd
Allis Ave
Dean Ave
Vondron Rd
Thompson Dr
Nichols Rd
Tompkins Dr
Panther Trl
Owen Rd
Frost Woods Rd
Bridge Rd
Broadway
Beltline Hwy
Dutch Mill Rd
Agriculture Dr
Femrite Dr
Voges Rd
Marsh Rd
Millpond Rd
Siggelkow Rd
Terminal Dr
Triangle St
Valley Dr
Holscher Rd
Taylor Rd
Copps Ave
Stoughton Rd
Davies St
Mesta Ln
Felland Rd
Reiner Rd
Sprecher Rd
Apollo Way
North Star Dr
McLean Dr
Cottontail Trl
Winnequah Rd
Midmoor Rd
Monona Dr
Walter St
West Corporate Dr
Crystal Ln
Swanton Rd
Meadowlark Dr
Inwood Way
Dondee Rd
Evan Acres Rd
Holscher Rd
Taylor Rd


Southeast Area Plan
Shared-Use Path & Bicycle Network
Existing Shared-Use Path/Two-Way Bike Facility
Planned Shared-Use Path/Two-Way Bike Facility
Existing On-Street Route/Protected Bike Facility
Planned On-Street Route/Protected Bike Facility
Existing Bicycle/Pedestrian Overpass or Underpass
Proposed Bicycle/Pedestrian Overpass or Underpass
Public Schools
Private Schools
Greenway
City of Madison Parks / Open Space
Lake Monona
Lake Waubesa


Southeast Area Plan
Existing On-Street Bike Lanes Upgrades
Upgrade to Existing On-Street Bike Lanes Needed


Southeast Area Plan
Sidewalk Network
Priority Improvement
Sidewalk on one side only
No sidewalk
Schools



A cyclist passes a newly applied "Courtesy Medallion" on the Olbrich multi-use path



Glendale neighborhood with no sidewalks



A pedestrian/bike bridge crosses Stoughton Road 900 feet south of Milwaukee Street

large employment areas east of S Stoughton Road along Pflaum Road, Daniels Street, Vondron Road and Helgeson Street do not have sidewalks, making it more car dependent for employees traveling to work.

Some major streets in the Southeast Area include bike lanes. The Capital City Trail, the major shared-use path in the Southeast Area, is a great source of pride among many residents. On-street bike lanes on Milwaukee Street, Cottage Grove, Pflaum and Buckeye Roads offer great east to west connectivity but are considered to be in a higher stress environment for many bikers. Bike lanes on heavily travelled streets and in multi-lane intersections feel unsafe for many bicyclists and the motorists that drive alongside them. The crossing of S Stoughton Road continues to be a major obstacle to most bicyclists and pedestrians. The City supports a redesign that aims to improve these connections.

Current Initiatives

The City's High Injury Network Map (HIN) shows street segments with elevated levels of serious injuries and fatalities. Areas where people tend to walk, bike and board transit are of particular concern because collisions between motor vehicles and people result in more serious injuries. The HIN includes parts of Milwaukee Street, Buckeye Road and West Broadway.

The City's Vision Zero campaign and Safe Streets Madison program focus on eliminating traffic deaths and serious injuries on city streets by improving public infrastructure. This Plan's transportation actions complement these initiatives. Vision Zero's main goal is to eliminate traffic fatalities throughout the city by 2035. This includes redesigning street segments with high injury and fatality rates to slow vehicle speeds and make intersections safer for people walking, biking, and driving. Safe Streets Madison emphasizes traffic safety measures such as speed humps, mini traffic circles, and pedestrian refuge islands. In all these initiatives, there is an emphasis on improvements in areas where people with low incomes and people of color live since they face disproportionate impacts from the historic focus on automobile infrastructure.

The City's All Ages and Abilities Bike Network map identifies streets and paths that are intended to provide a complete network of low-stress bikeways between neighborhoods, key destinations in the city, and adjacent municipalities. Some streets or paths may need to be built or improved to provide low-stress connections, but the map serves as the long-range plan for a full network. Recommendations in this Plan update the All Ages and Abilities Bike Network map.

The City's Pedestrian Plan provides direction for policy, program, and safety improvements throughout the city.

WisDOT Current Studies

There are three studies and projects being coordinated between the Wisconsin Department of Transportation (WisDOT) and the City that affect the Southeast Area of Madison.

S Stoughton Road Study

WisDOT is studying potential changes and improvements for a redesign of the S Stoughton Road Corridor. The study is evaluating 4.4 miles of S Stoughton Road / US 51 between STH 30 and Voges Road/Terminal Drive just south of the Beltline. WisDOT's purpose statement for the study is to improve safety and mobility for all modes of travel and improve community connectivity, guided by local plans and goals. The redesign of the corridor will have significant impacts on safety, mobility, connections and land use. The current configuration of S Stoughton Road has several shortcomings that are rooted in its rural highway cross section design, unwieldy intersections and limited access.

This WisDOT study will not be completed as of the adoption of this Area Plan, however, the Southeast Area Plan is one of the plans that will guide the future of the corridor. This Plan encourages a design that includes more multi-modal connections and slower speeds, that together would create redevelopment opportunities to make the corridor a central feature that connects neighborhoods and commerce instead of the barrier that it currently creates on Madison's Southeast side.

This Plan includes a diagram that details the city's goals and priorities as it works with WisDOT to ensure changes to the Highway 51 corridor align with the City's vision for land use and transportation as discussed in this section. Additionally, the Land Use chapter illustrates that with the right design of a slower, more urban street, there is a potential for the corridor to develop into a new mixed-use activity center, and revitalized employment center for the Southeast side.

Beltline Highway PEL study

WisDOT has completed a draft Planning and Environment Linkages (PEL) report, solicited public feedback, and was revising the PEL as this Plan was being reviewed by City boards, committees, and commissions. The draft PEL recommended further study of a wide range of alternatives, including:

- Fly-over ramps from S Stoughton Road onto the Beltline. Larger bridge elements may reduce the ability for access to and from businesses east of S Stoughton Road.
- Reduced access for businesses and employers that rely on access to both the Beltline and Interstate.
- Relocation of interchange further south, mainline expansion, and weave structures would likely result in impacts to nearby private property, encourage higher travel speeds, and result in more traffic.

The City Council passed a resolution on January 27, 2026 opposing Beltline and interchange expansion within the city. The resolution recognizes that the Beltline is a significant barrier within the city. It divides neighborhoods and limits safe and convenient connections for people walking, biking, using transit, and driving on local streets. Decades of transportation research demonstrates

Building New Sidewalks

The City's Sidewalk Program specifies it is City policy to add sidewalks as streets are reconstructed, so over time these areas will become safer, more enjoyable places to walk. New installation is prioritized near activity centers like parks, schools, and businesses where pedestrian volume is high.

As of a 2023, City policy changed so that property owners in the City of Madison are generally **no longer assessed** for sidewalk repair or replacement projects. They are 100% funded by the city-wide budget. This policy shift aims to reduce obstacles and opposition to new sidewalk installation and covers repairs and replacements handled by the City's contractors

The City's *Complete Green Streets Guide* determines how the space within the right-of-way will be used for the street, terrace, sidewalk or other pedestrian and bicycle infrastructure, in context with the surroundings.

Preserving trees is very important to Southeast Area residents. In order to build new sidewalks and save trees, the City is developing Design Considerations for building sidewalks in areas with large trees could include:

1. Consider one side only street parking or parking pockets in select areas
2. Chicane (curve) sidewalk where necessary to avoid large healthy trees
3. Narrower road cross section
4. Other design options

South Stoughton Road Redesign

1

A. Support options that have a **35-mph speed limit** along the length of the corridor.
B. Support a future design that integrates **speed management, high quality bicycle & pedestrian facilities**, & smart access management for **safety for all users**.
C. Support options that could enable a future bus rapid transit (BRT) route.

2

Section Between State Hwy 30 and Buckeye Road

A. Support a design that **slows traffic, improves bicycle/pedestrian connectivity,** and **safety** for **all users** between STH 30 and CG Road.
B. Connect the Capital City Trail to a north-south multi-use path within the S Stoughton Road right-of-way, and north to Nakoosa Blvd.

3

Support the "Urban Wide Boulevard" Design between **Buckeye Road and Tompkins Drive**

A. Connections or **full intersections** at **Allis Avenue, Hob Street, Helgeson Drive**, and **Tompkins Drive**. **Smaller intersections** with fewer traffic signal phases.
B. Improves safety, comfort and travel time for all users.
C. Opportunity to change car-oriented commercial uses into **walkable mixed-use activity center** with residential uses and **affordable housing**.
D. Reduces confusing, indirect turns, reduces driveways.
E. Improved bike & pedestrian facilities, **comfortable sidewalks** with lights and trees.
F. Potential for **green infrastructure**: stormwater facilities, tree canopy, and median landscaping.
G. Lower project & ongoing maintenance cost.
H. Potential opportunity to surplus wide median for future development.



S. Stoughton Road Wide Urban Boulevard Option

4

Section South of Tompkins Dr to Broadway

A. Support Hybrid Design that transitions between Wide Urban Boulevard to USH 12/18 Beltline
B. Connect Femrite Drive to S Stoughton Rd.
C. Improved access to **Dutch Mill Park and Ride** and Industrial Areas to the east
D. Maintain **bus access** to the **Dutch Mill Park and Ride** as it is an important **hub** for **interconnecting Metro Transit** with **Inter-City Bus Service**.

5

At the USH 12/18 Beltline interchange:

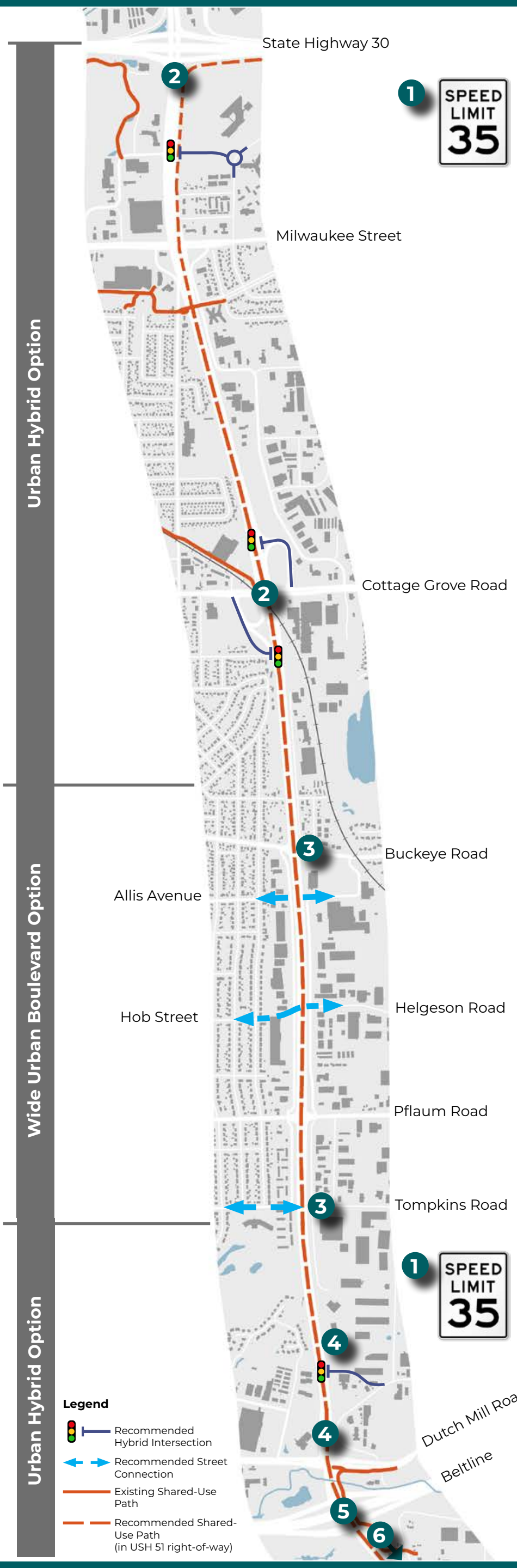
A. Improved bicycle and pedestrian operations.
- Include connection to the South

B. Improved access to **Dutch Mill Park and Ride**
C. Coordinate with WisDOT on Beltline PEL study to achieve the following:
- Bicycle, Pedestrian and transit improvements
- Improved access to businesses and neighborhoods to the south

6

At Voges Road/Terminal Drive:

A. Improved navigation and crossing for pedestrians and bicyclists.
B. Maintaining or improving access to businesses.



that adding travel lanes and expanding interchanges induces additional driving, increases vehicle miles traveled, encourages sprawl, increases traffic fatalities, and ultimately fails to provide long-term congestion relief. Expansion of the Beltline within the City of Madison would increase greenhouse gas emissions, funnel more traffic onto neighborhood streets, and exacerbate noise, air quality, and negative safety impacts on nearby neighborhoods, including historically underserved communities.

30/90/94 Interstate Study

The WisDOT study for Interstate 39/90/94 between the Beltline and Wisconsin Dells has been approved and is moving into the design phase. WisDOT indicates the study addresses existing and future traffic demands, safety issues, and aging and outdated infrastructure. There are several proposed changes that will directly affect the Southeast Area:

- City's emphasis on ped/bike improvements to the Milwaukee Street crossing of the Interstate occur in the near-term.
- State Highway 30 (STH 30), the northern boundary of the Planning Area, would include more travel lanes, between 51 and Interstate 39/90.
- Proposed sound walls along STH 30 along the entire frontage of the Southeast Area adjacent to residential uses, including any new adjacent residential development.



Milwaukee Street at Walbridge Avenue

- Interstate 39/90 increases from 3 lanes each direction to 5 lanes each direction, and as well as additional "collector-distributor" lanes near interchanges

The increase in the number of lanes would bring traffic closer to noise-sensitive uses along the Interstate, such as homes and parks. In some locations, WisDOT would need to acquire private property for this expansion. Additionally, while adding lanes to a highway reduces traffic congestion initially, it incentivizes people to drive more and drive further distances. Over time, as more people drive more and drive further, the highway just becomes congested again. The City is emphasizing the need for each street crossing of the Interstate (Milwaukee Street, Cottage Grove Road, Buckeye Road) to have full bicycle/pedestrian accommodation and will continue to coordinate with WisDOT on this as the project advances into design.

Actions

Pedestrian and Bicycle Network

1. Close gaps in the sidewalk network shown on the Sidewalk Network Map.
   a. Prioritize new sidewalks through the Safe Streets Madison Program as streets are reconstructed, and along major streets and close to schools and community facilities which may be constructed through state and federal grants.
   b. For projects that add sidewalks, explore options to preserve existing large trees.
2. Improve pedestrian street crossings of Milwaukee Street, S Stoughton Road, and Cottage Grove Road, with particular attention to:
   a. Evaluate potential traffic signals or rapid flashing beacons/continental crosswalks on Milwaukee Street at Thompson Drive and Swanton Road.
   b. Install rapid flashing beacons and/or continental crosswalks at non-signalized intersections, prioritizing Walbridge Avenue and Johns Street
   c. Work with WisDOT to improve pedestrian safety and lighting under the S Stoughton Road over passes at Cottage Grove Road and Milwaukee Street.
3. Evaluate and improve street lighting for pedestrian safety on Piccadilly Drive, Trafalger Place, and Thompson Drive
4. Make these bicycle facility improvements:
   a. Use colored pavement markings to highlight bike facilities at intersections along Milwaukee Street to highlight potential conflict zones.
   b. Install a bike box or colored pavement at the intersection of Cottage Grove Road and Monona Drive to increase the visibility of bicyclists making left turns from Cottage Grove Road to Monona Drive
   c. Explore a wayfinding sign project on the Garver Path, Sherry Park Path, the Capital City Path, Autumn Ridge Path and other off-street multi-use paths to direct visitors to area schools, parks, libraries, restaurants, and shops.
   d. Upgrade the Cottage Grove Road bike lane to All Ages and Abilities (AAA) standards.
5. Improve the multi-use path crossings at major streets as identified in the Safe Streets for All Program.

Street Connectivity and Traffic Circulation

6. Install traffic calming measures and traffic lane markings to improve safety on Milwaukee Street, Kurt Drive, Swanton Road, and Thompson Road.
7. Study the potential for traffic calming measures in the Secret Places and Lost Creek Neighborhoods, especially at pedestrian crossings near Marsh and Siggelkow Roads.
8. Study potential new traffic signal(s) at Fair Oaks Avenue and STH 30.
9. Explore a "Community Main Street" Complete Green Street designation for Milwaukee Street west of S Stoughton Road that is safer for pedestrians, vehicles and bicycles and supports local businesses and mixed-use development
10. Connect City streets to former Town of Blooming Grove streets after property is attached to the City in 2027.

Transit and Parking

11. Consider a north-south Metro Transit route that connects to LaFollette High School and employment centers east of Hwy 51.
12. Assess the need for bus shelters/benches at bus stops without a bus shelter and consider programs such as 'adopt a bus shelter' for maintenance.
13. Consider adding a bus route to connect job centers with apartment complexes on Thompson Drive and Swanton Road neighborhoods.
14. Once the City has a Curb Management Framework, identify appropriate solutions and strategies near schools, parks, and community facilities to increase access and safety for all curb users.

Partnerships

A. Encourage and explore public/private funding partnerships for installation of bicycle share (B-Cycle) stations near community activity centers: Milwaukee Street by Woodman's, US Post Office; Cottage Grove Road near Acewood Boulevard and Atwood Avenue; Monona Drive near Dean Avenue and Pflaum Road.
B. Continue to coordinate with WisDOT on the S Stoughton Road / US 51 Corridor redesign to ensure changes to the corridor align with the City's vision for land use and transportation as discussed in this section to reduce speed, increase safety and connections, and make S Stoughton Road a wide urban boulevard with redevelopment opportunities.
C. Coordinate with WisDOT on future Beltline studies and projects to achieve increased access and safety improvements for bicycle, pedestrian and transit and improve access to businesses and neighborhoods to the south.
D. Coordinate with WisDOT on Interstate Project to achieve increased access and safety improvements for bicycle, pedestrian and transit for streets that cross the interstate.

Neighborhoods and Housing

This Plan seeks to strengthen neighborhoods in the Southeast Area and provide opportunities for new housing as the Area continues to see change. Madison's job market and high quality of life has led to consistent population growth. However, a limited housing supply leads to limited housing options and high housing costs. With Madison anticipated to add about 110,000 new residents between 2020 and 2050—or about 3,600 new residents per year—housing supply issues may continue despite ongoing efforts to improve housing availability.

% of housing by construction date

	Southeast Area	City of Madison
Since 2000	16%	25%
1980–1999	17%	22%
1960–1979	38%	25%
1940–1959	25%	14%
Before 1940	4%	14%

Source: American Community Survey 2018–2022 5-Year Estimate table B25034

The Comprehensive Plan directs a majority of future growth to occur as infill and redevelopment. Madison is gradually losing the ability to expand outwards and extending City services for development at the edge of the city is more costly. For these and other reasons, the City's ability to accommodate growth through redevelopment is increasingly important.

The Southeast Area has several transportation corridors that provide an opportunity to build a significant amount of new housing near jobs, shopping, services and transit. There is also an opportunity to diversify the Southeast Area's housing stock, which includes an abundance of areas comprised solely or almost entirely of single-family homes. Additionally, large parts of the Southeast Area have low-density commercial land uses. Much of the redevelopment in the Southeast Area could occur on these auto-oriented commercial sites and underutilized parking areas, which does not displace current residents.

This Plan calls out specific sites and opportunities in the Southeast Area to further explore sites for affordable housing and increase connections to essential neighborhood services.

Comprehensive Plan Goals

This Plan intends to advance the following goals from the Comprehensive Plan:

- Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.
- Madison will have a full range of quality and affordable housing opportunities throughout the city.

Affordability

The need for housing that is affordable to low- and moderate-income households was one of the most common issues identified by stakeholders during the planning process. The Southeast Area is relatively affordable compared to many parts of Madison.



The Ace Apartments on Cottage Grove Road at Acewood Boulevard

Generally, rents in the Southeast Area are on par with the remaining areas of the city, however, the Southeast Area's median rent of $1,419 per month is higher than Madison's median rent of $1,364[1]. Home ownership is more affordable in the Southeast Area than other parts of the city. Of the twelve Area Plan geographies, nine have higher average values for single family dwellings and five have higher median rents than the Southwest Area.[2]

1 American Community Survey 2023 5-year estimate
2 Madison Neighborhood Indicators Project 2024

Approximately 76% of Southeast Area Plan survey participants report that the availability of affordable housing is an important factor in their neighborhood choice.

"Even with a decent-paying job, I had to resort to food pantries and seek assistance for basic needs due to high rent, which underscores the inadequacy of what is often labeled as 'affordable housing.'" - nINA Collective Focus Group

City Owned Land

The City of Madison has several parcels of land that could be repurposed to provide affordable housing in the Southeast Area. The City currently owns just over 13.8 acres of land that is zoned and suitable for residential or mixed-use development. These lots provide opportunities for affordable housing a variety of needs and scale. The City has been selling many lots in the Owl Creek neighborhood for affordable single family and Missing Middle ownership opportunities. Several lots remain for sale. Additionally, this plan identifies other city owned lots that could be repositioned for residential and mixed-use development.

Mix of Housing Types

New residents move to Madison in large numbers, and racial and ethnic diversity continues to increase. It is important to have housing options to accommodate all stages of life and living arrangements. In addition to increasing the supply of new affordable rental housing, redevelopment and infill should include market-rate apartments and homeownership opportunities, including condominiums.

City-Owned Sites with future Residential Development Potential

This table below is not an exhaustive list, and does not include greenways, stormwater, Parks, and/or other Engineering owned parcels not suitable for redevelopment:

Site Name	Address	Lot Size (Square feet)	2025 Zoning
Karmenta / Family Shelter Site	4502 Milwaukee Street	144,201	CC-T
Water Utility Owned Site	4731 Shaffer Avenue	8,002	SR-C1
Water Utility Owned Site	4735 Shaffer Avenue	8,002	SR-C1
Water Utility Owned Site	4736 Spaanem Avenue	8,677	SR-C1
Former Metro Transit East Transfer Point	102 West Corporate Drive	56,507	CC-T
Owl Creek Residential Lot	5102 Horned Owl Drive	38,873	TR-C3
Owl Creek Residential Lot	5002 Meinders Road	9,975	TR-C3
Owl Creek Residential Lot	4201 Valor Way	9,239	TR-C3
Owl Creek Residential Lot	4209 Valor Way	8,568	TR-C3
Owl Creek Residential Lot	4217 Valor Way	8,581	TR-C3
Owl Creek Residential Lot	4225 Valor Way	9,326	TR-C3
Owl Creek Residential Lot	4234 Crested Owl Lane	10,738	TR-C3
Royster Mixed-use Site	526 Pinney Street	122,643	TE
Royster Mixed-use Site	551 Pinney Street	14,322	TE
Royster Mixed-use Site	533 Pinney Street	23,958	TE
Royster Mixed-use Site	501 Grand Oak Trail	37,444	TE
Royster Mixed-use Site	404 Cottage Grove Road	40,380	TR-U2
Total Square Feet / Acreage		**600,758 / 13.8 Acres**	

In addition to larger multifamily buildings constructed in activity centers and corridors identified in the Comprehensive Plan's Growth Priority Areas Map, lower-impact residential development can occur in existing lower-density residential areas through the addition of smaller buildings often referred to as the "Missing Middle." These building types are designed to fit with predominantly single-family residential areas. On the recommended GFLU Map in the Land Use Chapter of this Plan, Low-Medium Residential areas are primarily intended to accommodate Missing Middle. Missing Middle housing types can also be added to Medium Residential 1 areas and in Low Residential areas located near activity centers or along transit corridors.



Missing Middle housing in the Owl Creek Neighborhood

In addition to the different physical characteristics of housing, such as size of units and number of units in a building, it is also important for a variety of tenancy options to be available. The most common tenancy arrangements are fee-simple ownership (often for single-family residences) and rental apartments. Co-housing, condominiums, housing cooperatives, and community land trusts can provide further housing choice for residents.

While household size has been declining for decades in both Madison and Wisconsin and the number of families with children has remained flat compared to overall household growth, a mix of 2-, 3-, and 4-bedroom units for families should be thoughtfully included, especially near schools and at affordable prices.

What We've Heard

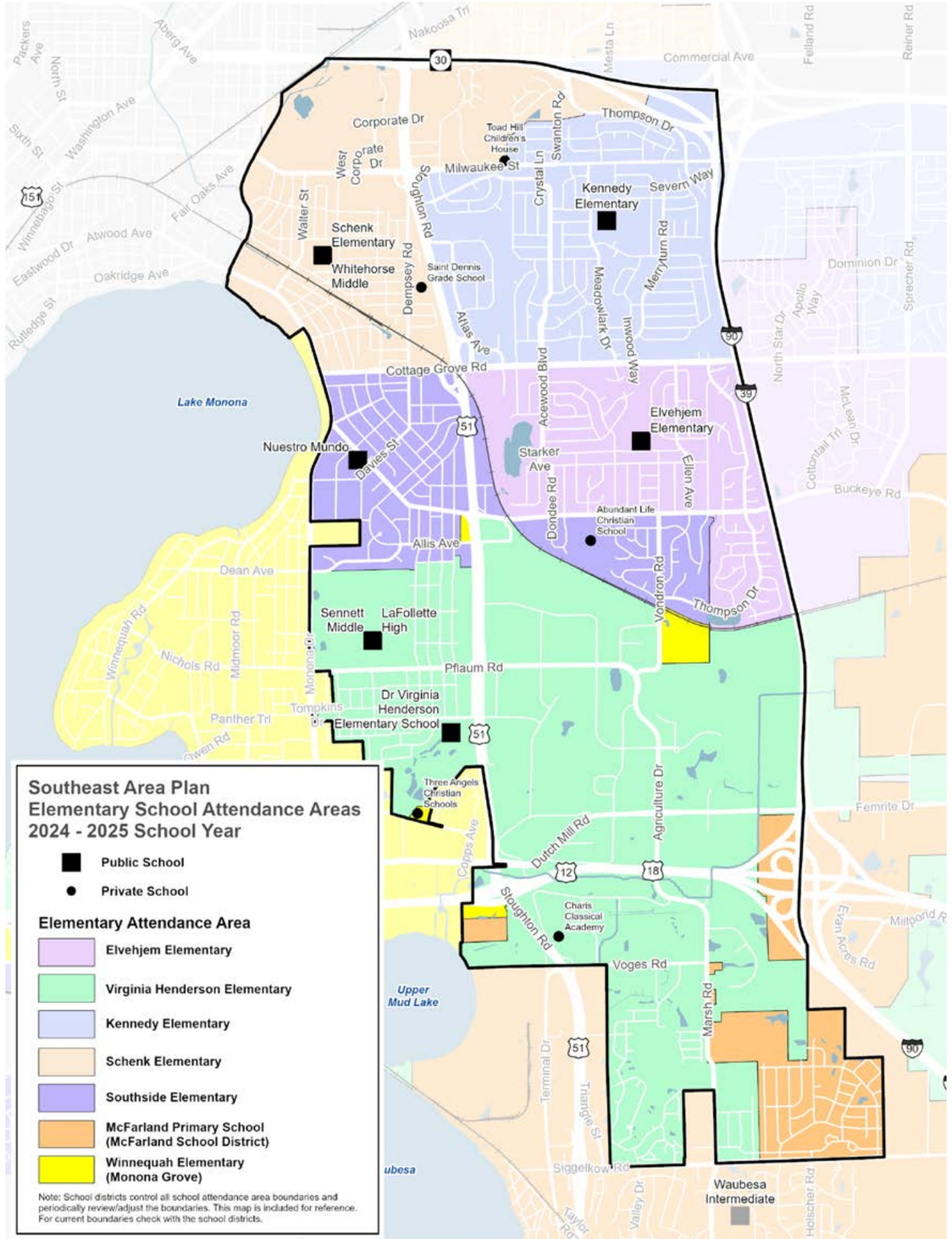
1. Over 76% of survey respondents indicated that increasing the supply of affordable housing is a top priority.
2. Have a mix of housing types and sizes, including housing units large enough to support families.
3. Have complete neighborhoods with easy access to amenities such as parks, schools, and stores. Residents want developments that include community amenities and opportunities for social connections.
4. Improve the quality of existing rental housing.
5. Ensure sufficient support for unhoused residents.

Complete Neighborhoods

Building housing alone does not create complete neighborhoods. Elements like public parks, schools, gathering spaces, local businesses, and access to healthy food are also needed. Awareness and access to existing community programs and services, especially for youth and seniors, is important for neighborhood health. As residents have noted throughout the public engagement process, there are only a few community facilities that provide services and places for people to meet in the Southeast Area. Residents also noted the need to encourage smaller walkable commercial areas that also serve as community gathering places.

Madison School and Community Recreation (MSCR), Lussier Family East YMCA and the Pinney Branch Public Library are all located along Cottage Grove Road. However, there are large geographic areas without support in the rest of the Southeast Area. Fortunately, the Eastmorland Community Center is being established near Schenk Elementary/Whitehorse Middle Schools in a former church facility on Hargrove and Tulane. Residents of the Southeast desire more community facilities where people can access programing and support including childcare, youth activities, job training, senior care, managing living expenses, and other family needs.

Schools are also catalysts for establishing strong neighborhoods, as children's activities, daily social interactions, and community projects create connections. The Southeast Area has a strong network of schools, with five public elementary schools (Schenk, Kennedy, Henderson, Elvehjem and Nuestro Mundo) and



portions of six elementary attendance areas, two middle schools (Sennett and Whitehorse), and one high school (LaFollette) in the Madison Metropolitan School District. Additionally, some areas of the Southeast Area are in either the Monona Grove or the McFarland School District. Historically, elementary schools and their Parent Teacher Organizations provide the connections between Neighborhoods that build stronger communities.

Finally, access to healthy food is another important consideration in healthy neighborhoods. There is only one, albeit large, full-service grocery store located within the Southeast Area, with only two more just outside the area. There are only a few convenience stores and only one ethnic grocer. There are no seasonal farmers' markets in the planning area. Madison's 2022 Food Access Improvement Area Map highlights the Glendale Neighborhood as an area that does not have sufficient access to fresh groceries.

Housing Initiatives

The City's most effective and cost-efficient policies preserve existing naturally affordable older housing stock rather than building new low-cost housing. This housing may be lost altogether as prices continue to increase if additional housing is not built to meet demand. State statutes and court decisions do not allow the City to enact rent control or require new developments to include affordable housing.

The City is also able to increase the supply of affordable housing in the Area through the Community Development Authority and its programs which include a limited amount of scattered-site units on Stein Avenue and S. Thompson Drive.

The Affordable Housing Fund (AHF) and Tax Increment Financing (TIF) programs are the City's primary tools for impacting affordable rental housing development by providing financial assistance. The AHF is especially impactful when used in cooperation with the Wisconsin Housing and Economic Development Authority's Low-Income Housing Tax Credits. CDD also provides financial support to smaller scale, non-tax credit affordable rental developments including non-profit housing providers and housing cooperatives.

New lower cost or subsidized housing should be in areas that already have a high level of resources and amenities, including transit. Areas along Milwaukee Street, Cottage Grove Road, Atwood Avenue, and Monona Drive are particularly well-positioned for this type of development. In addition, if the final design of S Stoughton Road creates a slower street, with a more urban design that includes sidewalks, curbs and trees, there may be an opportunity to add a significant amount of housing and complete neighborhoods in underutilized areas adjacent to the currently incompatible rural highway design.

Homelessness

Community members also discussed expanding support and resources for Madison residents who are unhoused. Some raised concerns about the impact of the homeless encampments of unsheltered individuals in natural areas and greenways during the COVID-19 pandemic. During the pandemic, many people avoided congregate shelters, leading to an increase in unsheltered homeless-

Missing Middle housing is a range of multi-unit or clustered housing types scaled between single-family detached houses and larger apartment buildings, such as rowhouses, small multifamily buildings, tiny homes, bungalow courts, courtyard apartment buildings, accessory dwelling units, and live-work buildings.

Complete neighborhoods are neighborhoods that include a range of housing types and costs, neighborhood-serving businesses, stores, and services; schools, and places of worship. Neighborhood components are ideally accessible by foot, bicycle, or transit through a network of well-connected streets and blocks, usable public spaces, and a system of connected parks, paths, and greenways.

Affordable housing is housing for which the occupants are paying no more than 30 percent of gross household income for housing costs, including utilities. Households with housing costs exceeding 30% of income are considered housing cost-burdened. The City of Madison's direct and development subsidy programs are primarily designed to reduce housing cost burdens for renter households with incomes at or below 60% county median income (CMI) and for owner-occupied households at or below 80% CMI.

The City of Madison **Community Development Division's Housing Development and Financing Program** provides loans to for-profit and non-profit housing developers for the construction and rehabilitation of new income and rent-restricted affordable rental and owner-occupied housing.



The Salvation Army Family Shelter currently operating on the Karmenta site

ness. After closing the temporary permitted encampments in 2021, the City implemented several alternative options within the Southeast Area, including a temporary campground at Dairy Drive (closed in late 2025), and a Family Shelter run by the Salvation Army in a former nursing home on Milwaukee Street. There is not a simple solution to end the complex issue of homelessness and housing instability. Instead, there are multiple needs to create a strong system for housing people in ways that meet their needs and work toward permanent housing opportunities.

In the Land Use section of this plan, there are illustrations of how redevelopment of the existing low-density shelter site on Milwaukee Street could be re-imagined to include both a shelter and other affordable housing.

Actions

1. Support affordable housing at varied levels of Area Median Income (AMI), particularly in areas such as along Milwaukee Street, Cottage Grove Road, Atwood Avenue /Monona Drive through the City's Affordable Housing Fund, Land Banking Program, and Tax Increment Financing.
    a. Consider City-owned properties for affordable housing development:
        i. Karmenta/ Salvation Army Family Shelter
        ii. Water Utility site on Spaanem / Allis Ave
        iii. Metro Transit former East Transfer Point on Milwaukee Street
        iv. Re-list / promote remaining City-owned lots in Owl Creek
    b. Prioritize sites that have one or more of the following characteristics:
        i. Multi-story residential and mixed-use development on vacant lots and corner sites that will anchor, stabilize and revitalize activity centers.
        ii. Encourage a mix of uses like neighborhood-serving retail, personal services, and restaurants that serve the daily needs of residents and attract newcomers to live in the neighborhood.
        iii. Support neighborhood-serving destinations and activation on Milwaukee Street, Atwood Avenue at Cottage Grove Road, E Buckeye/ Vondron
        iv. Projects that include 2–3 story apartments, townhomes, and housing that meet the needs of the "Missing Middle" between single-family homes and apartment buildings.
        v. Support existing businesses by adding new residents through new development that includes a variety of housing choices for people in different stages of life and with various income levels.
    c. Prioritize sites that have one or more of the following characteristics:
        i. Provide affordable senior housing.
        ii. Have a wider mix of rental unit sizes, including those large enough to support larger and multigenerational families (3–4+ bedrooms).
2. Incentivize and promote programs that support owner occupied housing opportunities within neighborhoods, including both single family and Missing Middle housing types as they are affordable and offer opportunities for renters to move into home ownership.
3. Consider zoning changes to allow more home-based businesses and micro commercial uses in neighborhoods to increase opportunities for resident wealth building, integrate housing with essential serves and amenities, and create opportunities for "Third-spaces" to increase community cohesion.
4. Invest in food retail through funding and technical assistance to store operators through the Healthy Retail Access Program and SEED Grants, particularly in the Glendale Neighborhood, which is identified as a Food Access Improvement Area.
    a. Support access to affordable local food options by exploring options to expand food vending and expansion of farmers markets within the Southeast Area, especially at/near the Glendale Neighborhood.
5. Reduce fees, noticing requirements and other permitting barriers to neighborhood block parties, community yard sales, community activities for kids, and other small group activities and events.
6. Monitor housing conditions in the area generally along South Thompson Drive between Milwaukee Street and STH 30 to ensure healthy, safe and well-maintained housing.
7. Include a family shelter as part of redevelopment of the City-owned former Karmenta site.
8. If State Law allows, increase and reestablish programmed routine building inspections of existing rental housing to maintain healthy, safe and well-maintained affordable housing.
9. Maintain housing options for people experiencing homelessness.
    a. Support redevelopment of the Karmenta Family Shelter that maintains a family shelter programming.

Partnerships

A. Establish a community advisory board with representatives from the family homeless shelter, City and County staff, businesses, and community organizations to provide ongoing feedback and guidance for shelter operations.
B. Pursue additional partnerships with Dane County Human Services and nonprofits to ensure renters and unhoused families in the Southeast Area have access to support needed to thrive, including onsite support services. This may include exploring an increase in funding for Dane County's Joining Forces for Families program to expand services available to the Southeast Area.
C. Work with community stakeholders to locate a community center in the Southeast Area when/if:
    i. Existing community buildings, such as the Eastmorland Community Center and MMSD schools, are not adequate to meet community needs for programming.
    ii. Community support for a center is demonstrated through organization around fundraising for center construction and operations.

Economy and Opportunity

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will have a growing, diversified economy that offers opportunity for businesses and residents to prosper.
- Madison will have equitable education and advancement opportunities that meet the needs of each resident.

The Southeast Area is the heart of Madison's light industrial sector. The area is home to over 1,000 businesses, with over 750 employing at least five people and 26 of them classified as large enterprises, employing more than 100 people. Direct access to the interstate system from State Highway 30 and USH 12/18 (The Beltline) bolster and connect businesses to the larger region. The light industrial sector is growing and the need to preserve and enhance these areas for continued economic and entrepreneurial growth is a major goal of this plan's actions.

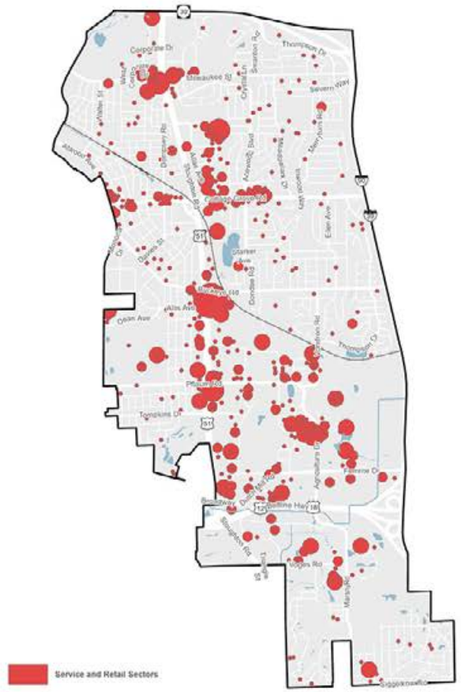
The Southeast Area has 9.3% of the city's population and 8.2% of the city's jobs (Census On The Map 2023). The Area had approximately 17,300 jobs in 2023, down by more than 1,900 (about 10.9% percent) from 2020 (Census On The Map, 2023). Jobs in the area are concentrated in the manufacturing, transportation, warehousing, and retail trade sectors. Employees working in the Southeast Area generally reflect citywide ratios as far as race and ethnicity.

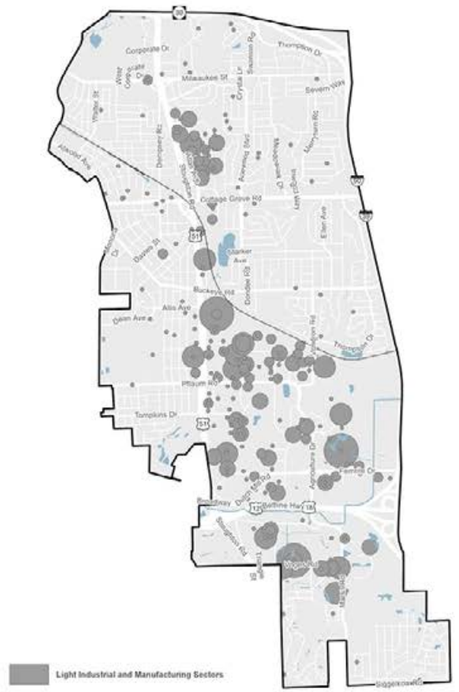
As part of this planning process, the City conducted a "Business Walk" which reached over 200 businesses in the Southeast Area on June 3, 2025. A Business Walk is an economic development initiative that, in a short amount of time, allows local leaders to get the pulse of how a business community is doing. The premise behind each walk is to target the successes and obstacles the local business community faces, track that information, and provide assistance. Dozens of volunteers and City staff visited every open business to ask a series of questions aimed at understanding local business concerns. In general, most businesses said that business was good, but considering the manufacturing emphasis of the Southeast, there was uncertainty about the larger economy reacting to uncertainty about tariffs and rising costs. Other concerns included a need for new employees, affordable housing, and better transportation options.

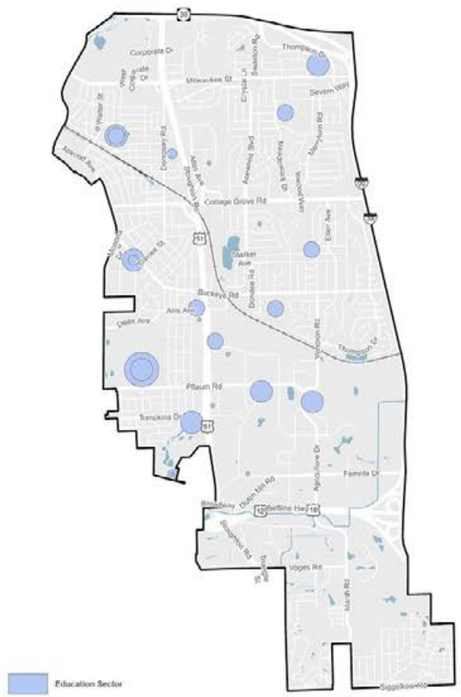
Office Development

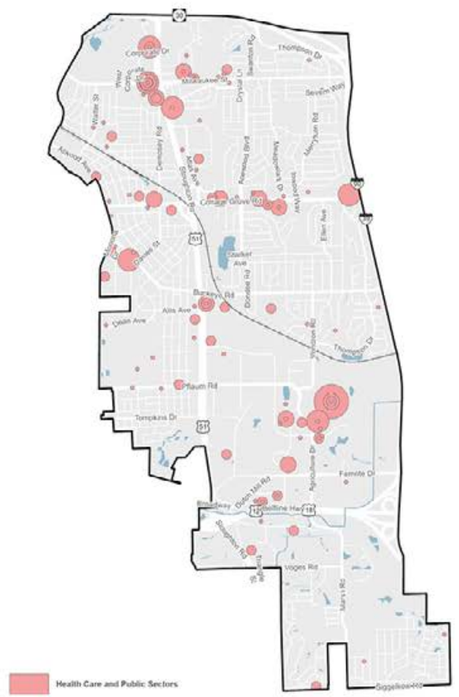
There has not been any significant development of office buildings in the Southeast Area, or the City, over the past 10+ years. The office sector has been further challenged by remote work that became more prominent during the COVID-19 pandemic. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) office space on World Dairy Drive remains the primary large office development in the area. Many office buildings have significant vacancies, or are available for redevelopment, such as the former American Family East Regional Building at the southeast corner of State Hwy 30 and S Stoughton Road. The site is over 40 acres and is currently not well-connected into the street grid. Redevelopment as either a mixed-use or residential site as described in the Land Use Chapter could enhance connections, but it is unlikely this site will return to exclusively office space.

Additionally, there are six City-owned sites in the Southeast Business Park off Graham Place and Fen Oak Drive. These parcels are available for office development and have been for sale for over a decade. They have existing covenant restrictions that prevent uses other than office which has likely hindered their







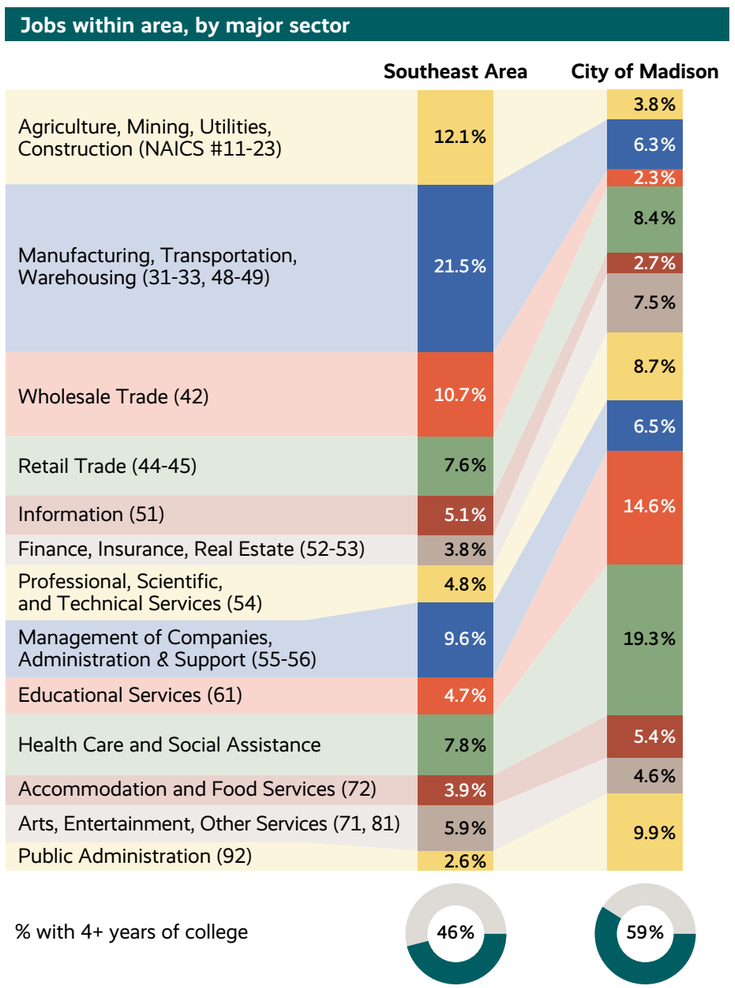


What We Heard

- 34% of survey respondents listed job opportunities as one of the most important reasons they live in the Southeast Area.
- Preserve 'naturally-affordable' existing, lower-cost commercial spaces.
- Over-reliance on jobs in cleaning, warehouse, and food service industries. Expanding local economic opportunities and job training is essential for building financial stability and reducing inequality.
- Lack of restaurants, and other neighborhood supporting retail and services businesses along S Stoughton Road
- Provide more opportunities for signage, branding and other ways to make the business areas more visible
- Foster and support opportunities for people of color entrepreneurs and businesses
- The prevalence of empty storefronts on Milwaukee Street signals a lack of local investment. Need for small business development to bring services and vibrancy to their neighborhoods.
- Bus service—particularly on Milwaukee Street and during weekends—is infrequent and unreliable, making it difficult for residents without cars to travel to work, school, or medical appointments. Those with disabilities and families with children are especially affected by these transit gaps.

development. This plan recommends that these parcels be considered for potential re-alignment and positioning to make them more viable for development.

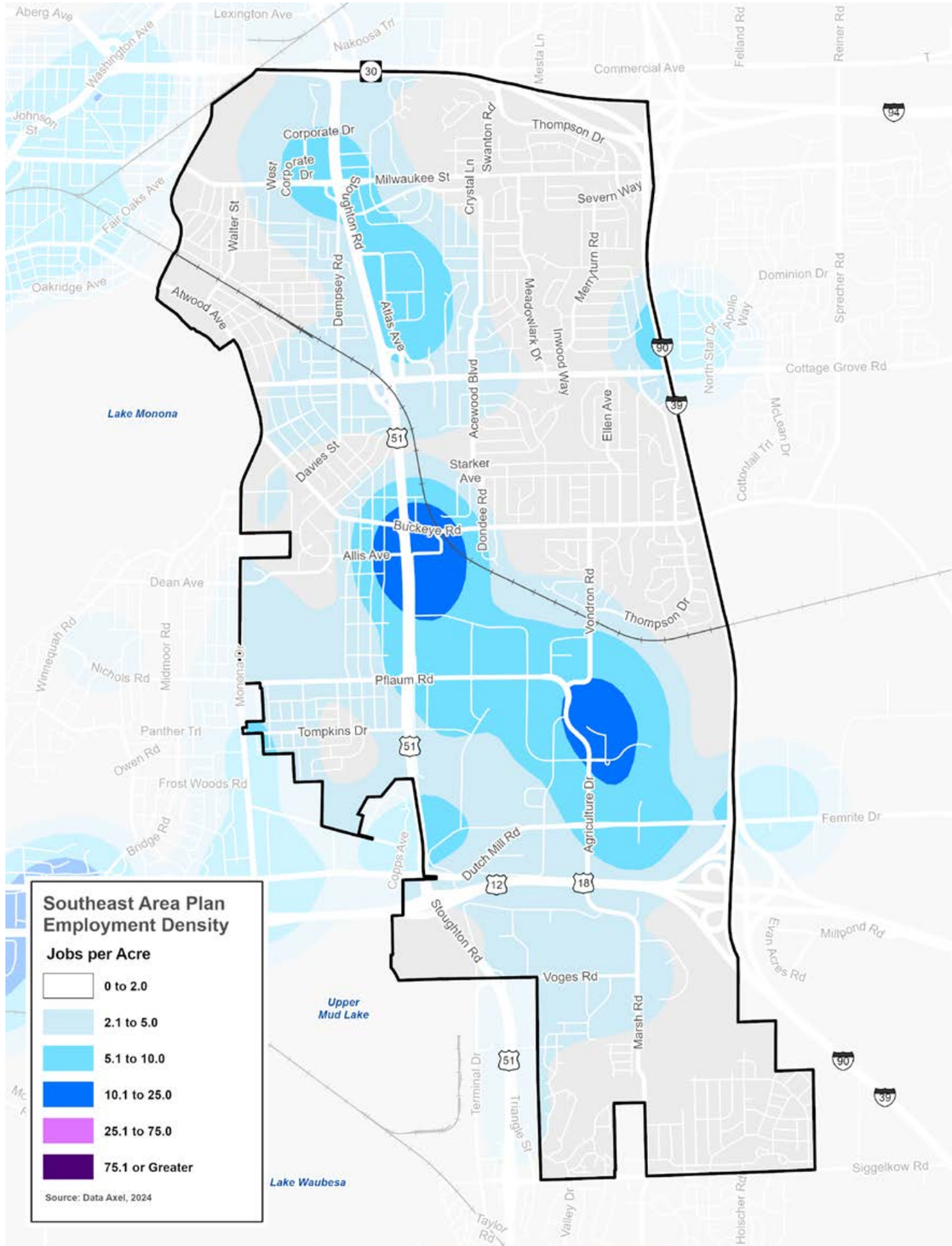
Jobs within area, by major sector



Sources: Census On the Map 2021 data
Source ACS 5-year estimate (2023) table S1501

Light Industrial/Manufacturing

The S Stoughton Road Corridor is the organizing spine that connects three important employment centers that make the Southeast Area a key part of the City's entrepreneurial and light manufacturing economy. The light industrial sector continues to perform strongly and is noted by businesses and residents as an area with many family-supporting wages and entrepreneurial opportunities. Businesses note that locations adjacent to similar sector businesses allows for symbiotic economic relationships and unlike residential uses, they don't



need to be as connected to adjacent areas such as parks and schools. Rail lines, highways and other infrastructure which become barriers in residential districts are needed lifelines in the manufacturing center.

These businesses also provide goods and services that support the City's residential population, other employers, and institutions. There is an opportunity to help educate City residents and businesses on the importance of these employment centers and the impact that they have on the quality of life for the whole City. This plan looks to encourage the enhancement, branding and visibility of these areas, support sector growth and opportunities to improve transportation access.

Keeping the City Happy, Healthy and Prosperous:

Manufacturing and Economic Success in the Southeast Area—from supporting the World's dairy industry to feeding our schoolchildren.

There is a significant number of industrial and manufacturing businesses within the Area, though most employ less than 50 people. These businesses and centers are often overlooked when thinking about Madison's overall economy, but they are essential in keeping the city happy, healthy and prosperous. Here are just a few of their stories.

Keeping the City Happy:

Chocolate Shoppe Ice Cream—Since first starting as a small ice cream and candy shop in the Southeast Area on Monona Drive in 1962, the Deadman Family has expanded and now serves over 26 different states with their super-premium ice cream.

Dane County Humane Society, founded in 1921, has expanded to over 29 acres in Southeast Madison, and is the second largest shelter in Wisconsin, caring for thousands of companion animals and wild animals every year. Over 100 staff members and hundreds of dedicated volunteers provide comfort and care to these animals in need every day on their way to better beginnings with new families.

Steve's Curling Supplies has been supplying local curling clubs and Olympic curlers for over 50 years. Steve's is the largest independent curling supplier in the world.

Keeping the City Healthy:

MMSD: On Pflaum Road, the Madison Metropolitan School District prepares, packages and distributes breakfasts and lunches for over 25,000 scholars in 52 schools. In 2025 they prepared over 1.5 million meals.

Second Harvest Food Bank: Started in 1986, their food distribution warehouse on Dairy Drive has undergone several expansions as they now serve a 16-county area in Southwest Wisconsin, and distribute over 26.3 million pounds of food annually.

Hoey Apothecary: In 2003, they built their first dedicated compounding lab within the independent pharmacy. Pharmacy compounding customizes medications for individual needs, addressing allergies, dosage issues and other unique for specific treatment plans, especially in pediatrics and geriatrics.

Keeping the City Prosperous:

Boumatic: For over 80 years, they have been creating innovations in the Dairy & Milking Industry.

Certco: Starting in 1930 as Central Wisconsin Cooperative Food Stores, Certco provides over 60,000 different items to independent grocers in the region.

Over 100 different businesses spread across the three areas have ties to the **construction, home improvement and building trades**.

Entrepreneurial Hub: From Keene Garlic, to the Dairy Connection, to Spaceship Recording Studio, the Southeast Area has hundreds of local industrial and manufacturing entrepreneurs who keep local dollars in the region and support each other while providing opportunities for prosperity and economic growth.

Service and Retail Sector

While not generally thought of as a retail or service destination, the Southeast Area has three key east-west streets that have become neighborhood activity centers that serve the neighborhoods in and to the east of the Southeast Area. Milwaukee Street, Cottage Grove Road and Buckeye Road all have a variety of neighborhood serving businesses, many of which are locally owned. Additionally, Atwood Avenue–Monona Drive, on the western border of the planning area, is an important commercial link and shared border between the Cities of Madison and Monona. Locally owned small retail and service businesses also thrive here, as mixed-use housing developments have begun to complement and improve much of the older small scale auto-oriented buildings.

S Stoughton Road itself is home to more regional commercial destinations and employers. The current frontage road access, higher speeds and difficult intersections at Pflaum and Buckeye Roads may be a limiting factor in potential growth of the retail sector, and several retailers have left for other locations in the City. Residents note the lack of restaurants and other neighborhood sized retail and service opportunities. A reimagined S Stoughton Road could re-invigorate the corridor and make it attractive to a larger variety of neighborhood supporting and mixed-use destinations.

Current Initiatives

The following City programs, policies and initiatives are related to community feedback and illustrate existing city policies related to Economy and Opportunity.

The City's Office of Business Resources (OBR) helps businesses locate, open, and expand within the City of Madison by guiding businesses through permitting/approvals, providing guidance on financial and technical assistance programs from the City and other sources, providing demographic/community information to businesses, and more.

The City has a variety of financial assistance programs including: a building improvement grant, commercial ownership assistance, façade improvement grant, and Kiva crowd-sourced loans to start or grow businesses.

The City also maintains a number of tax increment districts (TIDs) that can provide tax increment financing (TIF) assistance to locate or expand businesses in and around TIDs within Madison. Businesses seeking TIF assistance should review the City's TIF goals, objectives, and process for receiving assistance, as well as the TIF underwriting policy. Each TIF-related project must demonstrate a financial need to be eligible for TIF assistance in compliance with City TIF Policy and State of Wisconsin TIF Law. TIDs need development to increase property values to generate revenue for TIF expenditures from the corresponding increase in property taxes collected. TIF expenditures are limited by state law to specific types of capital costs, property purchases, and services. The City supports small businesses through "small cap" TIF loans.

Tax Increment Financing

As there is significant vacant land in the southeast quadrant (east of Hwy 51, west of the Interstate, north of Voges Road, South of S Thompson Dr/railroad

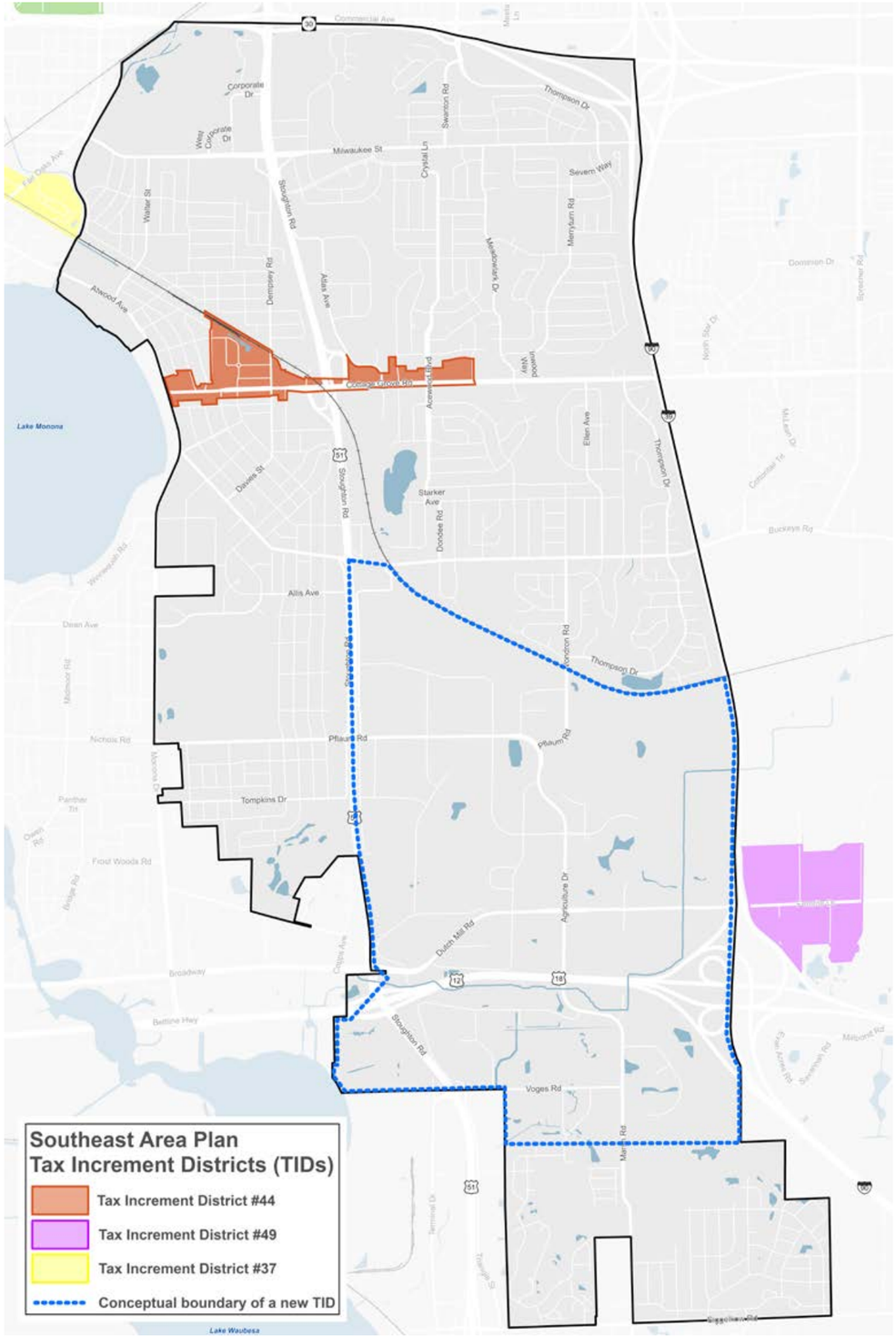
Business Walk



Economic Development staff, working with consultant Blueprint Events and numerous volunteers, conducted a "Business Walk" in association with the Southeast Area Plan. The walk visited 247 businesses in the Southeast Area, asking a series of six questions. For the SE Area:

- 68% of respondents said that business is good or great, with 26% saying it was steady/fair.
- 55% cited location and opportunities for expansion as the #1 thing they liked about doing business in the area, followed by community/customers at 40%.
- The top three things that could be done to improve business in the area were: better infrastructure/transportation (such as more Metro Transit service), government regulations issues, and public safety concerns.
- 22% of businesses said that employees have difficulty getting to work.
- 83% said they do not plan to relocate, sell, or exit their business in the next five years.
- Due to the large number of manufacturing businesses, there was concern about the uncertain economy and potential tariffs.

For additional information on the business walk you can read the full Business Walk Summary.



tracks) of the planning area, City staff from the Economic Development Division (EDD) have recommended this area as one where a future Tax Increment District might be located.

One advantage to businesses being located within a TIF District is that it would make them eligible for such small business support programs as the City's Small Cap TIF Business Loan Program, which has forgivable loan funds available for growing businesses in the City of Madison's TID Districts. The final boundary of any new district, if created, wouldn't cover the entire area indicated by the dashed blue outline on Tax Incremental Districts Map. With the "Half Mile Rule", businesses within a half mile of a TID boundary would be able to use small business support programs like the Small Cap TIF program.

City Owned Land

The City of Madison has had several past economic development programs aimed to repurpose and promote development in the Southeast Area. As mentioned in the Neighborhoods and Housing Chapter, the City currently owns just over 13.8 acres of land that is zoned and suitable for residential or mixed-use development. These lots provide opportunities for affordable housing initiatives.

Additionally, the city owns over 36 acres of land suitable for employment and industrial uses. Several of these lots have development and/or use restrictions on them or are sizes and shapes that are hindering their redevelopment. This plan recommends that the city re-evaluate its holdings and look for ways to encourage additional light manufacturing and or business opportunities that will increase economic growth in the Southeast Area.

Tax Incremental Financing (TIF)

Tax Incremental Financing (TIF) is a governmental finance tool that the City of Madison uses to provide funds to construct public infrastructure, promote development opportunities and expand the future tax base. TIF assistance in Madison is only used when the proposed development would not occur "but for" City assistance. The proposed development should be consistent with and reinforce all City plans and lead to the consolidation and redevelopment of underutilized properties.

City-Owned Sites with future Development Potential

This table below is not an exhaustive list, and does not include greenways, stormwater, Parks, and/or other Engineering owned parcels not suitable for redevelopment:

Sites Suitable for Potential Employment or Industrial uses

Site Name	Address	Size (square feet)	2025 Zoning
Fire Department Owned Site	3202 Dairy Drive	79,502	MC
Fire Department Owned Site	3218 Dairy Drive	76,418	IL
Fire Department Owned Site	3202 Agriculture Drive	172,544	SE
Southeast Business Park City owned land	5204 Graham Place	143,127	SE
Southeast Business Park City owned land	5250 Graham Place (north lot with trees)	295,843	SE
Southeast Business Park City owned land	5504 Fen Oak Drive (lot with trees)	109,759	SE
Southeast Business Park City owned land	2898 I 90-94-39 (skinny lot)	60,592	A
Southeast Business Park City owned land	5603 Fen Oak Drive	242,252	SE
Southeast Business Park City owned land	2825 Walton Commons	423,915	SE
Total Square Feet / Acreage	**1,603,952 sq ft / 36.82 acres**		

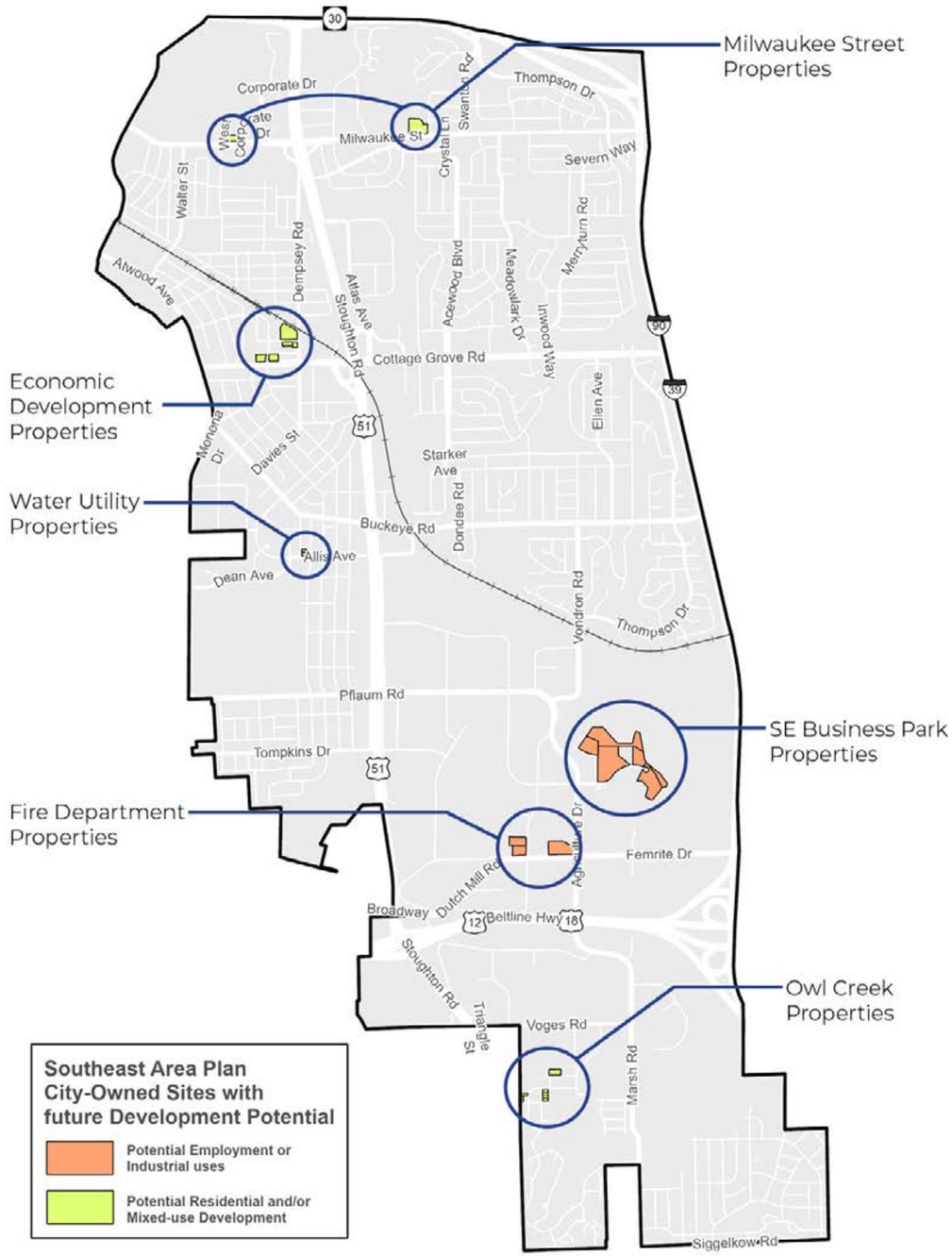
Continued on next page

Sites Suitable for Potential Residential and/or Mixed-use Development

Site Name	Address	Lot Size (square feet)	2025 Zoning
Karmenta / Family Shelter Site	4502 Milwaukee Street	144,201	CC-T
Water Utility Owned Site	4731 Shaffer Avenue	8,002	SR-C1
Water Utility Owned Site	4735 Shaffer Avenue	8,002	SR-C1
Water Utility Owned Site	4736 Spaanem Avenue	8,677	SR-C1
Former Metro Transit East Transfer Point	102 West Corporate Drive	56,507	CC-T
Owl Creek Residential Lot	5102 Horned Owl Drive	38,873	TR-C3
Owl Creek Residential Lot	5002 Meinders Road	9,975	TR-C3
Owl Creek Residential Lot	4201 Valor Way	9,239	TR-C3
Owl Creek Residential Lot	4209 Valor Way	8,568	TR-C3
Owl Creek Residential Lot	4217 Valor Way	8,581	TR-C3
Owl Creek Residential Lot	4225 Valor Way	9,326	TR-C3
Owl Creek Residential Lot	4234 Crested Owl Lane	10,738	TR-C3
Royster Mixed-use Site	526 Pinney Street	122,643	TE
Royster Mixed-use Site	551 Pinney Street	14,322	TE
Royster Mixed-use Site	533 Pinney Street	23,958	TE
Royster Mixed-use Site	501 Grand Oak Trail	37,444	TE
Royster Mixed-use Site	404 Cottage Grove Road	40,380	TR-U2
Total Square Feet / Acreage		**600,758 Sq Ft / 13.8 acres**	

Actions

1. Work with WisDOT to facilitate direct access from US-51/ S Stoughton Road corridor to Robertson Road, Helgesen Drive, Tompkins Drive and others to increase access and connectivity to jobs as well as retail irrespective of which design concept is ultimately chosen by the State.
2. Examine all City-owned land in the Southeast Area and consider how it could be redeveloped to meet economic and housing priorities for the City. (See table and maps)
   a. Southeast Business Park:
      i. Identify the developable area on these properties and ensure the lot configuration is a good fit for development.
      ii. Evaluate the existing restrictive property covenants to determine if they are still beneficial or are unnecessarily hampering potential employment growth.
   b. Review City-owned Fire Department properties along Femrite Drive and Dairy Drive to determine if they are needed for Fire Department operations or if they could be repositioned for employment-based development (3202 Dairy Drive, 3218 Dairy Drive, and 3202 Agriculture Drive).



c. Water Utility Owned Sites: Evaluate future needs of the Water Utility and consider potential affordable housing opportunities.

d. Milwaukee Street / Metro Transit Sites: Redevelopment into mixed-use and affordable housing to bolster emerging retail nodes on Milwaukee Street.

e. Owl Creek Neighborhood: Provide opportunities for affordable home-ownership.

3. Revitalize important commercial corridors, particularly Milwaukee Street, and identify opportunities to invest in small businesses and reduce empty storefronts either by providing assistance to existing properties through Small Cap TIF programs for business grants/loans and façade grants, or as part of new mixed-use redevelopment of key sites.
4. Explore the creation of a new Tax Incremental Finance District (TID) if there are adequate revenue-generating projects and if there are requests for TIF assistance that are consistent with City policy in areas shown on the Tax Incremental Districts Map to increase support programs such as the City's Small Cap TIF Business Loan Program.
5. Explore opportunities for the City to land bank for employment development

    a. Explore adding employment uses to the City's land banking policy to help reposition underutilized older industrial properties into modern light and heavy industrial space through City assistance.

    b. Dependent upon final WisDOT design for S Stoughton Road, evaluate the prospects for the City to land bank underutilized and vacant properties in the S Stoughton Road. corridor if business vacancies continue or increase, possibly in conjunction with creation of a new TID to redevelop into mixed-use and affordable housing.

Partnerships

A. Create a business association or partner with the Monona Eastside Business Alliance to develop a stronger sense of cohesion and identity within the business community.

    i. Work with Monona Eastside Business Alliance and support their efforts to recruit and/or retain small to medium-sized businesses whose services or products are unique to the local market.

    ii. Encourage local community partners to collaborate with Monona Eastside Business Alliance to gain visibility and connect with existing art organizations and resources.

B. To increase recognition with potential customers, work with various land/business owners to distinguish the different commercial and industrial business districts with gateway signage, public art, and landscaping.

    i. The Mixed-use retail and service business corridors generally include: Monona Drive, Milwaukee Street, Cottage Grove Road, Buckeye Road and Pflaum Road.

    ii. The main industrial areas generally include: Atlas Avenue, Helgesen/Dairy Drive area and Tradewinds Parkway.



Culture and Character

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a vibrant and creative city that values and builds upon its cultural and historic assets.
- Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole.

What We Heard

- There is an enthusiasm for places beyond home and work that promote connection, such as community centers, cultural gathering spaces and youth areas, sometimes referred to as "Third Spaces"
- Community members feel most welcome during school events, cultural gatherings and outdoor neighborhood activities
- There are a lot of arts related entrepreneurs in the area that could benefit from additional affordable art spaces and desire for an arts district
- There are many significant stories to be told and historic resources to be acknowledged about the Southeast Area that aren't well known.

The Southeast Area's culture and character come from its diverse communities, its history, and its unique landscape. What was once mostly farmland has grown into neighborhoods, connected by major routes such as Milwaukee Street and Highway 51. Today, this mix of homes, workplaces, parks, and natural corridors gives the area a personality that keeps changing and growing.

Residents expressed love for places like Pinney Library and the neighborhood parks, but they want more spots and events where people can come together. Guided by that feedback and by the City's goal of creating safe, welcoming spaces, the Plan focuses on building more opportunities to gather, celebrating the area's heritage, and designing public spaces where everyone feels welcome.

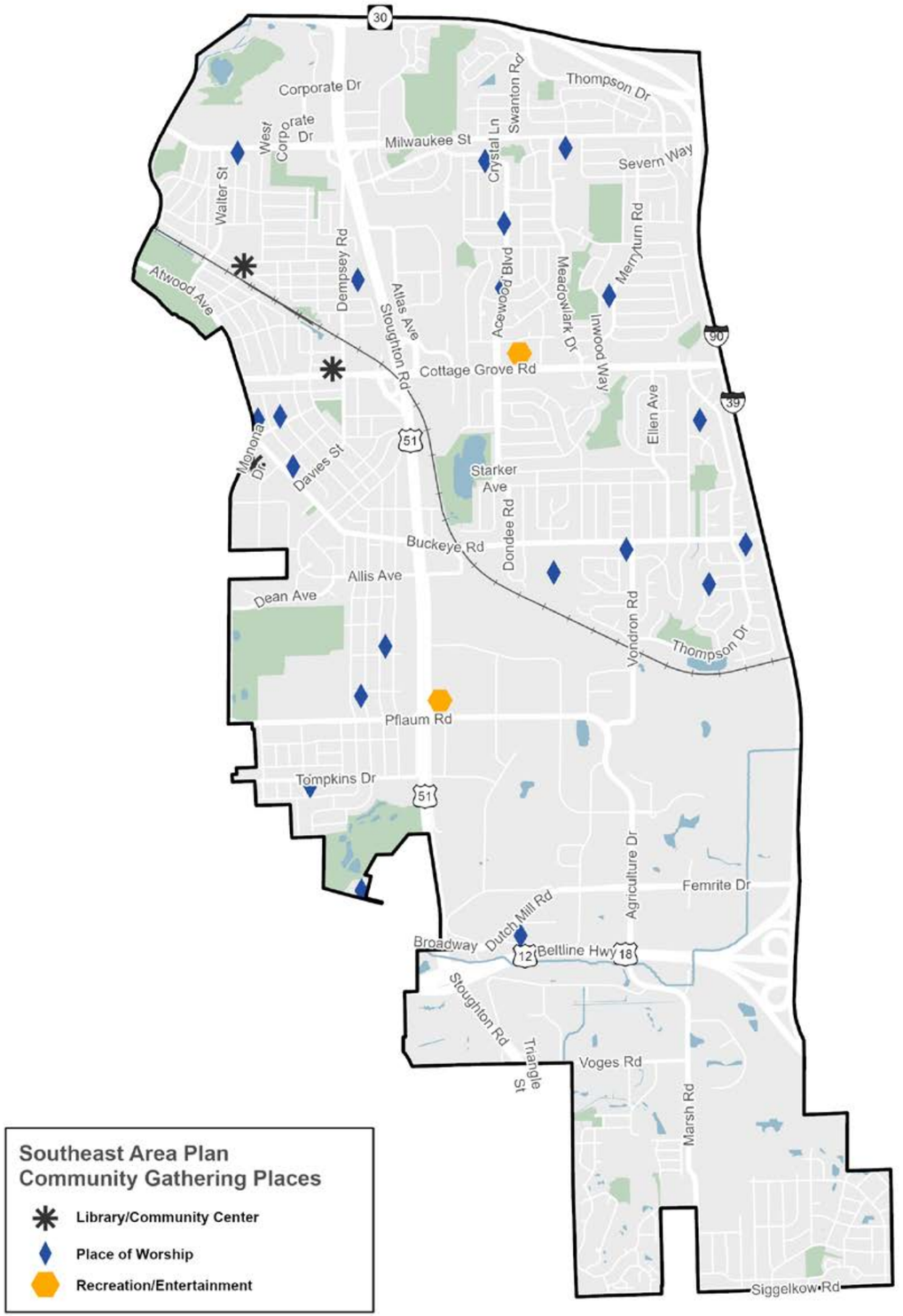
The Area's cultural assets play a big role in shaping neighborhood identity. These can be anything from churches and schools to local businesses, and community gathering places. The Area includes several art studios, music venues, and other creative spaces. ARTWORKING, AFGM Media Group & Studios, and Next Wave Studios are all examples of the creative and cultural energy found in the Southeast Area. Parks also serve as community hubs. At Hiestand Park, for example, regular disc golf tournaments and the neighborhood association's summer food truck event bring together people of all ages and backgrounds. Olbrich Park and Botanical Gardens are a Citywide destination on the easternmost edge of the Planning Area. The Botanical Gardens host many cultural and educational programs throughout the year and are free and open to the public.

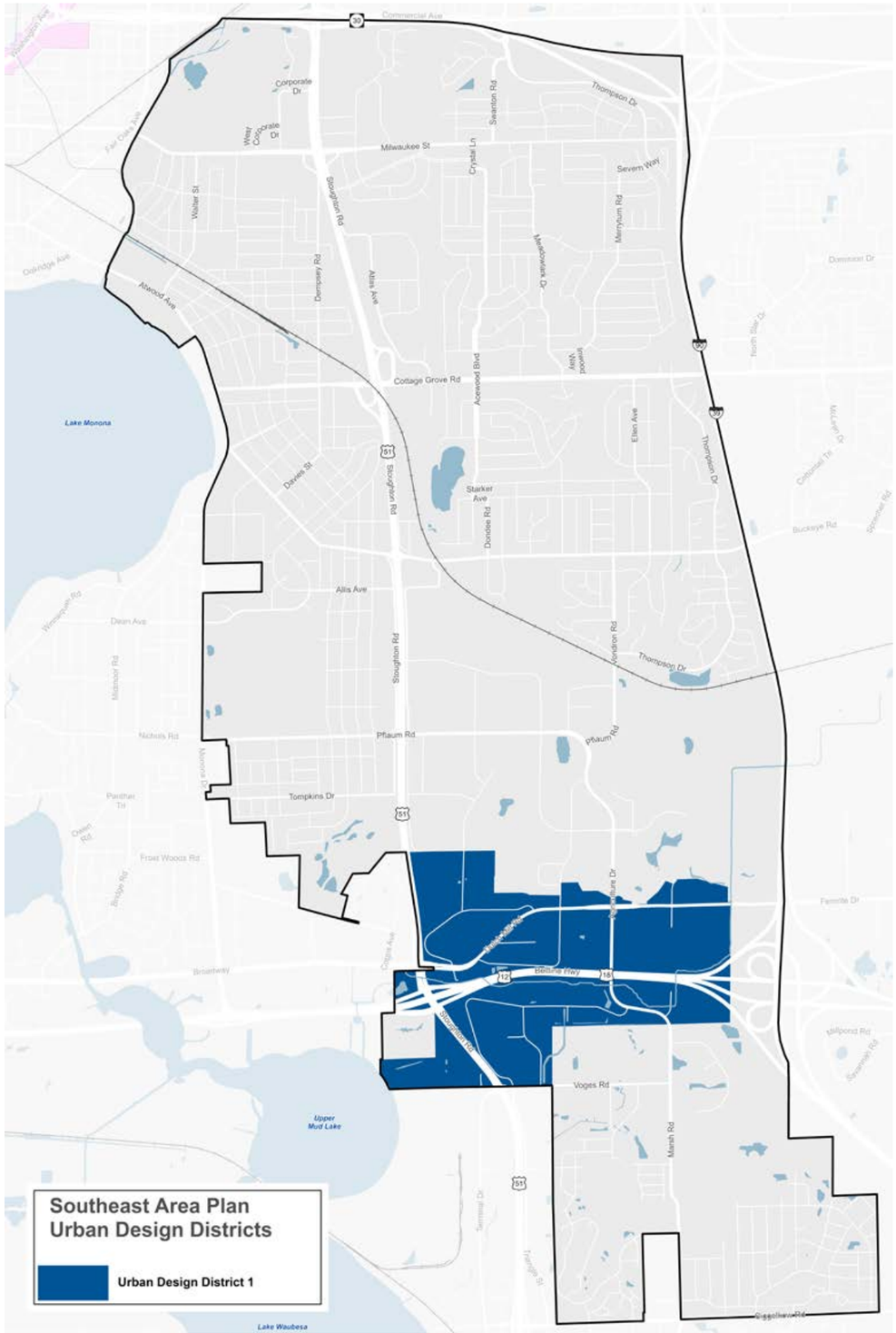
The Ho-Chunk Nation also recently developed their Madison Offices and Community Center located in the Tradewinds Parkway, just south of Hwy 12/18. This center will help to create a presence and gathering space to celebrate the indigenous history of Teejope.

Urban Design

Urban design plays a key role in creating vibrant places. The City's Urban Design Ordinance is one tool that helps ensure a high quality, well-designed built environment within certain areas of the city. Urban Design Districts (UDDs) establish requirements and guidelines for new development and additions to existing buildings. The requirements and guidelines generally address building design (height, setbacks, and stepbacks), quality and design of exterior materials and architectural detailing, lighting, and signage. They also address the design of private open space, landscaping, and screening.

There is one UDD in the Southeast Area. UDD #1 in the Southeast Area Plan boundary is generally southwest of the area of South Stoughton Road and Tompkins drive intersection. UDD #1 is characterized by commercial and employment development. UDD #1 also covers an area along John Nolen Drive that is located outside of the Southeast Area. The are several older Urban Design districts that were based upon vehicular gateways to the City. The area in UDD # 1, however, is not a walkable, pedestrian friendly area and may no





longer be consistent with the city's policy goals to emphasize urban design in walkable urban commercial activity centers.

Urban design remains important outside of established districts, especially for existing and planned walkable mixed-use areas, such as the "Commercial Core" areas established in the Land Use chapter. This plan recommends considering the removal of UDD #1 within the Southeast Area and instead consider urban design policy tools for use to shape the redevelopment of Commercial Core areas. Additionally, if the final approved design of S Stoughton Road includes a walkable urban boulevard, there may be a desire to designate parts of the street as Commercial Core to influence the redevelopment of the area to a walkable mixed-use activity center.

Historic Resources

The Southeast Area has deep roots. Long before Madison was a city, the Ho-Chunk Nation cared for and shaped this land, known as Teejop, since time immemorial. The area is rich with potentially significant archeological sites near Elvehjem School, in Hiestand Woods, and in the quarry off Beegs Road, among others. Several of these sites are mound locations which are culturally significant as sites of burials, ceremonies, and marking territory. These sites may require additional review and consultation with the Ho-Chunk Nation and Office of the State Archaeologist. The archaeological sites could also be eligible for local or Federal historic designation. The Ho-Chunk Nation has built a Madison Office and Community Center on Tradewinds Parkway. A further accounting of the significance of the Ho-Chunk and other historically underrepresented communities can be found in the City of Madison's Underrepresented Communities Historic Resource Survey.

There are several City of Madison designated landmarks and properties of historic interest as shown on the Historic Resources Map, see appendix. Properties listed in the National Register of Historic Places are potentially eligible for preservation tax credits for work on buildings, and burial sites are eligible for property tax exemptions. A full table of existing Local Landmarks and other properties of cultural and historic interest can be reviewed in the appendix of this plan.

In more recent history, the Area became home to some of the city's early industries, leaving behind many historic places and stories. Remembering and honoring this history, like the 1991 "Butter Fire" on Cottage Grove Road or the historic Hiestand/Toad Hill School on Milwaukee Street, helps connect residents to the past while we plan thoughtfully for the future. This Plan highlights several sites, buildings and stories that may have architectural, historical, archaeological, and/or cultural importance.

The Plan's actions seek to acknowledge and celebrate the culture and history of the area by making opportunities for community building and public art.

Feedback quotes:

- "We feel most welcome when there's music, food, and people celebrating together."
- "There are spaces, but they don't always feel like they're for us."
- I think Madison needs to support the arts more than they do. Artists desperately need affordable space they can work. It's what draws people to a fully formed city & keeps people from leaving.
- Southeast side needs more third spaces and neighborhood areas that are easy to get to
- Implementing Universal Design into housing and public buildings.

Removing Historical Racial Deed Restrictions

Many communities across the U.S., including in Wisconsin, carry the legacy of racially restrictive covenants ("deed restrictions") that historically barred people of certain races or ethnicities from owning or occupying property. While such restrictions are legally unenforceable today, their presence in property records remains a symbolic and practical barrier to heritage, equity and inclusion. For the Southeast Planning Area, there are several properties identified in Dane County's Prejudice in Places Project.

The project mapped the properties that contain these covenants. Property owners can see if their home is impacted and learn how to file a "Discharge and Release of Discriminatory Restriction" form to help work towards an inclusive and equitable future where all residents feel welcome.

Neighborhood Public Art



The Area has several art wrapped utility boxes in pedestrian activity centers. Left to right: Eloisa Callender, *Hostas*; Katherine Steichen Rosing, *Illumination*; Alice Traore, *Butterfly with Cowry Shells*



The City experimented with "Courtesy Medallions" along the Olbrich multi-use path that is part of the Lake Loop. Artist Daniella Echeverría's medallions incorporated words selected by students from Whitehorse Middle school to encourage people to watch out for others and keep the path clean.



In 2022, Olbrich Park hosted *How Lovely Are Thy Branches Labyrinth*, a 90-foot diameter interactive installation of discarded holiday trees made by Lillian Sizemore



One of several Sidewalk Poetry installations in the Glendale Neighborhood and along Atwood Avenue

Angela Trudell Vasquez, "Never More"

Current Initiatives

The following City programs, policies and initiatives are related to community feedback and illustrate existing city policies and local examples related to Culture and Character.

Public Art in the Southeast Area

The Madison Arts Commission (MAC) administers a number of programs supporting public art, such as Art in Public Places, Arts Grants, BLINK temporary art projects, and the Utility Box Program and the Percent for Art Programs. There are several public art installations in the Southeast Area and the potential for more to continue to tell the stories of neighborhoods and industry.

The Historic Preservation Plan was adopted in 2020 by the City of Madison to integrate historic preservation into policy, land use, zoning, and inclusive heritage recognition. Local historic districts and local landmarks are designated under Madison's historic preservation framework that protect areas and structures of historic and cultural significance.

- The Southeast Area includes several local Landmark buildings, and the area has many potentially significant cultural and archeological sites that could be nominated if there is resident interest. The Appendix has a full listing of known historic resources.

The Neighborhood Grant Program funds small community-led projects to beautify public spaces, build leadership capacity, and foster neighborhood gatherings.

- Many Southeast Neighborhoods have taken advantage of these grants to boost their capacity and create small but meaningful improvements. For example, Lake Edge Neighborhood built a quarry rock community gathering spot and hosted movies in the park. Hiestand hosted a food truck night, Glendale created a local history booklet, and Elvehjem hosted a 50th anniversary party among other events and projects.

"Third Spaces"—These spaces are called such because they are where people gather away from home or work, i.e. a third space.

- The Pinney Branch Library serves as the main community asset and gathering space in the Southeast Area. Additionally, the Historic Dean House hosts lectures, porch concerts and other free community events. In 2025, the Eastmorland Community Center broke ground on a new Community gathering and housing development on Hargrove Street. This plan provides actions to continue to work with Community partners to provide culturally relevant and welcoming third spaces for residents of the Southeast neighborhoods.

Actions

1. Consider desired urban design characteristics for commercial core areas as described in the Land Use Chapter of this Plan, and use zoning, the Urban Design Code revisions, and other policy and review tools to achieve the desired characteristics for these important walkable, community activity centers.
2. Evaluate the need for Urban Design District (UDD) #1 within the Southeast Area and consider its removal from the existing UDD #1 in its current location as part of the UDD Update.
3. Integrate exhibits and placemaking elements into public infrastructure projects and along gateway corridors and commercial core areas, including Sidewalk Poetry and Utility Box Art Wraps.
4. Buildings fronting Commercial Core areas shown on the GFLU Map should be set back the minimum distance required by zoning to create engaging and walkable street frontage.
5. Establish place-making that builds neighborhood identity through signage, landscaping, public art, and community storytelling projects.
    a. Possible locations include: pedestrian underpasses and overpasses of Hwy 30 and South Stoughton Road, locations impacted by the Butter Fire of 1991, Radar Hill in Hiestand Park, bus stops, water tower on Spaanem Avenue, along multiuse paths, and in parks.
6. Improve the Southeast Area's primary gateways at Hwy 30/S Stoughton Road and S Stoughton Road/Beltline Highway. Enhancements may include:
    a. Encourage and facilitate the design of higher-density buildings at these key intersections to enhance appearance and create a more pedestrian friendly environment.
    b. Consider Public Art opportunities as gateway elements.
    c. Coordinate with WisDOT to include visually appealing landscape and streetscape elements along S Stoughton Road.
7. Inform owners of properties of historic interest identified in this Plan of their potential eligibility for having their property listed in the National Register

Neighborhood Culture and Lore

The Southeast Side has long been part of the industrial heart of the City. Part of that history has left behind stories that have become part of the culture of the east side.

Central Storage Warehouse Butter Fire of 1991



Madison Fire Department

In the Spring of 1991, fire broke out at a warehouse holding 20 million pounds of cheese and butter. Over 3000 neighboring residents were evacuated, and the Madison Fire Department worked tirelessly to contain the largest fire in City history, as a river of melted cheese and butter flooded Cottage Grove Road, miring ladder trucks hip deep in grease.

Royster Clark Fertilizer Plant

Formerly the F.S. Royster Guano Co. produced fertilizer on the corner of Dempsey and Cottage Grove Roads for over 50 years. The area has been redeveloped into a new neighborhood with a re-imagined Pinney Branch Library. The new story of Royster Corner continues as redevelopment of the 12-acre site continues.

ESBMA Festival (East Side Businessman's Association—now East Side Club)

Located on the former Voit Field farm off Milwaukee Street, the Festival was held annually from 1923–1993. The festival drew tens of thousands of families daily and showcased businesses and organizations from the east side of Madison. The Voit farm is being redeveloped into a new complete neighborhood.

Radar Hill Sledding at Hiestand Park

Radar Hill gets its name from the "Truax Communications Facility Annex" which was used by the US Air Force. Surplused in 1972, the City of Madison turned the area into what is now known as Hiestand Park and Conservation woods. The term "Radar Hill" is still the local nickname for this impressive sledding hill.

Focus on the Dairy Industry

The rich and fertile farmland of Dane County, combined with the skills of local immigrants led to be a significant Dairy industry that impacts the Southeast side still today. BouMatic, with headquarters on S Stoughton Road, has been an internationally recognized business leading in innovation and manufacturing of milking equipment for over 85 years.

of Historic Places and/or as a Madison Landmark, and the benefits of those designations. See Historic Resources Map.

Partnerships

A. Support community-led events that bring residents together by partnering with local businesses and community organizations such as food cart events, summer concert series, farmers markets, and community gardens.

B. Due to the lack of community gathering spaces ("Third Spaces"), encourage local community partners such as the YMCA, MSCR, and neighborhood organizations to consider placemaking and programming opportunities to increase the number gathering spaces in the Area. This should focus on:

   i. Increasing community connectedness and cohesion between people of different ethnic, age, and cultural backgrounds.
   ii. Utilizing public places and parks in areas with existing gathering spaces such as Hiestand Park, Honeysuckle Park, and Owl Creek Park.
   iii. Youth engagement.

C. Encourage property owners to release historical racial deed restrictions from their property. (See sidebar with info about removing them)

Green and Resilient

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a leader in stewardship of our land, air, and water resources.
- Madison will have a model park and open space system that preserves our significant natural features and offers spaces for recreation and bringing residents together.

What We Heard

- Urban green spaces and parks are valuable for wildlife and offer outdoor recreational activities
- Updated and revitalized park facilities including more amenities and activities
- Better visually and physically accessible park entrances and paths.
- Stormwater management improvements in the Hiestand Neighborhood.
- Increased tree canopy in industrial and employment areas that lack any canopy cover and along a redesigned S Stoughton Road.
- Community Gardens and other resilient open space activities and opportunities in parks and underutilized green spaces

The Southeast Area's variety of parks and greenspace provide residents with many opportunities to participate in a wide range of active and passive outdoor activities. This includes basketball to birdwatching and hiking through conservation areas at Heritage Heights and Hiestand Conservation area. Olbrich Park and Olbrich Botanical Gardens, which are on the edge of the area, attract residents from across the city and region.

This chapter centers on the elements of a green and resilient city, including parks, tree canopy, and stormwater management. While other sustainability measures, like renewable energy and energy efficient buildings, also have a major role to play in a green and resilient city, they are more effectively addressed on a citywide basis through the Comprehensive Plan and Sustainability Plan. This Plan focuses only on those elements that are specific to the Southeast Area.

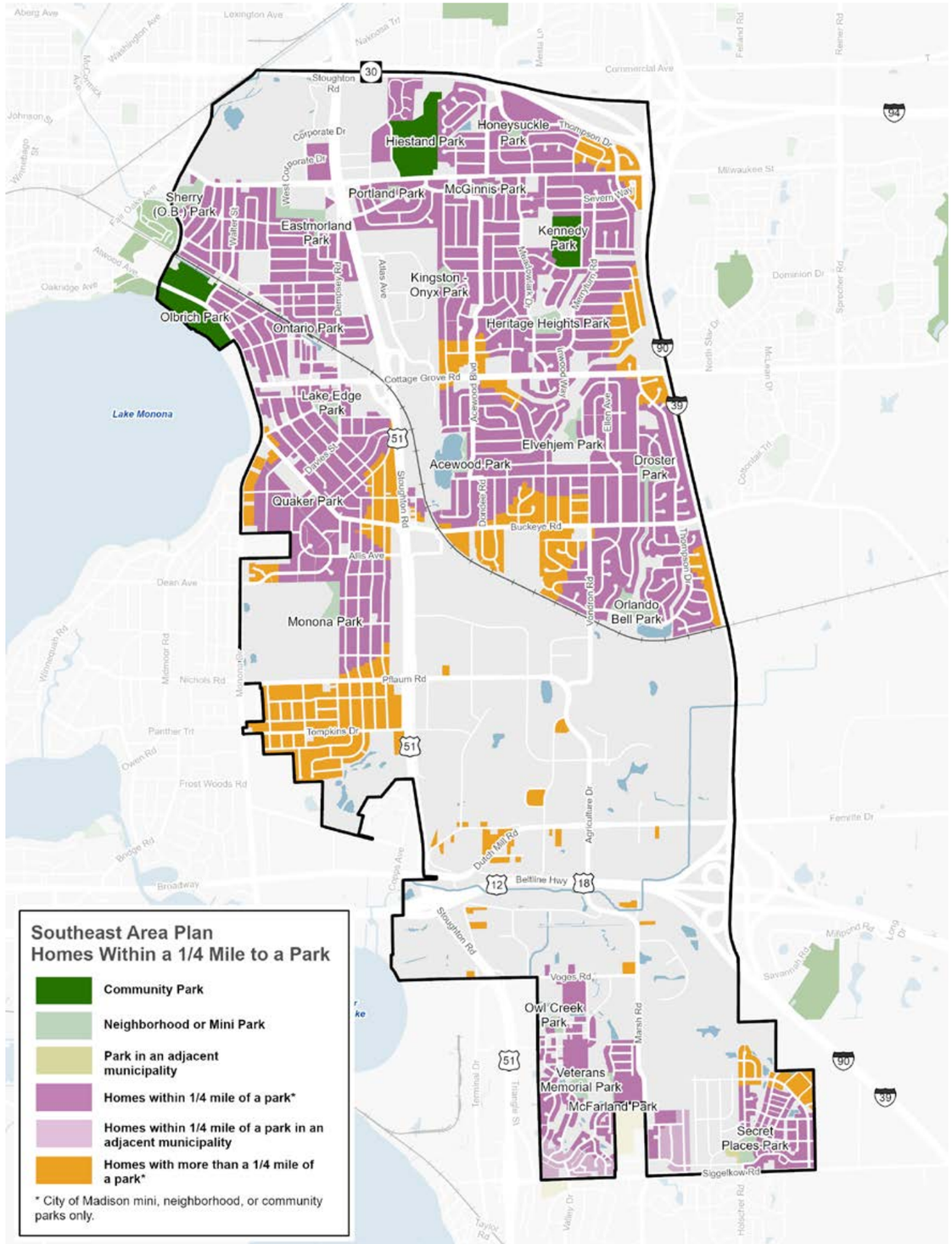
Parks and Greenways



Owl Creek Park

Overall, the Southeast Area has an excellent system of parks, with a total of 434 acres in 30 parks. There are approximately 17 acres of parkland per 1,000 residents, compared to the citywide ratio of 19.8 acres per 1,000 residents. 81% of households are within a ¼ mile of a city-owned community, neighborhood, or mini park. The area's two other specialty open spaces, Olbrich Botanical Gardens and Monona Golf Course, add another 102 acres of open space. There are also some neighborhoods that benefit from public open spaces owned by adjacent municipalities. Analysis shows that almost the entirety of the Glendale Neighborhood would benefit from additional park space.

While the variety of amenities in the area's parks are appreciated by residents, continued investments will need to be made to keep up with a growing population and changing preferences of residents. For example, Olbrich Park's Biergarten, and adjacent paddleboarding rental, has become a draw for people



across the Southeast and City as a whole, but improved facilities could bolster and improve these activities. Olbrich Park events along with larger crowds for Olbrich Botanical Gardens events have put a lot of pressure on the parking facilities in Olbrich Park. Olbrich Botanical Gardens began their own master planning process in 2026 that will help bring clarity to facilities management and activity priorities which will inform the needs of the larger Community Park. Recent bike infrastructure improvements along Atwood Avenue aim to keep Olbrich Park more accessible for those who arrive by other modes of transportation, but other strategies, such as strengthening people's awareness of multi-use paths and public transit and considering time-limited parking management strategies may be necessary to keep the park accessible. The Boat Launch facilities are also heavily used and may need dredging to ensure recreational access via Starkweather Creek.

Public-private partnerships, like those with the Biergarten and Paddling rental, could be expanded and explored to bring placemaking and activities to other larger community parks in the Southeast Area, or parks in neighborhoods like Secret Places that are more isolated from larger Community Parks. Community Park amenities like those found in other City parks can attract residents from across the area. Mini and Neighborhood Parks tend to focus on serving the immediately surrounding neighborhoods, but they can also feature unique recreational opportunities.

The City's 2025–2030 Park & Open Space Plan (POSP) outlines how Madison will manage, invest in, and expand its parks and open spaces over the next five years. The POSP provides a framework for updating mini and neighborhood sized Park Development Plans, as well as Master Plans for larger community parks. The Parks Division will be completing the park development plans for all mini and neighborhood parks within the Southeast area in 2026. Updates to master plans for community parks are expected over the next decade.

The Area has about 422 acres of greenways. While greenways are primarily for stormwater management, they also provide significant wildlife habitat and tree canopy in some locations. The Engineering Division is currently studying the Starkweather Creek and Pennito Creek watersheds. The results of these studies will inform greenway and stormwater management projects to address runoff from more intense storms due to climate change.

Resident and stakeholder input along with mapping data matched up to emphasize the need for better park accessibility and utilization. Additionally, ongoing studies for the S Stoughton Road redesign and watershed will likely illustrate even more open space expansion and improvement opportunities.

Types of Parks

A **mini park** is a small park (generally < 5 acres) with limited recreational amenities that serves the immediate surrounding area.

A **neighborhood park** is generally 5+ acres and serves as the recreational focus of the neighborhood, with more recreational amenities than a mini park.

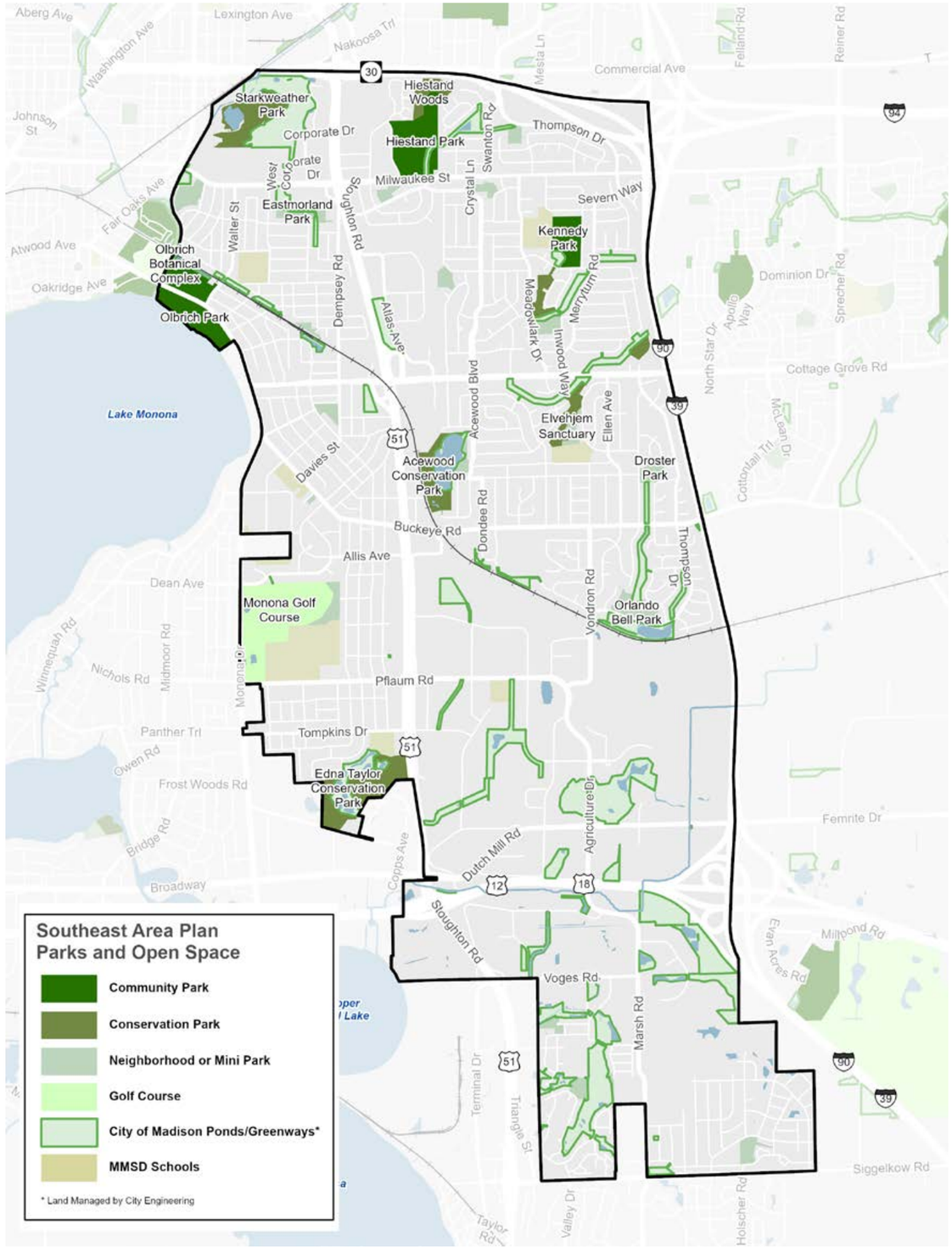
A **community park** is usually 20+ acres that is designed to serve/attract residents from beyond the surrounding neighborhood.

A **conservation park** is primarily managed to preserve Madison's native landscapes, plants, and animal populations for the careful use and enjoyment of visitors.

Type of Park	# of Parks	Acres in Southeast Area
Mini Parks	7	15.4
Neighborhood Parks	13	89.9
Community Parks	3	159
Conservation Parks	7	169.86
Total	**30**	**434.16**

Other Open Spaces		Acres in Southeast Area
Monona Golf Course	1	85.41
Olbrich Botanical Garden	1	16.38
Total Other	**2**	**101.79**

Source: Madison Parks Division



Trees and Canopy Coverage

Trees are one of the most beneficial tools to reduce heat islands and make neighborhoods and activity centers more walkable. The Southeast Area has about 22% tree canopy coverage, with excellent tree canopy coverage in most residential areas. However, there is a significant lack of trees and canopy coverage in commercial and employment areas along S Stoughton Road / US 51 and south of Buckeye Road. There is also a significant lack of trees along the Cottage Grove Road and Milwaukee Street commercial corridors. These commercial corridors could greatly benefit from additional trees adjacent to sidewalks to make the areas more hospitable to pedestrians, bicyclists and transit riders.



Agriculture Drive at Femrite Drive

Southeast Area parks and greenways—especially conservation parks like Hiestand and Heritage Heights—play a strong role in the area's tree canopy, but ultimately City terrace trees and canopy on private property play a larger role. The City does not regulate trees on single-family or duplex lots but does require landscaping plans for multi-family and commercial development. Current landscaping requirements for commercial development are more stringent than when most of the Southeast Area originally developed. The requirements should result in more canopy on private property over the long term as properties, some of which have substantial surface parking lots, are redeveloped. Maintaining terrace trees is a citywide effort, but over the long term there will be an opportunity to add more terrace trees in the Area as properties are redeveloped and the planned street network is implemented.

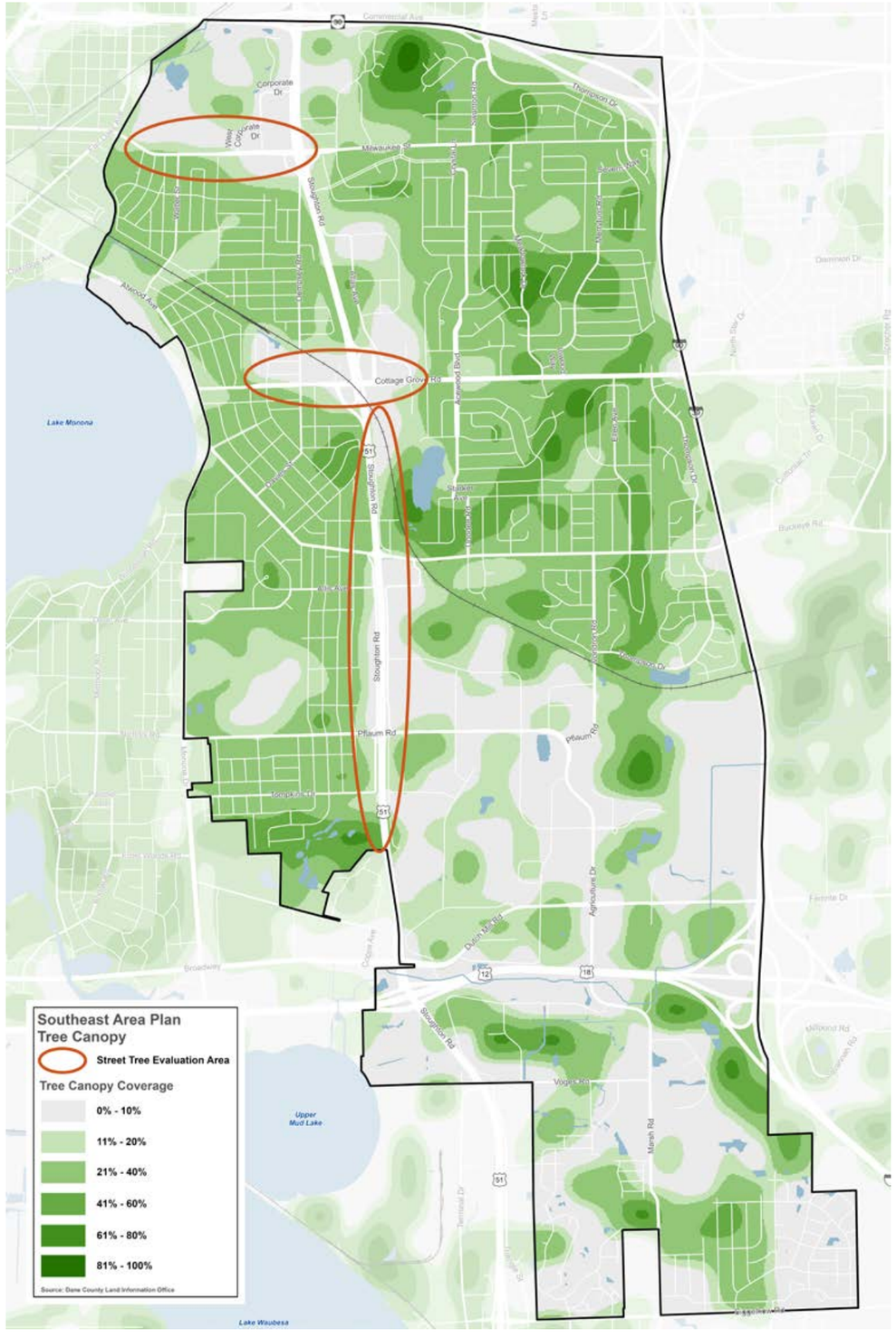
Stormwater Management and Flood Reduction

Trees, parking, and greenspace all have an impact on stormwater management to help prevent flooding, which continues to be a concern within the Area. The City increased stormwater management requirements in 2020 for both new development and redevelopment. The Starkweather Creek and Pennito Creek Watershed Studies will help prioritize the most effective stormwater management improvements. With so much of the area developed as single-family housing, homeowners can also help improve water quality and decrease flooding in small events by implementing green infrastructure projects like rain gardens, rain barrels and other easy methods to reduce and delay water run-off on their own properties.



Greenway near Milo Lane

The City's increased stormwater management requirements, combined with recommendations to improve stormwater management in completed watershed plans, will help improve surface water quality.





Eastmorland Community Garden

Urban Agriculture

There are several community gardens in the Area, such as the Allis School Heritage Garden on Buckeye Road and the Madison School Farm on Sudbury Way. Community gardens on City-owned land, such as the Eastmorland Gardens on Hargrove Street are managed through community group partnerships with the City agencies responsible for the land. The Parks Division contracts with Rooted, a local non-profit, to coordinate requests for additional community garden spaces, but does not manage community gardens. Once Rooted determines there is enough demand for new garden spaces, it works with the City agencies overseeing public land in the area to identify appropriate locations.

Sustainability Plan

The City's Sustainability Plan provides a framework for advancing resilient, equitable, and environmentally responsible growth. Its high-level goals include supporting compact development, reducing emissions through sustainable transportation, protecting natural resources, and expanding green infrastructure. The Southeast Area Plan's actions support these goals with a focus on walkable mixed-use centers, diverse housing options, as well as connected parks and open spaces.

Actions

1. Implement the recommendations of the adopted 2025-2030 Park & Open Space Plan by providing amenities such as biking facilities, pickleball, volleyball, soccer, futsal, and other field sports where appropriate. Specific locations for the future improvements shall be determined by using an area-wide approach to best serve the needs of residents and ensure an equitable distribution of amenities.
2. Complete and implement the Park Development Plans for the 20 existing mini and neighborhood parks within the planning area to enhance recreation opportunities in Southeast Area Parks.
3. Complete and implement the Park Development Plan for the newly expanded Starkweather Park to serve new residents of the Starkweather Plat.
4. Address general park land deficiency in the area bounded by Monona Drive, Pflaum Road, Highway 51, and Edna Taylor Conservation Park by acquiring properties for park land or exploring partnerships to provide publicly available park amenities.
5. Provide greater park access by developing safe routes through neighborhoods to parks, with the goal that all residents live within a 10 minute walk of a park.
6. Address the deficiency in park space in the Glendale Neighborhood near Henderson Elementary School by exploring partnerships with MMSD, acquiring properties, or creating a play area within the northern portion of Edna Taylor Park.
7. Develop an updated Master Plan for Hiestand Park that addresses the current and future needs of the surrounding community and park visitors.
8. Implement the Olbrich Park – North Parcel Park Development Plan.
9. Implement development in Olbrich Park identified in the Parks Division's 2026 Capital Improvement Plan. Development includes replacement of the existing beach house (Olbrich Biergarten) and associated amenities such as parking and courts.
10. Complete and implement the recommendations of the Olbrich Botanical Gardens Comprehensive Plan in partnership with the Olbrich Botanical Society.
11. Evaluate improvement options at Monona golf course to continue to provide a unique and affordable user experience.

Partnerships

A. Work with public and private organizations to develop recreational programs within existing parks or school playgrounds for area seniors and youth. Encourage neighborhood organizations to help activate open spaces through Parks Division approved programming and placemaking events, such as a labyrinth in McGinnis Park, food truck events, and other neighborhood led initiatives
B. Explore burying overhead wires with utility companies during street reconstructions on segments of Milwaukee Street and Cottage Grove Road to facilitate larger street trees.
C. Partner with neighborhood organizations to increase rain gardens.
D. Encourage the creation of community gardens in or near Honeysuckle Park.

Effective Government

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will have efficient and reliable public utilities, facilities, and services that support all residents.
- Madison will collaborate with other governmental and non-governmental entities to improve efficiency and achieve shared goals.

Most of the Southeast Area has been developed. The latest large development being the Secret Places Neighborhood in the 2010s. With that has come the full complement of City services, such as police and fire protection, utilities, parks, waste management, snow removal, and libraries. The City will continue to provide a full range of services to all neighborhoods, while optimizing where community facilities are located in the Southeast and surrounding areas. Optimization is needed to balance provision of services with the long-term costs to operate facilities and the growing and changing population of the Southeast Area.

Maximizing the efficient provision of facilities and services can be achieved through careful coordination among City agencies and with other municipalities. An example of this coordination is the City of Madison Fire Department providing service to the Town of Blooming Grove. Such cooperation can help avoid costly duplication of services. A further important focus is to provide customers, especially underrepresented populations, with the tools to effectively gain access to Madison's services and resources.



Well #9

What We Heard

- Have a smooth transition of municipal services when the final attachment of the Town of Blooming Grove occurs in 2027.
- Concerns about school capacity and overcrowding, particularly at Kennedy Elementary.
- Work with Monona to connect bike paths and bus routes.

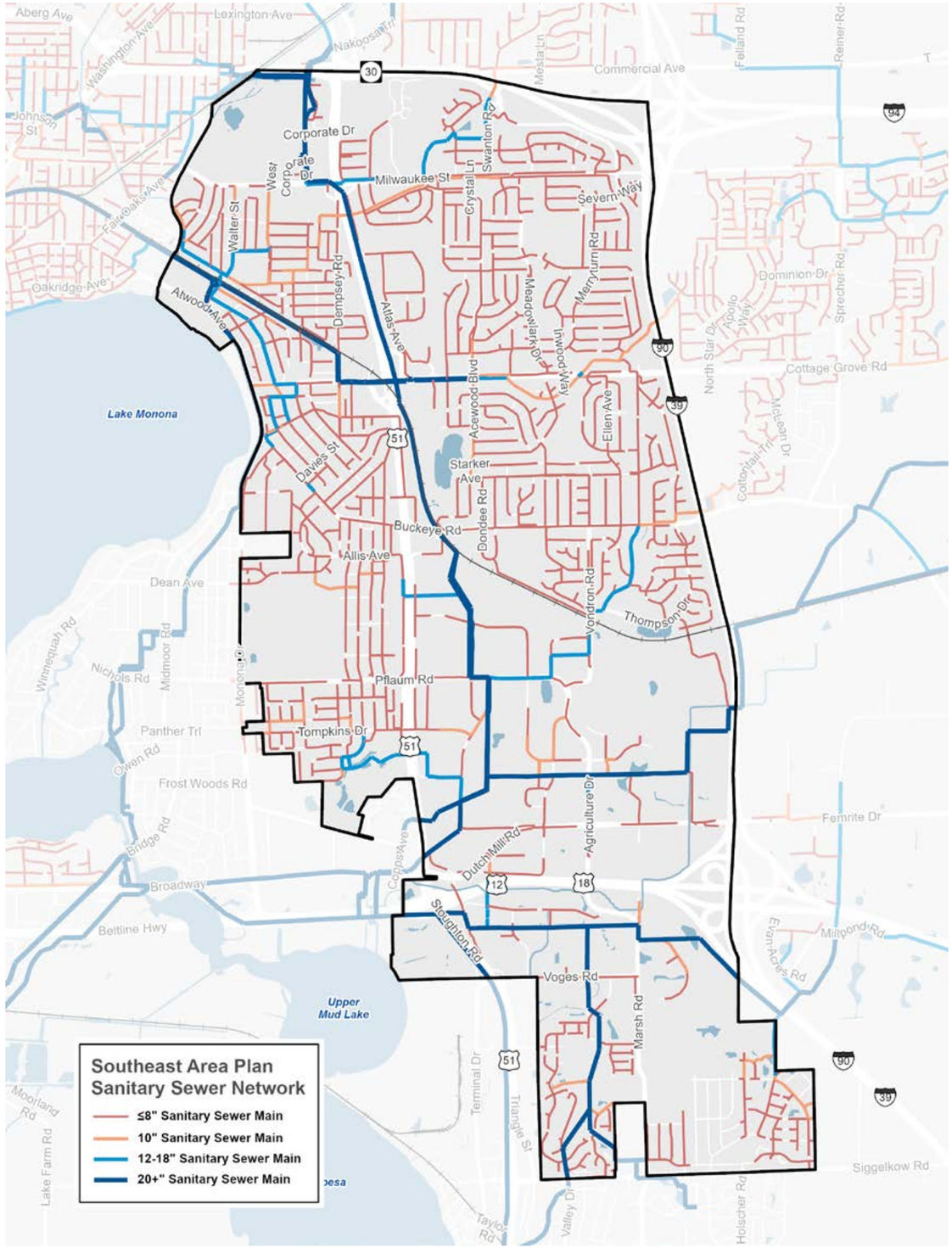
Water

The Madison Water Utility works to ensure safe access to drinking water through wells, reservoirs, pump stations, and a network of underground pipes. The Southeast Area's drinking water comes from Wells 9 and 31. Well #9 serves the southeast area from Hwy 30 south to the US 12/18 Beltline Highway. South of the Beltline, residents and business are served by Well #31.

The Southeast Area has several historical sources of groundwater contamination, according to the Wisconsin Department of Natural Resources' Remediation and Redevelopment Database. The highest number of cases are associated with gas station and auto repair businesses that have been remediated and closed along Highway 51 and in light industrial areas.

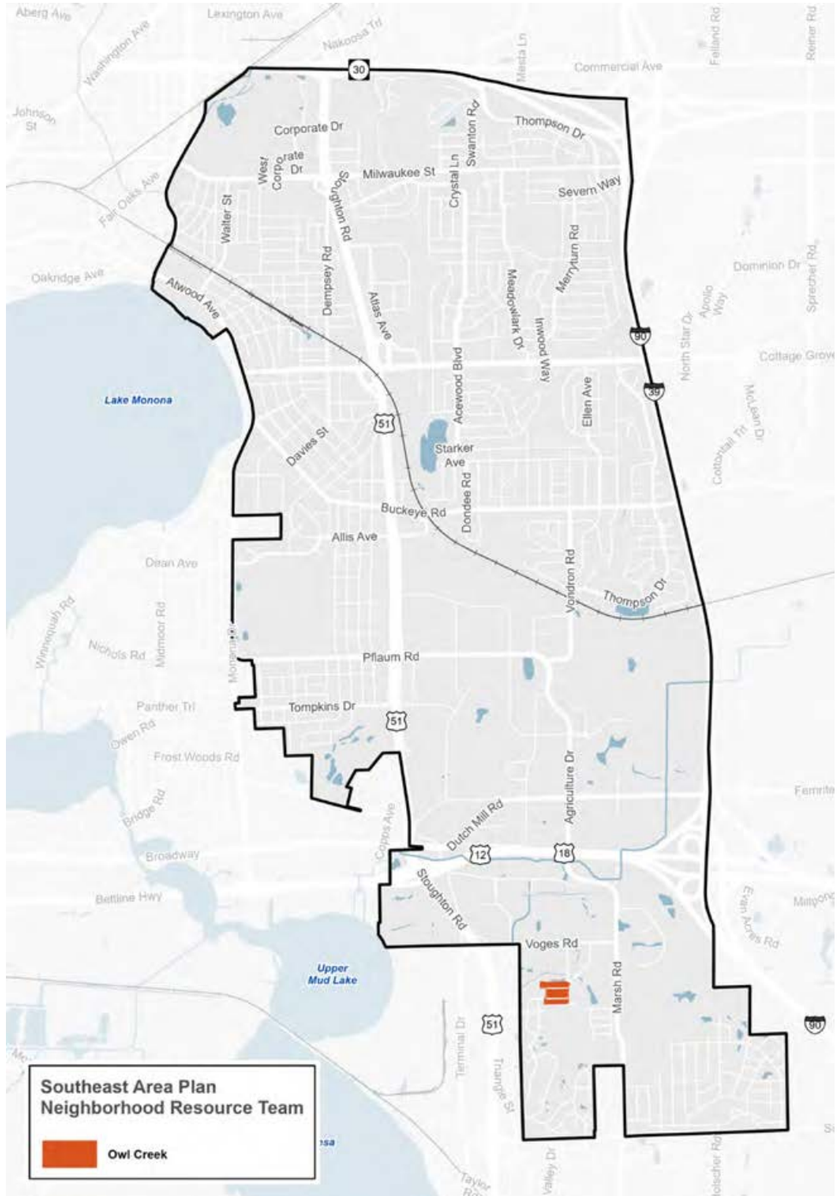
Sanitary Sewer

Residential development typically uses more water and therefore creates increased flows in sanitary sewer mains. In some cases, this can require upsizing sanitary sewer mains to accommodate redevelopment (see Sanitary Sewer Network Map). Upsizing of sanitary sewer mains is most likely needed for properties served by eight-inch diameter mains, which are generally the City's smallest diameter mains. Whenever possible, these water and sewer upgrades should be coordinated with road construction projects to reduce costs and minimize disruption. Additional adjustments to services will likely be needed in the future as the Southeast Area, and the city, continue to grow.



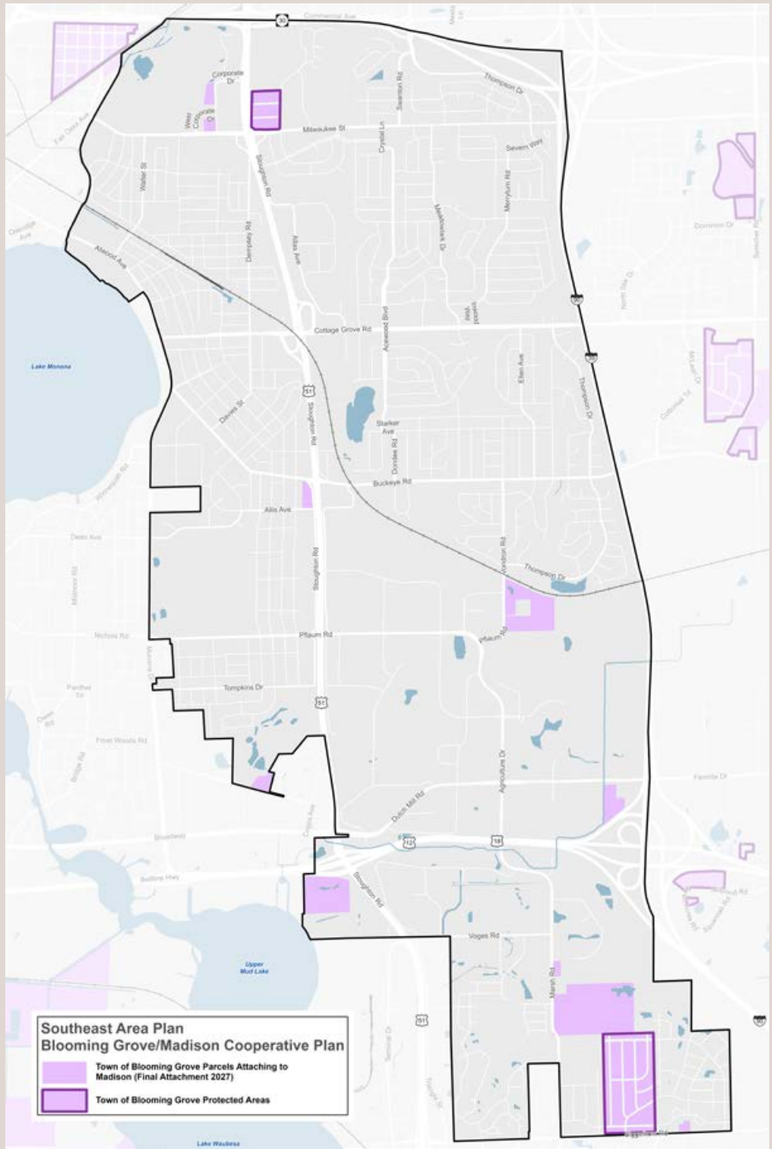
Neighborhood Resource Teams

Neighborhood Resource Teams (NRTs) play an important role in the City's efforts to improve and coordinate local government services, promote equity, and improve quality of life. There is one NRT area within the Southeast Area: Owl Creek (see the NRTs map). NRTs are made up of City staff who work together with a range of local service providers and other community-based organizations to understand the needs, issues, and priorities of people living in areas with NRTs.



Town of Blooming Grove, City of Madison Cooperative Plan

- Town of Blooming Grove dissolves October 31, 2027. Properties will attach to the City of Madison. See Intergovernmental Boundary Agreements Map for lands attaching to Madison.
- Town properties can attach to Madison prior to October 31, 2027, if requested by the property owner and approved by the City.
- Specific Town properties are protected from early attachment until 2027 to maintain tax base for the Town unless approved by the Town. See Intergovernmental Agreement Map.
- The Wingra Quarry, QRS property east of Wingra Quarry, and April Hills Subdivision which are slated to attach to the City of Madison are not in the Central Urban Service Area (CUSA). These properties cannot connect to public utilities until the properties are added to the CUSA.



Actions

1. Review sanitary sewer capacity needs related to anticipated development/ redevelopment and pair capacity upgrades with road construction projects where possible.
2. Amend the Central Urban Service Area to include properties not currently in the Central Urban Service Area (April Hill subdivision, Wingra Quarry property, and QRS property).

Partnerships

A. Work with the applicable school districts to address pedestrian, bicycle, and traffic safety issues around schools when street repaving, reconstruction, or other changes to the right-of-way are being considered. Improvements may include things like signage, increasing crosswalk visibility, modifying traffic patterns, increasing nearby sidewalk connectivity, and implementing safe all-ages-and-abilities bicycle connections.

B. Coordinate with the City of Monona to consider small adjustments to the municipal boundary along Monona Drive and Femrite Drive.

C. Work with the Village of McFarland to develop an intergovernmental agreement regarding municipal boundaries and development along shared boundaries.

Health and Safety

Health and Safety

A healthy and safe community is one where people can feel safe, welcome, and have equitable health outcomes. Streets, parks, homes, and public spaces affect our health and sense of safety. Residents in the Southeast Area shared that safety means well-lit streets, sidewalks and crosswalks that make walking easier, good public transit, and parks that are cared for and active. Residents also talked about wanting clean air, less traffic noise, and fewer flooding problems. Data shows that there are several areas that act as "heat islands." These heat islands are caused by heat-absorbing concrete, impermeable surfaces like roofs, reduced tree canopy, and can be several degrees hotter than surrounding areas. These everyday issues affect how comfortable, connected, and healthy people feel in their community.

The Southeast Area is relatively safe compared to the city. According to Neighborhood Indicators Project (NIP) 2024 data, the Area holds 11% of the City's population yet has 8% of property related offenses, which includes thefts, burglary, stolen vehicles and other such offenses. The Area also had 9% of the City's crimes against people and 6% crimes against society (which include narcotics, liquor law violations, gambling, weapons violations, and prostitution). The Area also had 8% of citywide crashes, 10% of emergency medical services calls, and 8% of calls for Fire service. Regarding several health metrics, the Area is comparable to the rest of the city. About 8% of births were pre-term, and 20% received less than adequate prenatal care. For property maintenance and zoning violations, the Area made up about 12% of reported citywide violations, which was higher than various other parts of the City.

Public Safety—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Calls for Service: Community Safety and Disorder	741	6.2%	12,010	100%
Verified Offenses: Person	258	9.0%	2,879	100%
Verified Offenses: Property	681	7.8%	8,735	100%
Verified Offenses: Society	978	6.5%	15,051	100%
Crashes	199	8.0%	2,482	100%
EMS	2,640	10.0%	26,334	100%
Fire	1,266	8.0%	15,919	100%

Source: Madison Police Department

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a place where all residents have equitable health outcomes.
- Madison will be a place where residents and visitors are safe at home and feel welcome in the community.

What We Heard

1. "I don't feel safe letting my kids walk to school—it's too dark and people speed."—nINA Collective
2. There have been pockets of gun violence and stolen cars in the North Thompson Drive area.
3. Activities for teenagers are lacking in the Southeast Area.
4. Consider cooling center expansion in areas with heat vulnerability—nINA Collective

Madison Neighborhood Indicators Project

The Neighborhood Indicators Project (NIP) provides geographically detailed data for over 50 measures within seven topic areas. This includes measures such as total population, number of dwelling units, subsidized rental units, and high mobility students. It is supported by local, state and federal data sources. NIP is a valuable tool that provides data that can help identify vulnerable communities that would benefit most from community support and resources. The NIP is a City partnership with UW–Madison's Applied Population Lab.

Education—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Economically Disadvantaged Students (%)		53.9%		50.0%
Economically Disadvantaged Students (count)	1,253	12.4%	10,143	100%
High Mobility Students (%)		5.8%		7.0%
High Mobility Students (count)	102	9.8%	1,038	100%
Limited English Proficiency (%)		0.0%		3.0%
Limited English Proficiency (Count)	27	0.8%	3,352	100%

Source: Madison Metropolitan School District and ACS table C16002 2019–2023 5-Year ACS

Health—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Infant Health: Pre-Term Births (%)		8.1%	9.0%	
Infant Health: Pre-Term Births (count)	76	10.8%	704	100%
Prenatal Care: Less than Adequate (%)		19.5%	17.4%	
Prenatal Care: Less than Adequate (count)	182	13.3%	1,366	100%

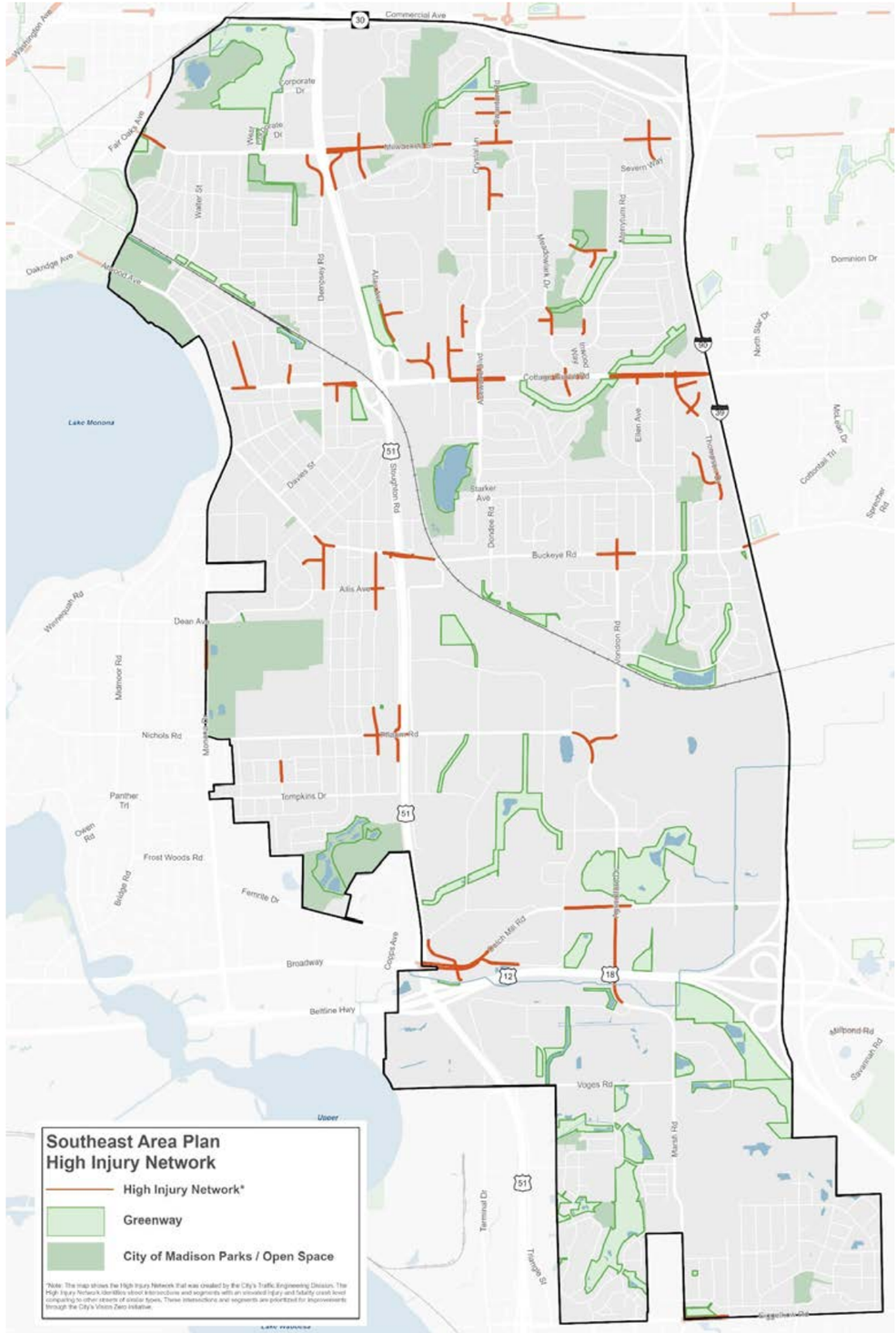
Sources: Public Health Madison & Dane County; Wisconsin Department of Health Services

Code Violations—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Community Pride Violation	199	12.0%	1,657	100%

Sources: Building Inspection

The following recommendations support health and safety for residents, with a focus on physical changes. Implementation of these initiatives will help improve health and safety in the Area through things like neighborhood friendly infrastructure and street design, building safe public spaces by providing buffers and greenspaces that separate public areas from transportation corridors, providing protected on-street facilities for vulnerable users in street design, and focusing on All Ages and Abilities facilities when possible, while encouraging human centered transportation design such as slow streets and shared streets, and closing gaps in the pedestrian and bicycle network. There was also a consideration that City partners could help pursue potential cooling centers to help vulnerable residents during more frequent heat wave events. Health and Safety initiatives aim to provide equitable outcomes for residents.



Current Initiatives

Keeping neighborhoods safe and healthy takes teamwork. Across Madison and Dane County, community groups, public health partners, and city agencies are working together to reduce violence and make sure people feel supported where they live, work, and gather.

PHMDC's "A Roadmap to Reducing Violence" brings local organizations and government partners together to coordinate efforts across Dane County. Five workgroups focus on the plan's main goals and help align resources and strategies.

PHMDC's 2023 Community Health Assessment (CHA) helped set priorities for the 2022–2024 Community Health Improvement Plan (CHIP). Building on this work, public health staff increased outreach in the Southeast Area by visiting apartment communities, partnering with neighborhood organizations, hosting listening sessions, and following up on residents' safety concerns.

The City's Community Alternative Response Emergency Services (CARES) program now serves the entire city, responding to non-violent behavioral health emergencies with trained crisis workers instead of law enforcement when appropriate.

Madison Police have increased their presence in local parks and community spaces by participating in community events, checking in with residents, and strengthening relationships to support safer, more welcoming neighborhoods.

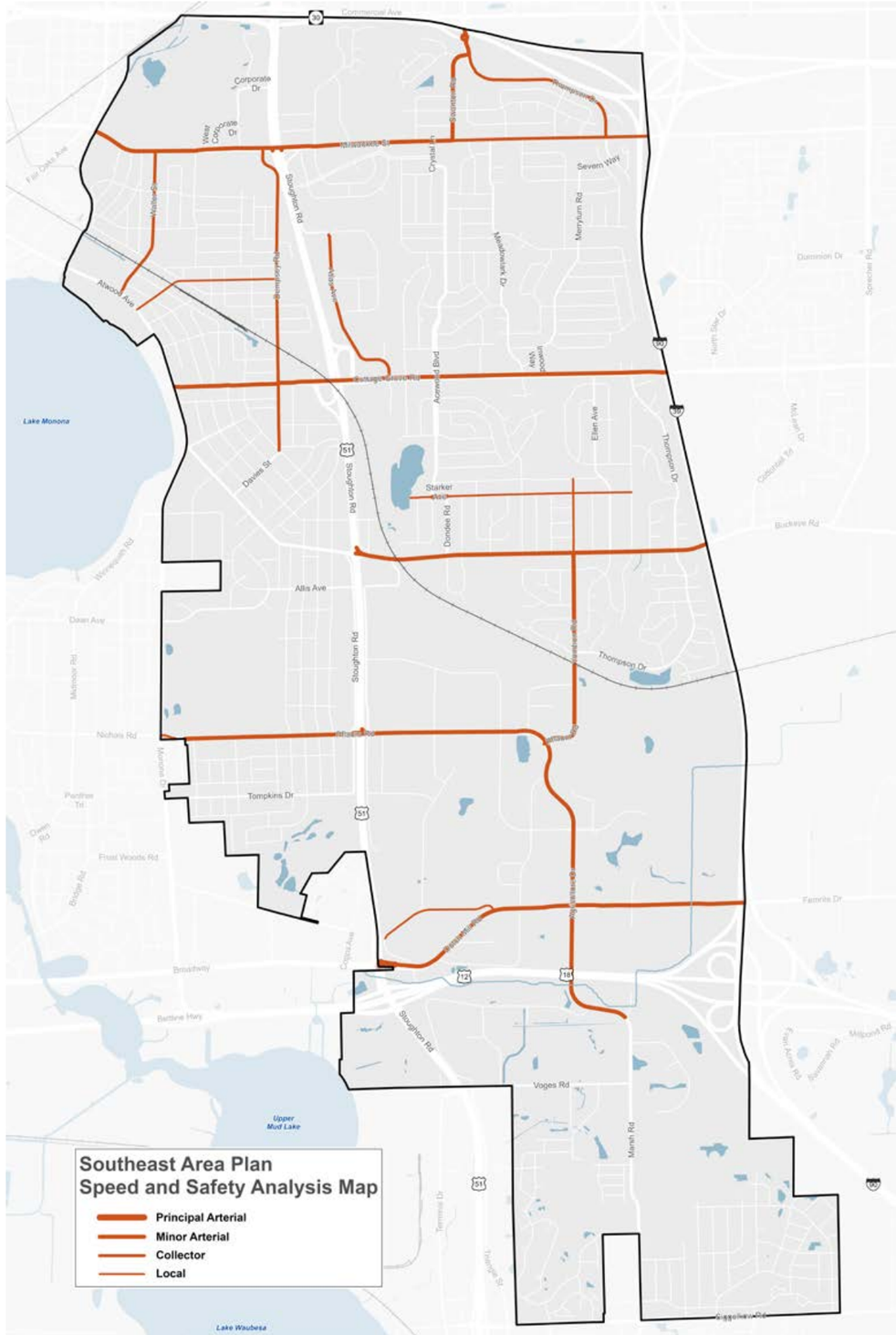
For details on transportation safety projects, please see the Transportation chapter of this Plan.

Actions

1. **Speeding and Pedestrian Safety**—Conduct Vision Zero speed analyses, increase traffic enforcement and explore traffic calming improvements like road diets, speed bumps and other measures on the following streets:

   a. Milwaukee Street
   b. Cottage Grove Road
   c. Dempsey Road
   d. Swanton Road
   e. E Buckeye Road
   f. Agriculture Drive
   g. E. Broadway/Dutch Mill Road
   h. Pflaum Road
   i. Femrite Drive
   j. Walter Street
   k. N Thompson Drive
   l. Atlas Avenue
   m. Starker Avenue
   n. Vondron Road
   o. Dennett Drive

2. **Noise Pollution**—Where not already required by State Statute, encourage any new residential buildings within 200 feet of Stoughton Road, Highway 30, the Interstate and Beltline to use materials and insulation that keep interior noise levels below 52 decibels as per state code TRANS 405. Design sites to shield outdoor spaces from noise above 67 decibels. Developments near these highways should follow setback and noise regulations outlined in Wisconsin statutes (TRANS 233, TRANS 405), and Madison General Ordinances Section 16.23.
3. **Environmental Health and Safety**—Use existing tree canopy and light data to conduct light inspections along dark areas of Milwaukee Street, Meadow-



lark Drive, Pflaum Road, East Buckeye Road and other areas with inadequate light levels, especially near schools and parks, following City policy to add streetlights, trim trees, or pursue other measures.

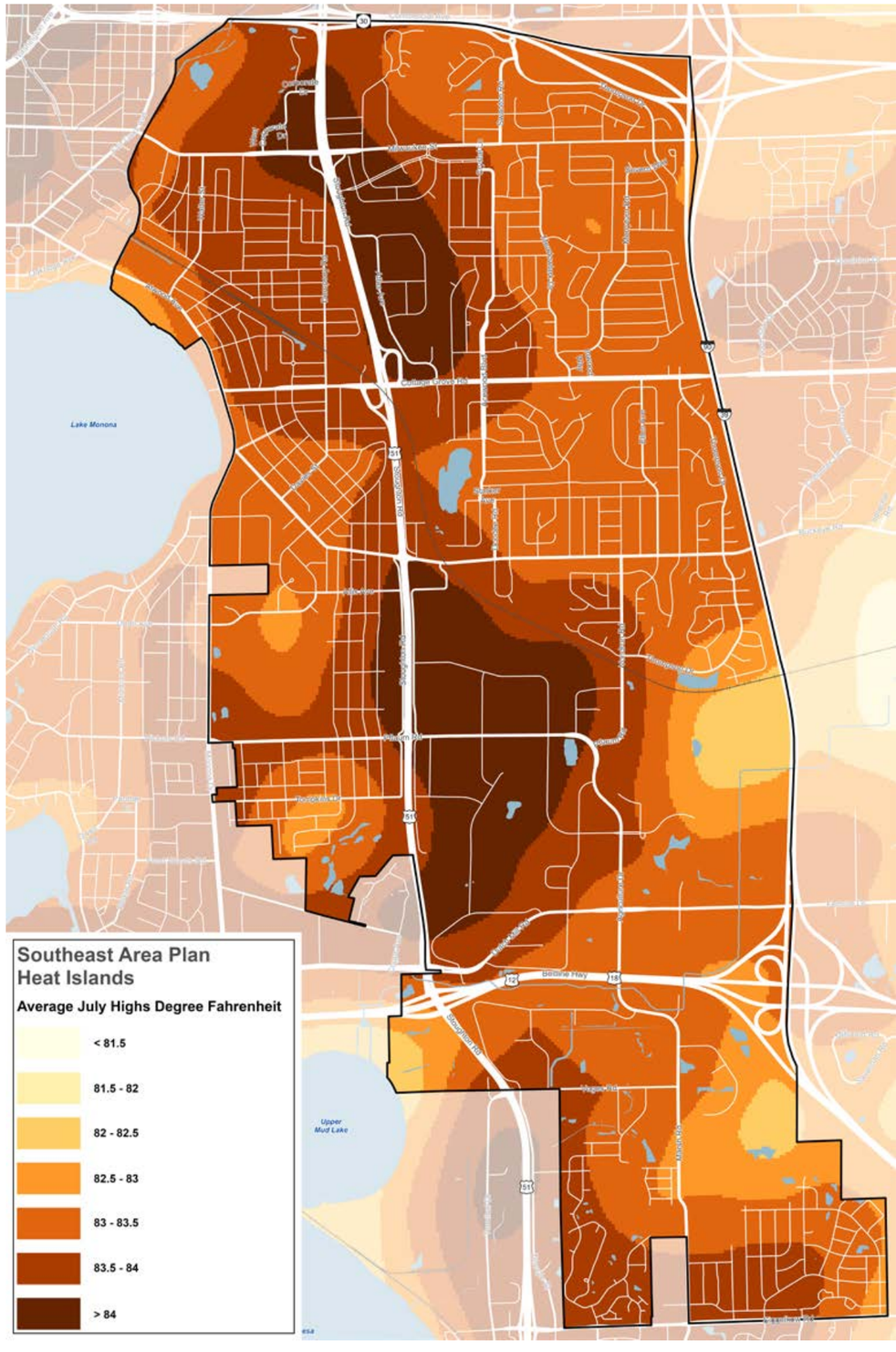
Partnerships

A. Work with resident leaders to continue to monitor environmental factors that may contribute to, or protect against violence (e.g. dimly lit areas, abandoned buildings, etc.) and use violence prevention resources such as the Madison & Dane County Violence Prevention: A Roadmap to Reducing Violence Report to address related issues.

B. Continue educating neighborhoods on the importance of crime prevention including locking car doors, monitoring their own speeding habits, etc.

C. Work with MMSD to determine whether students living north of Milwaukee Street could qualify for busing to Kennedy and Schenk Elementary schools due to traffic safety concerns along Milwaukee Street through designating the street as an "unusually hazardous roadway".

D. Work with community organizations to identify and establish cooling centers in the Southeast Area.



Community Action Strategy—Hiestand

What We Heard

- Parks lack certain features that would make them more usable to neighborhood residents.
- Streets like Milwaukee, Thompson and Swanton often have higher speed traffic using them and can be difficult or uncomfortable to cross.
- Thompson Drive's design and lack of "ownership" of the place leads to behavior and safety issues, attributable to those coming from outside the neighborhood.



Mayor Rhodes-Conway meets neighborhood residents at the Hiestand Park "Paint and Pack" event

Introduction

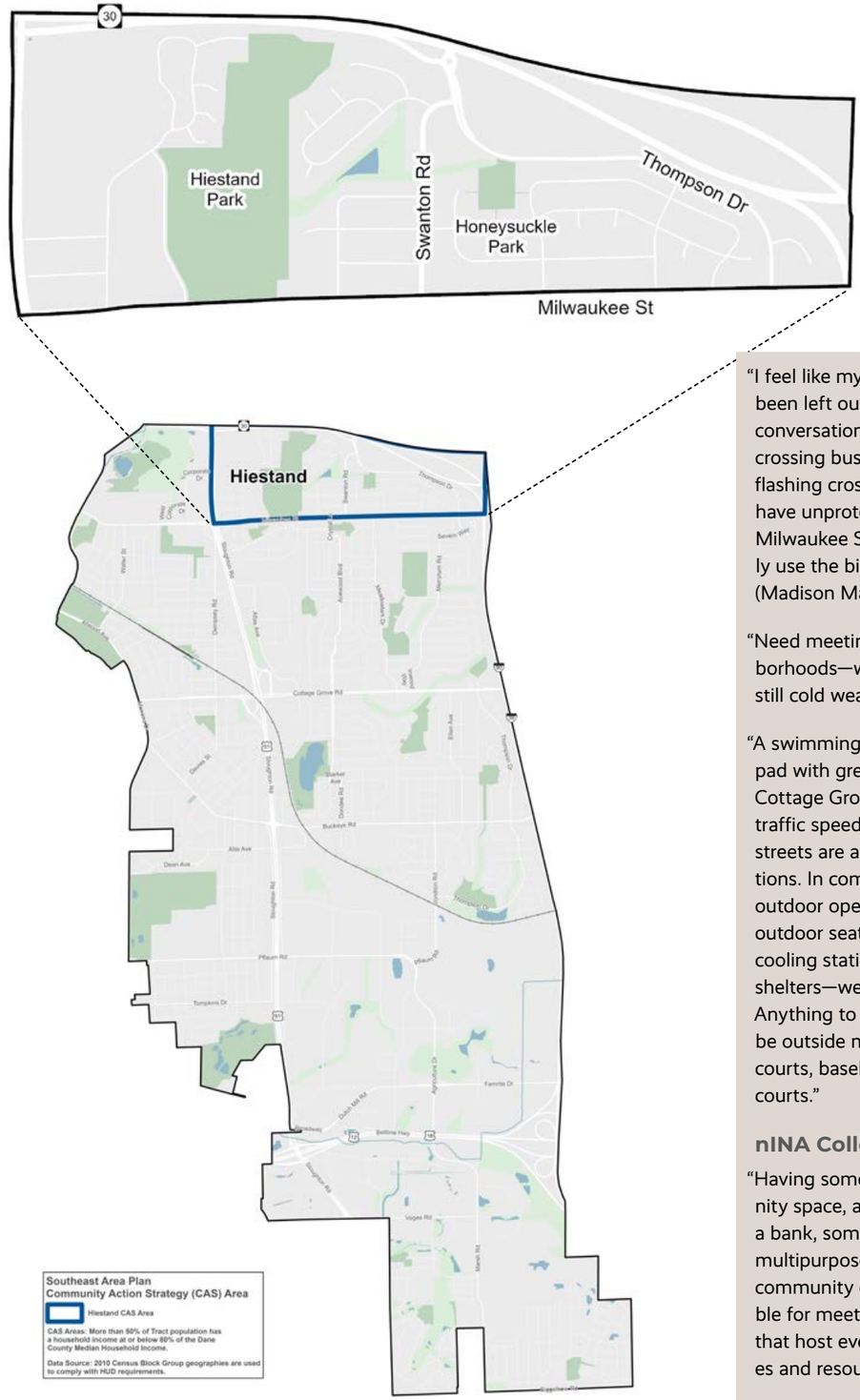
The City has historically received federal Community Development Block Grant (CDBG) funds to support community development initiatives primarily benefiting residents in areas where more than half the population is living with low to moderate incomes (defined by Department of Housing and Urban Development and Dane County median income data). For purposes of this Plan, these areas are referred to as Community Action Strategy (CAS) Areas. CDBG funds are used to help the City connect with residents in these areas, learn about their priorities, and create a plan and implement small scale capital projects that will enhance quality of life in their neighborhoods.

The Southeast Area Plan process focused on the Hiestand neighborhood for Community Action Strategy efforts as it has higher rates of low- and moderate-income households (58%) and rental homes. Safety and crime concerns in Hiestand also were a factor in focusing on this area.

Community Action Strategies (CAS) are part of the City's larger efforts to build stronger and more resilient communities. Community Action Strategies have three primary objectives:

- **Capacity Building:** Enhance the capabilities of individuals and neighborhood organizations to build social capital, stronger relationships, and a larger community voice. Examples of this might be greater participation in neighborhood associations and neighborhood events.
- **Community and Stakeholder Relationships:** Foster meaningful relationships between neighborhood residents, businesses, organizations and City staff. Regular and open communication can help address neighborhood needs and concerns more quickly, helping prevent future problems before they occur.
- **Small Scale Physical Improvements:** Community members identify neighborhood needs and select potential projects using federal Community Development Block Grant (CDBG) funds. These are typically lower cost projects (i.e. between $100,000 and $200,000) that enhance an area or address a specific neighborhood need. Past examples include park improvements, traffic calming, public art, and community events or programming.

To achieve these three objectives, additional community engagement efforts occurred in the area. On May 29, 2025, City staff from various departments led a neighborhood walk with residents. This allowed residents to highlight issues and have the appropriate City staff available to discuss or answer questions about them. Key themes discussed during the walk including difficulty crossing Milwaukee Street, managing traffic on Thompson Drive and Swanton Road, missing sidewalks on Thompson Drive, lack of investment in Honeysuckle Park, and lack of "eyes on the street" on Thompson Drive. Two "Paint and Pack" events at Hiestand and Honeysuckle parks may have been the most visible and well-attended events. Residents discussed neighborhood needs and priorities while creating a community art project using stencils featuring local wildlife. At these events, park improvements were discussed as ways to create appealing



"I feel like my neighborhood has been left out of the safer streets conversations. We have bike paths crossing busy streets but not flashing crossing signals. We also have unprotected bike lanes on Milwaukee Street and cars regularly use the bike lanes as turn lanes." (Madison Madness Comment)

"Need meeting spaces in all neighborhoods—we live where there is still cold weather"

"A swimming pool or a splash pad with green space on or near Cottage Grove Road area. Slower traffic speeds, more tree lined streets are always welcome additions. In commercial spaces add outdoor open space with pergolas, outdoor seating. Add outdoor cooling stations, shady spots, bus shelters—we're getting warmer! Anything to encourage people to be outside more...more basketball courts, baseball fields, pickleball courts."

nINA Collective report:

"Having some kind of like community space, a coffee shop. a library, a bank, something to have like multipurpose...like Warner Park, a community center that's accessible for meetings, for kids to attend, that host events. that holds classes and resources within it."

focal points for residents while increasing utilization of the parks. Other outreach included meetings with neighborhood associations and parent teacher organizations at neighboring schools.

CAS Project Expenditures

***Note regarding federal funding:** The City of Madison Planning and Community Development Divisions partner to allocate CDBG funds from the US Department of Housing and Urban Development (HUD). The Community Development Division has earmarked $125,000 for projects in the Southeast Area Plan. Any reduction, modification, suspension or termination by HUD regarding the City's authority to use CDBG funds can impact availability of funding for CAS Projects. In the event federal funding is not available, the city will evaluate other funding options, and in some cases, certain projects may not be implemented.

The City's Community Development Division anticipates $125,000 to be available in 2027 to fund community-driven projects in the Hiestand neighborhood. The following table identifies the priority projects as ranked by residents with potential locations for implementation.

After plan adoption, the Common Council must authorize any funding for projects. City agencies will work with the community and other partners to implement them in the order shown, and in some cases may encounter obstacles that require moving to the next project in the list. The intention is to fully implement these projects over time through a combination of different funding such as federal CDBG funds, the City budget and/or other resources.

Recommendations:

Capacity Building

1. Create opportunities for residents, both homeowners and apartment dwellers, to become involved in the neighborhood association and neighborhood-related projects.
2. Encourage neighborhood associations to help activate open spaces through programming and placemaking events.
3. Neighborhood associations should continue to apply for grants for activity, art and placemaking projects.

Community and Stakeholder Relationships

4. Strengthen relationship between Police and neighborhood residents to assist in addressing crime and safety issues in the Hiestand Neighborhood
5. Establish a neighborhood watch program to discourage concerning activities.
6. Build communications between neighborhood businesses, schools, and residents (particularly renters) to improve collaboration and involve essential stakeholders within the neighborhood association.
7. Work with business alliances and the City of Madison Office of Business Resources to recruit and/or retain small to medium sized businesses.
8. Develop a stronger sense of neighborhood cohesion within the business community, possibly through the creation of a business association.
9. Work with community partners such as Madison Public Library, YMCA, MMSD/MSCR, and Madison Parks Division to develop neighborhood events and programming
10. Create event partnerships with local businesses to establish food cart nights and farmers markets.
11. Work with residents, neighborhood groups, Madison Arts and non-profit organizations to activate Hiestand parks and other greenspaces for people of all ages with musical performances, community meals, arts activities and recreation.
12. Encourage new gathering and third spaces without barriers to entry in Heistand Neighborhood.

Smaller Scale Physical Improvement Recommendations

13. Improve recreational opportunities in Honeysuckle Park
14. Add lighting to high use areas such as schools and parks.
15. Develop joint neighborhood projects with neighborhood businesses, Kennedy and Schenk Elementary Schools, and Senior Care Facilities.
16. Enhance the streetscape at neighborhood gateways to improve the sense of place. Encourage installation of neighborhood signs and banners, public art, street furniture (benches, bike racks), and utility box wraps.
17. Explore landscaping options for the highway swale on the north side of North Thompson Drive between Milwaukee Street and The Meadows Apartment complex.

Potential CAS Projects

The following table includes the community's prioritized list of CDBG federally funded potential projects for the Hiestand area.

	Improvement	Location	Capital Costs
1*	Splash Park—Parks Division	Hiestand Park	$$$$
2	Targeted traffic calming and safety improvements (lighting/ cameras, speed management, crossing improvements)—Traffic Engineering	Thompson Thompson/Swanton Milwaukee/Walbridge	$$$
3*	Better restroom facilities—Parks Division	Hiestand Park	$$$$$
4	Path linking Honeysuckle Park and Hiestand Park—Engineering Division, better path access into Honeysuckle Park	Greenway between Hiestand and Honeysuckle Parks	$$$
5	Lighting in Hiestand parking lot—Parks Division	Hiestand Park	$$
6	Information Kiosk	Hiestand Park	$

* Splash Park is outside of the scope and budget of a CAS project. The recommendation will be forwarded to the Parks Division for consideration. Restrooms could be considered as part of a larger park improvement project but are cost prohibitive alone.

Appendix

Historic Resources Review 97

Action Table 102

Glossary 109

Map Data Sources 114

Historic Resources Review

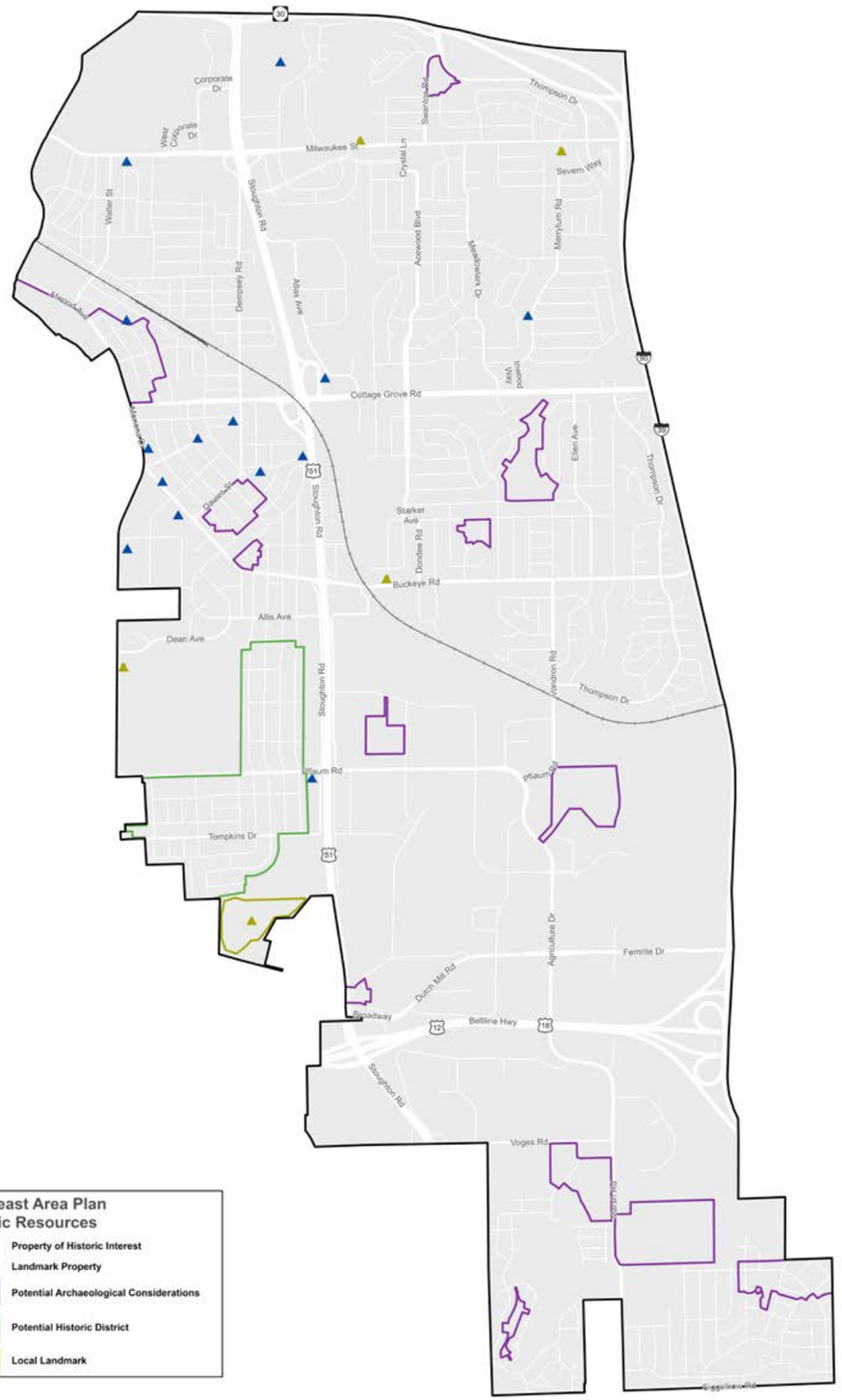
To assess historic resources in the Southeast Area, staff completed a windshield survey, observing properties while driving through the area, on June 25, 2025, and noted several properties with potential architectural significance. Staff conducted additional research using publicly available files.

There are several known archaeological sites throughout the area, with most relating to early Native American history. Several of these sites are mound locations, which are culturally significant and are human burial sites, in addition to several historic village locations. Some of these have been disturbed by subsequent development. Future ground-disturbing work in these areas may require additional review and consultation with the Ho-Chunk Nation and the Office of the State Archaeologist. There are sites throughout the area as Madison has been the site of long-term human occupation. Some of these sites were desecrated in the 1900s to construct buildings on those sites. There are several sites, however, that still retain historic integrity and could use additional protections. For properties with known human burial sites on them, the Human Burial Site Tax Exemption can make the undevelopable portion of a property tax exempt.

Potential Opportunities

There are several individual properties that could benefit from having their story officially documented through the National Register or Madison landmarking process. The National Register is an honorary process. It does not place additional regulations on private property owners but does provide additional protections for private property when there is a government-funded or a reviewed project that may impact the property. The National Register historic designation also opens the possibility for preservation tax credits to help property owners adapt their properties for new and ongoing uses. Madison landmark designation provides property protections to ensure the City-reviewed projects sensitively integrates historic resources.

Historic Preservation does not prevent development or changes of use, but it does shape how redevelopment happens. It is not a tool for exclusionary zoning. Properties with possible historic value are opportunities for adaptive reuse of places of architectural or historic significance so that these places could be sensitively integrated into the ongoing growth of Madison. Sharing Madison's unique culture and character through historic preservation, representing the history of Madison's diversity, and building reuse as an environmental sustainability strategy are priorities of the Madison Preservation Plan.



Designated Landmarks

Name and Address	Area of Significance	Notes
Hiestand School/Toad Hill School 4418 Milwaukee St	History	The school is representative of cultural development pattern and educational history of the American settlers in this area.
Smith House 5301 Milwaukee Street	History & Architecture	The two-story house was constructed in 1848 with a single-story addition in 1861, for Alexander Smith. This was an early farm representing American settlement, and it also served as a waystop for travelers between Milwaukee and Prairie du Chien. The house is Greek Revival and an excellent example of early masonry construction using locally quarried stone.
Boutell House 4522 Buckeye Road	Architecture	The 1923 house is one of the best examples of Georgian Revival residential architecture in Madison
Dean House 4718 Monona Drive	History	The ca. 1850s farm house was the home of Nathaniel Dean, an early American settler, who was a prominent figure in the development of Blooming Grove.
Edna Taylor Conservancy Mounds 802 Femrite Drive	Archaeology	While the landmark designation names this site for the name of the park property, academic archaeologists named these resources the Phlaum-McWilliams Mound Group. The nomination does not contain information on what affiliated tribes call this site. The grouping contains linear and effigy mounds.

National Register

Name and Address	Area of Significance	Notes
Dean House 4718 Monona Drive	History	The ca. 1850s farm house was the home of Nathaniel Dean, an early American settler, who was a prominent figure in the development of Blooming Grove.

Properties of Historic Interest

Name and Address	Area of Significance	Notes
Herman L Wittwer Building 302 N Walbridge Avenue	Architecture	A 2024 evaluation by the WHS found that the building had architectural interest, but was not eligible for the National Register until it was 50 years old. This building constructed in 1980, designed by Flad & Associates, should seek re-evaluation in 2030.
Heart House 3638 Johns Street	Architecture	Constructed in 1939 for the Nemec family, this house is an excellent and rare example of Storybook architecture in Madison.
Pig's Ear Supper Club 802 Atlas Avenue	Architecture	Constructed in 1970 for the Pig's Ear Supper Club, this building is an excellent example of late 20th Century Tudor Revival/Storybook architecture
Reorganized Church of Jesus Christ of Latter Day Saints 5110 Kevins Way	Architecture	Constructed in 1967 this religious structure was designed by William Kaeser with design references to the Frank Lloyd Wright Unitarian Meeting House with its slanted and projecting gable bay for the sanctuary
Hanke Cottage 818 Bowman Street	Architecture	Constructed in 1930, per the Assessor, this cottage with fieldstone walls and brick quoins and trimb is a rare example of rustic residential architecture

Name and Address	Area of Significance	Notes
Luther Lustron 703 Pinchot Street	Architecture	Constructed in 1949, this blue Lustron home is one of the few remaining in Madison. Lustron was an early form of prefabricated, modular housing featuring enameled metal panels
J.G. Miller Farmhouse 515 Davidson Street	Architecture	Ca. 1860 vernacular farmhouse with good architectural integrity
Thompson Bungalow 4010 Drexel	Architecture	This Craftsman bungalow was designed by architect Cora Tuttle and retains excellent architectural integrity
Buckeye Sears House 4108 Buckeye Road	Architecture	This house was constructed in 1930 and appears to be a Sears & Roebuck kit house. The English Revival style home closely resembles the Mayplewood and Ridgeland house designs from the early 1930s
Frank Allis Elementary School 4201 Buckeye Road	Architecture, History	Originally constructed in 1936 with several additions through the years, this school was designed by architect Frank Riley in the Colonial Revival style. Determined eligible to the National Register of Historic Places in 2016 by the Wisconsin Historical Society
Allis Farm Boarding House 4202 Monona Drive	History	While the Frank Allis farm house is across the street in the City of Monona, this structure was the boarding house for the farm workers on the Allis farm. This property is still able to convey its associations as a residential structure for agricultural workers in the Town of Blooming Grove at the turn of the 19th & 20th centuries
Phillips Petroleum Company Service Station 1415 Pflaum Road	Architecture	Constructed in 1959, this Googie-esque style service station was determined eligible to the National Register of Historic Places by the Wisconsin Historical Society in 2025.
Calvary Gospel Church/SS Morris AME 3511 Milwaukee Street	Architecture	This place of worship was constructed in 1968 as Calvary Gospel Church. The Midcentury Modern building was designed by Stadelmann Engineering and Wynn Construction was the general contractor.
Lake Edge Lutheran Church 4032 Monona Drive	Architecture	This Neo-Mansard style place of worship was designed by Klund & Associates Architects and constructed in 1966. The building had to secure a Zoning Board of Appeals Variance due to the exaggerated roof overhangs projecting into the required setbacks. This site design also includes a separate steeple that rests in front of the building as a site feature rather than being on the church building itself.
Glendale Neighborhood	Architecture	There is potential for the Glendale neighborhood to explore becoming a historic district as a collection of Midcentury residential architecture. The neighborhood features a concentration of ranch and split-level homes that speak to post-WWII development in Madison.
Elvenjem Sanctuary Conical Mound 1314 Painted Post Drive	Archaeology	This site contains one large conical mound. Site maintenance has previously damaged the mound prior to Madison Parks implementing its mound maintenance guidelines with the Ho-Chunk Nation.
Starkweather Creek Ho-Chunk Village BDA-0583, DA-0223	Archaeology	This was the site of a substantial Ho-Chunk village near the outlet of Starkweather Creek from 1850–1880. While much of the site has been destroyed by neighborhood development, there is still information potential with the site. As a human burial site, any ground-disturbing activities must secure a Request to Disturb from the Wisconsin Historical Society.
Pflaum Mound BDA-0295, DA-0276	Archaeology	The site contains a linear mound and is a human burial site protected by State Burial Law.
Debeck Site DA-0589	Archaeology	Location of a pre-contact Native American campsite
Nondahl Mound Group BDA-0322, DA-0046	Archaeology	The site contains a bear effigy and two linear mounds.

Action Table

	Land Use Actions	Agencies
1	Expand Transit Oriented Development (TOD) overlays at nodes and/or along S Stoughton Road between Buckeye and Pflaum Roads and implement the mixed-use GLFU alternative if WisDOT chooses the wide urban boulevard alternative.	Planning, Zoning
2	Create a new or modify existing zoning districts for General Commercial and Employment land uses that does not allow residential development.	Planning, Zoning
3	Implement maximum building height recommendations shown on the Building Height Map during discretionary land use approvals by the Plan Commission.	Planning, Zoning
4	Amend the zoning code to require ground floor commercial uses in the locations shown as Commercial Core on the GFLU Map.	Planning, Zoning
5	Rezone property identified in the table to implement the goals of this Plan and encourage development consistent with the land use recommendations in this Plan: 3202 Dairy Drive, Industrial (I), Mission Camp District (MC), Industrial-Limited District (IL), Encourage industrial development	Planning, Zoning
	Transportation Actions	**Agencies**
1	Close gaps in the sidewalk network shown on the Sidewalk Network Map. a. Prioritize new sidewalks through the Safe Streets Madison Program, as streets are reconstructed, and along major streets and close to schools and community facilities which may be constructed through state and federal grants. b. For projects that add sidewalks, explore options to preserve existing large trees.	Engineering, Traffic Engineering
2	Improve pedestrian street crossings of Milwaukee Street and Cottage Grove Road, with particular attention to: a. Evaluate potential traffic signals or rapid flashing beacons/continental crosswalks on Milwaukee Street at Thompson Drive and Swanton Road. b. Install rapid flashing beacons and/or continental crosswalks at non-signalized intersections, prioritizing Walbridge Avenue and Johns Street c. Work with WisDOT to install guardrails adjacent to sidewalks under the S Stoughton Road over passes at Cottage Grove Road and Milwaukee Street.	Engineering, Traffic Engineering
3	Evaluate and improve street lighting for pedestrian safety on Piccadilly Drive, Trafalger Place, and Thompson Drive	Engineering, Traffic Engineering
4	Make these bicycle facility improvements: a. Install a bike box or colored pavement at the signalized intersections along Milwaukee Street. b. Install a bike box or colored pavement at the intersection of Cottage Grove Road and Monona Drive to increase the visibility of bicyclists making left turns from Cottage Grove Road to Monona Drive c. Explore a wayfinding sign project on the Garver Path, Sherry Park Path, the Capital City Path, Autumn Ridge Path and other off-street multi-use paths to direct visitors to area schools, parks, libraries, restaurants, and shops. d. Upgrade the Cottage Grove Road bike lane to All Ages and Abilities (AAA) standards.	Engineering, Traffic Engineering
5	Improve the multi-use path crossings at major streets as identified in the Safe Streets for All Program. See AAA map and prioritize the following: a. Capital City Path crossing at Buckeye Road, b. Garver Path crossing Milwaukee Street c. Elevating Spaanem Drive to AAA Standards	Engineering, Traffic Engineering
6	Install traffic calming measures and traffic lane markings to improve safety on Milwaukee Street, Kurt Drive, Swanton Road, and N. Thompson Road.	Engineering, Traffic Engineering
7	Study the potential for traffic calming measures in the Secret Places and Lost Creek Neighborhoods, especially at pedestrian crossings near Marsh and Siggelkow Roads.	Engineering, Traffic Engineering
8	Study potential new traffic signal(s) at Fair Oaks Avenue and Hwy 30.	Engineering, Traffic Engineering
9	Explore a “Community Main Street” Complete Green Street designation for Milwaukee Street west of S Stoughton Road that is safer for pedestrians, vehicles and bicycles and supports local businesses and mixed-use development.	Engineering, Traffic Engineering
10	Connect City streets to former Town of Blooming Grove streets after property is attached to the City in 2027.	Engineering, Traffic Engineering
11	Consider a north-south Metro Transit route that connects to LaFollette High School and employment centers east of Hwy 51.	Metro
12	Assess the need for bus shelters/benches at bus stops without a bus shelter and consider programs such as ‘adopt a bus shelter’ for maintenance.	Metro
13	Consider adding a bus route to connect job centers with apartment complexes on Thompson Drive and Swanton Road neighborhoods.	Metro
14	Once the City has a Curb Management Framework, identify appropriate solutions and strategies near schools, parks, and community facilities to increase access and safety for all curb users.	Traffic Engineering

	Neighborhoods and Housing Actions	Agencies
1	Support affordable housing at varied levels of Area Median Income (AMI), particularly in areas such as along Milwaukee Street, Cottage Grove Road, Atwood Avenue /Monona Drive through the City's Affordable Housing Fund, Land Banking Program, and Tax Increment Financing. a. Consider City-owned properties for affordable housing development: i. Karmenta/ Salvation Army Family Shelter ii. Water Utility site on Spaanem / Allis Avenue iii. Metro Transit former East Transfer Point on Milwaukee Street iv. Re-list / promote remaining City-owned lots in Owl Creek b. Prioritize sites that have one or more of the following characteristics: i. Multi-story residential and mixed-use development on vacant lots and corner sites that will anchor, stabilize and revitalize activity centers. ii. Provide affordable senior housing. iii. Encourage a mix of uses like neighborhood-serving retail, personal services, and restaurants that serve the daily needs of residents and attract newcomers to live in the neighborhood. iv. Support neighborhood-serving destinations and activation on Milwaukee Street, Atwood Ave at Cottage Grove Road, E Buckeye/Vondron v. Projects that include 2 - 3 story apartments, townhomes, and housing that meet the needs of the "missing middle" between single-family homes and apartment buildings. vi. Support existing businesses by adding new residents through new development that includes a variety of housing choices for people in different stages of life and with various income levels. vii. Have a wider mix of rental unit sizes, including those large enough to support larger and multigenerational families (3-4+ bedrooms).	Community Development, Economic Development
2	Incentivize and promote programs that support owner occupied housing opportunities within neighborhoods, including both single family and Missing Middle housing types as they are affordable and offer opportunities for renters to move into home ownership.	Community Development
3	Consider zoning changes to allow more home-based businesses and micro commercial uses in neighborhoods to increase opportunities for resident wealth building, integrate housing with essential serves and amenities, and create opportunities for "Third-spaces" to increase community cohesion.	Community Development
4	Invest in food retail through funding and technical assistance to store operators through the Healthy Retail Access Program and SEED Grants, particularly in the Glendale Neighborhood, which is identified as a Food Access Improvement Area. a. Support access to affordable local food options by exploring options to expand food vending and expansion of farmers markets within the Southeast Area, especially at/near the Glendale Neighborhood.	Community Development
5	Reduce fees, noticing requirements and other permitting barriers to neighborhood block parties, community yard sales, community activities for kids, and other small group activities and events.	Community Development
6	Monitor housing conditions in the area generally along South Thompson Drive between Milwaukee Street and STH 30 to ensure healthy, safe and well-maintained housing.	Community Development
7	Include a family shelter as part of redevelopment of the City-owned former Karmenta site.	Community Development

	Economy and Opportunity Actions	Agencies
1	Work with WisDOT to facilitate direct access from US-51/ S Stoughton Road corridor to Robertson Road, Helgesen Drive, Tompkins Drive and others to increase access and connectivity to jobs as well as retail irrespective of which design concept is ultimately chosen by the State.	Economic Development, WisDOT
2	Examine all City-owned land in the Southeast Area and consider how it could be redeveloped to meet economic and housing priorities for the City. (See table and maps) a. Southeast Business Park: i. Identify the developable area on these properties and ensure the lot configuration is a good fit for development. ii. Evaluate the existing restrictive property covenants to determine if they are still beneficial or are unnecessarily hampering potential employment growth. b. Review City-owned Fire Department properties along Femrite Drive and Dairy Drive to determine if they are needed for Fire Department operations or if they could be repositioned for employment-based development (3202 Dairy Drive, 3218 Dairy Drive, and 3202 Agriculture Drive). c. Water Utility Owned Sites: Evaluate future needs of the Water Utility and consider potential affordable housing opportunities. d. Milwaukee Street / Metro Transit Sites: Redevelopment into mixed-use and affordable housing to bolster emerging retail nodes on Milwaukee Street. e. Owl Creek Neighborhood: Provide opportunities for affordable homeownership.	Economic Development
3	Revitalize important commercial corridors, particularly Milwaukee Street, and identify opportunities to invest in small businesses and reduce empty storefronts either by providing assistance to existing properties through Small Cap TIF programs for business grants/loans and façade grants, or as part of new mixed-use redevelopment of key sites.	Economic Development
4	Explore the creation of a new Tax Incremental Finance District (TID) if there are adequate revenue-generating projects and if there are requests for TIF assistance that are consistent with City policy in areas shown on the Tax Incremental Districts Map to increase support programs such as the City's Small Cap TIF Business Loan Program.	Economic Development
5	Explore opportunities for the City to land bank for employment development a. Explore adding employment uses to the City's land banking policy to help reposition underutilized older industrial properties into modern light and heavy industrial space through City assistance. b. Dependent upon final WisDOT design for S Stoughton Road, evaluate the prospects for the City to land bank underutilized and vacant properties in the South Stoughton Road. corridor if business vacancies continue or increase, possibly in conjunction with creation of a new TID to redevelop into mixed-use and affordable housing.	Economic Development

	Culture and Character Actions	Agencies
1	Consider desired urban design characteristics for commercial core areas as described in the Land Use Chapter of this Plan, and use zoning, the Urban Design Code revisions, and other policy and review tools to achieve the desired characteristics for these important walkable, community activity centers.	Planning
2	Evaluate the need for Urban Design District (UDD) #1 within the Southeast Area and consider its removal from the existing UDD #1 in its current location as part of the UDD Update.	Planning
3	Integrate exhibits and placemaking elements into public infrastructure projects and along gateway corridors and commercial core areas, including Sidewalk Poetry and Utility Box Art Wraps.	Planning

4	Buildings fronting Commercial Core areas shown on the GFLU Map should be set back the minimum distance required by zoning to create engaging and walkable street frontage.	Planning
5	Establish placemaking that builds neighborhood identity through signage, landscaping, public art, and community storytelling projects. a. Possible locations include: pedestrian underpasses and overpasses of Hwy 30 and S Stoughton Road, locations impacted by the Butter Fire of 1991, Radar Hill in Hiestand Park, bus stops, water tower on Spaanem Avenue, along multiuse paths, and in parks.	Planning
6	Improve the Southeast Area's primary gateways at Hwy 30/S Stoughton Road and S Stoughton Road/Beltline Highway. Enhancements may include: a. Encourage and facilitate the design of higher-density buildings at these key intersections to enhance appearance and create a more pedestrian friendly environment. b. Consider Public Art opportunities as gateway elements. c. Coordinate with WisDOT to include visually appealing landscape and streetscape elements along S Stoughton Road.	Planning, WisDOT
7	Inform owners of properties of historic interest identified in this Plan of their potential eligibility for having their property listed in the National Register of Historic Places and/or as a Madison Landmark, and the benefits of those designations. See Historic Resources Map.	Planning
	Green and Resilient Actions	**Agencies**
1	Implement the recommendations of the adopted 2025-2030 Park & Open Space Plan by providing amenities such as biking facilities, pickleball, volleyball, soccer, futsal, and other field sports where appropriate. Specific locations for the future improvements shall be determined by using an area-wide approach to best serve the needs of residents and ensure an equitable distribution of amenities.	Parks
2	Complete and implement the Park Development Plans for the 20 existing mini and neighborhood parks within the planning area to enhance recreation opportunities in Southeast Area Parks.	Parks
3	Complete and implement the Park Development Plan for the newly expanded Starkweather Park to serve new residents of the Starkweather Plat.	Parks
4	Address general park land deficiency in the area bounded by Monona Drive, Pflaum Road, Highway 51, and Edna Taylor Conservation Park by acquiring properties for park land or exploring partnerships to provide publicly available park amenities.	Parks
5	Provide greater park access by developing safe routes through neighborhoods to parks, with the goal that all residents live within a 10 minute walk of a park.	Parks, Traffic Engineering
6	Develop an updated Master Plan for Hiestand Park that addresses the current and future needs of the surrounding community and park visitors.	Parks
7	Implement the Olbrich Park – North Parcel Park Development Plan.	Parks
8	Implement development in Olbrich Park identified in the Parks Division's 2026 Capital Improvement Plan. Development includes replacement of the existing beach house (Olbrich Biergarten) and associated amenities such as parking and courts.	Parks, Engineering
9	Implement the recommendations of the Olbrich Botanical Gardens Comprehensive Plan, after plan completion and adoption.	Parks
10	Evaluate improvement options at Monona golf course to continue to provide a unique and affordable user experience.	Parks
	Effective Government Actions	**Agencies**
1	Review sanitary sewer capacity needs related to anticipated development/ redevelopment and pair capacity upgrades with road construction projects where possible.	Engineering
2	Amend the Central Urban Service Area to include properties not currently in the Central Urban Service Area (April Hill subdivision, Wingra Quarry property, and QRS property).	Planning
	Health and Safety Actions	**Agencies**
1	Speeding and Pedestrian Safety - Conduct Vision Zero speed analyses, increase traffic enforcement and explore traffic calming improvements like road diets, speed bumps and other measures on the following streets : a. Milwaukee Street b. Cottage Grove Road c. Dempsey Road d. Swanton Road e. E Buckeye Road f. Agriculture Drive g. E. Broadway/Dutch Mill Road h. Pflaum Road i. Femrite Drive j. Walter Street k. N Thompson Drive l. Atlas Avenue m. Starker Avenue n. Vondron Road o. Dennett Drive	Traffic Engineering
2	Noise Pollution - Where not already required by State Statute, encourage any new residential buildings within 200 feet of Stoughton Road, Highway 30, the Interstate and Beltline to use materials and insulation that keep interior noise levels below 52 decibels as per state code TRANS 405. Design sites to shield outdoor spaces from noise above 67 decibels. Developments near these highways should follow setback and noise regulations outlined in Wisconsin statutes (TRANS 233, TRANS 405), and Madison General Ordinances Section 16.23.	Planning
3	Environmental Health and Safety - Use existing tree canopy and light data to conduct light inspections along dark areas of Milwaukee Street, Meadowlark Drive, Pflaum Road, East Buckeye Road and other areas with inadequate light levels, especially near schools and parks, following City policy to add streetlights, trim trees, or pursue other measures.	Traffic Engineering
	Hiestand CAS	**Agencies**
1	Create opportunities for residents, both homeowners and apartment dwellers, to become involved in the neighborhood association and neighborhood-related projects.	Planning
2	Encourage neighborhood associations to help activate open spaces through programming and placemaking events.	Planning, Parks
3	Neighborhood associations should continue to apply for grants for activity, art and placemaking projects.	Planning
4	Strengthen relationship between Police and neighborhood residents to assist in addressing crime and safety issues in the Hiestand Neighborhood.	Police
5	Establish a neighborhood watch program to discourage concerning activities.	Police
6	Build communications between neighborhood businesses, schools, and residents (particularly renters) to improve collaboration and involve essential stakeholders within the neighborhood association.	Planning, Economic Development
7	Work with business alliances and the City of Madison Office of Business Resources to recruit and/or retain small to medium sized businesses.	Economic Development

8	Develop a stronger sense of neighborhood cohesion within the business community, possibly through the creation of a business association.	Economic Development
9	Work with community partners such as Madison Public Library, YMCA, MMSD/MSCR, and Madison Parks Division to develop neighborhood events and programming	Parks
10	Create event partnerships with local businesses to establish food cart nights and farmers markets.	Economic Development
11	Work with residents, neighborhood groups, Madison Arts and non-profit organizations to activate Hiestand parks and other greenspaces for people of all ages with musical performances, community meals, arts activities and recreation.	Planning, Parks
12	Encourage new gathering and third spaces without barriers to entry in Heistand Neighborhood.	Planning
13	Improve recreational opportunities in Honeysuckle Park	Parks
14	Add lighting to high use areas such as schools and parks.	Traffic Engineering
15	Develop joint neighborhood projects with neighborhood businesses, Kennedy and Schenk Elementary Schools, and Senior Care Facilities.	Community Development
16	Enhance the streetscape at neighborhood gateways to improve the sense of place. Encourage installation of neighborhood signs and banners, public art, street furniture (benches, bike racks), and utility box wraps.	Planning
17	Explore landscaping options for the highway swale on the north side of North Thompson Drive between Milwaukee Street and The Meadows Apartment complex.	Engineering, Traffic Engineering

Glossary

Accessory dwelling unit: A second dwelling unit contained within a single-family dwelling or within a detached building located on the same lot as a single-family dwelling. This definition includes accessory buildings constructed in connection with a private garage or a private garage converted into a dwelling unit.

Activity Center: An intensively developed area that is the visual and/or functional center of a neighborhood(s) or a district. Activity centers are typically comprised of a mix of land uses developed at a higher intensity than the surrounding area including residential, commercial, employment, civic, institutional, and parks and open space uses.

Affordable housing: housing for which the occupant(s) are paying no more than 30 percent of gross household income for housing costs, including utilities. Households with costs exceeding 30% of income are considered housing cost-burdened. The City of Madison's owner-occupant and rental development subsidy programs are primarily designed to reduce housing cost burdens for renter households with incomes at or below 60% of Dane County's median income (CMI) and for owner-occupied households at or below 80% CMI.

Affordable Housing Fund: A City of Madison program to provide loans and grants to for-profit and non-profit housing developers for the construction of new affordable rental housing.

All Ages and Abilities (AAA): A bike network that will provide a connected system of safe, comfortable, and low-stress bikeways designed to be usable by everyone, regardless of age, ability, or skill. The AAA Bike Network includes low-traffic neighborhood streets, bicycle boulevards, paths, and separated bicycle facilities on busier streets. The AAA Bike Network will allow people including older children, seniors, and people with disabilities, to bike to daily destinations safely and easily.

Berm: A linear mound generally built to screen views, define areas, or direct stormwater.

Bicycle share (B-Cycle): A kiosk-based bike rental system offering hourly, daily, or subscription-based usage.

Big box retail: A physically large retail store with at least 75,000 square feet of floor area and a regional sales market. They are usually part of a national or regional chain of stores. Some examples include Walmart, Target, Best Buy, and Home Depot. (Source: APA: A Planners Dictionary)

BIPOC: An umbrella term for people of color, which stands for Black, Indigenous, and people of color. The term acknowledges that not all people of color face equal levels of injustice, recognizing that Black and Indigenous people are severely impacted by systemic racial injustices. (Source: Merriam-Webster)

Bump out: An extension of a raised curb into a roadway, typically a parking lane, to create additional terrace or sidewalk space. This can be used to shorten pedestrian crossing distances or create additional space for street trees while encouraging lower vehicular speeds.

Bus Rapid Transit (BRT): is a frequent, faster, and more reliable bus system that uses larger buses to transport more riders. BRT's features include frequent all-day service and direct routes with fewer stops. It utilizes special traffic signals to help buses get through intersections faster, dedicated bus lanes, and stations with off-board fare payment kiosks.

Capital Area Regional Planning Commission (CARPC): One of nine commissions in Wisconsin established to coordinate planning and development among area municipalities. CARPC develops and promotes regional plans, provides objective information and professional planning services, and focuses local attention on issues of regional importance. CARPC carries out land use planning and areawide water quality management planning for the greater Madison region. State statutes charge it with the duty of preparing and adopting a master plan for the physical development of the region. The Department of Natural Resources contracts with the Commission to maintain a continuing areawide water quality management planning process to manage, protect, and enhance the water resources of the region. (Source: CARPC)

Commercial Core: Street frontages where future development proposals are required to include ground floor commercial spaces.

Community Development Block Grant (CDBG): A federal program which provides annual grants to states and cities for affordable housing, anti-poverty, infrastructure, and planning activities that benefit low- to moderate-income persons.

Community garden: An area of land or space managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation.

Community land trust: nonprofit organizations whose primary objective is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families. Under the community land trust (CLT) model, homeowners purchase their house, but not the land (this lowers the purchase price). The land is leased by the homeowner from the land trust. When homeowners sell, 75% of the appreciated value stays with the house, so it's more affordable for the next buyer. The CLT homeowner also gets to keep the equity they invested into the home plus 25% of the increase in value. (Sources: Madison Area Community Land Trust and Grounded Solutions Network)

Commercial Ownership Assistance program: The City's Commercial Ownership Assistance Program (COA) is focused on helping business owners expand their enterprises by transitioning from renting space to owning commercial property for their business. Priority is given to applicants who are people of color, immigrants, women, the disabled, veterans and any other underrepresented groups.

Complete neighborhood: are neighborhoods that include a range of housing types and costs, neighborhood-serving businesses, stores, services, schools, and places of worship. These elements are ideally accessible by foot, bicycle, or transit through a network of well-connected streets and blocks, usable public spaces, and a system of connected parks, paths, and greenways.

Continental crosswalk: A crosswalk with a more visible type of striping (painting), consisting of thick white stripes parallel to the direction of vehicular travel.

Cost-burdened: a household is cost-burdened when they are paying too much for their home (when total housing costs exceed 30% of their gross monthly income).

Drumlin: A linear or oval-shaped hill created by the streamlined movement of glacial ice sheets across rock debris. (Source: Britannica)

Easement: A legal tool that grants one party the right to use property that another party owns and possesses. (Sources: Investopedia, Merriam-Webster Dictionary)

Exclusionary zoning: A term applied to zoning standards, districts, or policies that seek to prevent people of certain races, ethnicities, or income levels from buying homes or living in specific areas or neighborhoods. This could include extensive use of exclusively single-family districts, large minimum lot or open space sizes, and narrow occupancy (household size) rules. (Source: Planetizen)

Extraterritorial Plat Approval: Madison is considered a "Second Class City" under state law. This class of city may review plats (subdivisions of land) within three miles of the city if the plat is proposed in a town. Within this "extraterritorial" three mile area the town, county, and the adjoining city must review and approve a plat for it to be implemented.

Foreign Trade Zone (FTZ): a specific area within the United States, located in or near a port of entry, where certain types of merchandise can be imported without going through formal customs entry procedures or paying import duties. FTZs were designed to encourage international trade and U.S. employment. (Sources: Dane Country Regional Airport and Port of Seattle)

Frontage road: A street adjacent to a freeway, expressway, or arterial street separated therefrom by a dividing strip and providing access to abutting properties. (Source: APA: A Planners Dictionary)

Grade-separated intersection: an intersection where one roadway or lane travels above or below other roadways by separating where they cross each other with an overpass or underpass.

Greenway: Linear corridors of land and water and the natural, cultural, and recreational resources they link together. (Source: Massachusetts Office of Energy and Environmental Affairs)

Healthy Retail Access Program: A program created by Madison's Food Policy Council that provides funds for healthy retail projects that aim to improve access to affordable, healthy, and culturally appropriate food and retail within underserved areas.

Historic district: A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A local, state, or the federal government can officially recognize districts. (Source: U.S. National Park Service)

Housing cooperative: A residence that is collectively owned and controlled by its members: the people who live in the housing. The buildings typically have private bedrooms but shared spaces, such as common kitchens and recreation areas. Members often share responsibility for cooking, daily chores, and property maintenance.

Impervious surface: Any hard-surfaced area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. (Source: APA: A Planners Dictionary)

Income- and rent-restricted housing: a type of housing where a specific number of units in a building are reserved for low-income households. A qualifying household's income level must be at or below a specific level for that household's size, such as 60% of the county median income. A limit is also set on the monthly rent to ensure that housing is more affordable for those households, often due to some form of subsidy. These restrictions are typically enforced through a Land Use Restriction Agreement.

Incubator: An area, commercial space, and/or building designated for the cultivation and enhancement of new or future businesses.

Infill development: Development of vacant or underused lots that are surrounded by developed areas.

Land Banking: A City program used to acquire land and buildings that could be used for future economic development, affordable housing projects, and other City uses. The goal is to acquire strategic properties for future purposes that might include: assisting displaced businesses, reducing blight, stabilizing housing markets, improving the quality of life of residents and neighborhoods, and preserving land for City purposes.

Makerspace: A term used to describe a place where people gather to share resources and knowledge, work on projects, network, and build. This could include artist studios, small-scale fabrication spaces, workshops, commercial kitchens, or similar spaces.

Market-rate housing: Housing that does not have any restrictions on rent or household income.

Missing Middle Housing: A range of housing types scaled between single-family detached houses and larger apartment buildings. Housing types that are considered as part of the missing middle include duplexes, triplexes, four-units, row-houses, live-work buildings, accessory dwelling units (ADUs), clustered small homes like bungalow courts, and some small apartment buildings. The scale of missing middle housing is compatible with most existing single-family residential areas.

Mixed-use: A building or groups of buildings designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses. (Source: City of Beaverton, OR)

Mobility: The ability, ease, and efficiency with which people and goods can move between locations. Mobility differs from "transportation" in that transportation is the physical act of moving, while mobility is the capability and quality of that movement. Mobility considers all types of movement, including pedestrians, wheelchairs and other mobility aid devices, bicycles, transit and other vehicles.

Neighborhood Development Plan (NDP): A plan prepared for largely undeveloped land on the city's edge. NDPs are adopted as supplements of the Comprehensive Plan and include recommendations for land use, transportation, parks and open space, and utilities.

Neighborhood Plan: A plan prepared for an already-developed area of the city that includes recommendations for land use, urban design, transportation, parks, placemaking, and other improvements/investments/changes to a given area. Neighborhood plans can encompass more than one neighborhood and are generally adopted as supplements to the Comprehensive Plan.

Neighborhood Resource Teams (NRTs): A citywide effort to coordinate and improve the delivery of City services to Madison's neighborhoods. NRTs provide a regular forum for City employees to meet, discuss, and support each other's efforts in delivering excellent City services. NRT membership can include alders, City staff, and non-City staff participants.

Non-assessable Infrastructure: By City ordinance portions of some public works projects are assessed to adjoining property owners (such as a portion of street pavement, a portion of driveway aprons, and any private storm sewer connections), while most costs are borne by the City (such as sidewalks, curb and gutter, storm sewer, etc). Non-assessable infrastructure is the portion of a project that is paid for by the City.

Official Map: A formal public record used to indicate where a government is likely to require right-of-way, easements, or land for future roads, drainageways, utilities, or recreation facilities. Within officially mapped areas, a property owner maintains control and use of their property but building permits cannot be issued. Official Mapping is established in Wisconsin State statute 62.23(6). (Source: UW Extension)

Operating costs: Expenses associated with the maintenance and administration of a business or government on a day-to-day basis, such as salaries. (Source: Investopedia)

Per- and polyfluoroalkyl substances (PFAS): A group of chemicals used to make products that resist heat, oil, stains, grease, and water. They are long lasting chemicals, which break down very slowly over time and exposure to them may be linked to harmful health effects. (Sources: US Environmental Protection Agency and Centers for Disease Control and Prevention)

Placemaking: Creation of an environment that fosters community, stimulates interaction, encourages entrepreneurship, generates innovation, and nurtures humanity. (Source: Project for Public Spaces)

Proactive rezoning: Proactive rezoning is when the City, rather than a property owner or developer, proposes to rezone land so that it is consistent with plan recommendations. When the City proposes to proactively rezone areas during a planning process, it informs property owners about the recommendation and whether it could affect them.

Property Tax Assistance for Seniors Program: A City program that pays all or a portion of property taxes for qualified homeowners who are over the age of 65 and own a single-family residence within the City of Madison.

Rectangular rapid flashing beacons (RRFBs): A flashing signal activated by pedestrians that alerts drivers to yield to crossing pedestrians.

Redevelopment: Construction of a new building where a building already exists.

Rental Rehab Loan Program: City of Madison program which offers financial assistance, including low-interest loans, for Madison property owners to renovate and improve rental housing.

SafeGrowth: A philosophy built on the belief that healthy and functioning small neighborhoods provide the safest way to build cities in the 21st Century. It is based on the premise that crime is best tackled within small neighborhoods by harnessing the creative energy of functioning neighborhood groups, by employing the latest crime prevention methods, and by adopting an annual SafeGrowth® Plan to address crime and fear. (Source: SafeGrowth.org)

SEED Program: A City of Madison program administered by the Madison Food Policy Council that provides grants to improve the local food system and make food more accessible to Madison residents.

Sense of Place: The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place. (Source: Scottsdale, AZ)

Setbacks: A building design where there are fewer stories closer to the lot line (for example, near sidewalks and adjacent properties) than the rest of the building.

Shared-use path: a path or lane shared by pedestrian, bicycle, and other non-motorized users.

Smaller-scale housing: Also referred to as missing middle housing, it is a range of smaller multi-unit or clustered housing types compatible in scale with single-family homes. (Source: Opticos Design, Inc.)

Stepbacks: A building design element that is typically applied to the upper story of a development to establish compatibility with surrounding development and maintain a pedestrian-oriented scale. A stepback requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

Stormwater: Untreated runoff from rainfall and snowmelt. It flows across impervious surfaces (such as streets), through fields, and over construction sites, crossing municipal boundaries and can carry contaminants to lakes and streams. (Source: Dane County Office of Lakes & Watersheds)

Tabletop crossing or intersection: An intersection where the roadway ramps up to the sidewalk level to create greater visibility for pedestrians, improve usability for individuals who are mobility impaired, and slow vehicles down. Also known as a raised crossing or intersection.

Tax Increment Financing (TIF): A governmental finance tool to provide funds to construct public infrastructure, promote development opportunities, and expand the tax base.

Terrace: The space between the sidewalk and the curb along a street.

Through movement: within an intersection, the through movement refers to vehicles or users going straight and not turning onto the cross street.

Transit-Oriented Development (TOD): Compact, walkable, mixed-use development that is centered on quality public transit. It typically includes a mix of housing, office, retail, neighborhood amenities, and other uses within walking distance of a transit station. TOD reduces the need for driving by creating compact, vibrant, walkable neighborhoods with convenient access to activities and destinations connected by transit.

Tree canopy: The part of a city or area that is shaded by trees; The layer of leaves, branches, and stems of trees that obscure the ground when viewed from above. (Source: Center for Watershed Protection)

Underrepresented groups: Groups of people with a common race, ethnicity, immigration status, age, income level, gender identity, or sexual orientation who have not typically participated in City decision-making processes corresponding with the proportion of the population they comprise. These groups have often experienced discrimination or marginalization based on their identity.

Urban agriculture: The production of food for personal consumption, market sale, donation, or educational purposes within cities and suburbs.

Urban form: the patterns of building height and development intensity as well as the structural elements that define an area physically, such as natural features, transportation corridors, open space, public facilities, and other elements. (Source: City of Los Angeles)

Water quality: The condition of water, including its chemical, physical, and biological characteristics with respect to its expected use, for example, drinking, swimming, or fishing. (Source: Florida Brooks National Marine Sanctuary, Key West, Florida)

Watershed: Watersheds are an area of land that drain to the same location (the outlet).

Wayfinding: Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space. (Source: The Society for Experiential Graphic Design)

Zoning Code: An ordinance that regulates land use, lot size, building placement, building height, and other aspects of the development of land.

Map Data Sources

Page 9 - Community Action Strategy Area: 2010 US Census, City of Madison Planning Division

Page 13 - Previously Adopted Plans: City of Madison Planning Division

Page 14 - Planning Area: City of Madison Planning Division

Page 15 - Annexation by Decade: City of Madison Planning Division

Page 17 - Current Features and Assets: City of Madison Planning Division

Page 20 - Land Use Vision: City of Madison Planning Division

Page 22 - Generalized Future Land Use: City of Madison Planning Division

Page 24 - Recommended Building Heights: City of Madison Planning Division

Page 25 - Commercial Core: City of Madison Planning Division

Page 34 - Planned Street Network: City of Madison Department of Transportation, City of Madison Planning Division

Page 36 - Transit Network: Madison Metro Transit

Page 37 - Shared-Use Path & Bicycle Network: Greater Madison Metropolitan Planning Organization (MPO) City of Madison Department of Transportation

Page 38 - Existing On-Street Bike Lanes Upgrades: City of Madison Department of Transportation

Page 39 - Sidewalk Network: Greater Madison Metropolitan Planning Organization (MPO)

Page 50 - Elementary School Attendance Areas: Madison Metropolitan School District

Page 55 - Employment Sectors: Data Axel

Page 57 - Employment Density: Data Axel

Page 60 - Tax Increment Districts: City of Madison Economic Development Division

Page 63 - City-Owned Sites with future Development Potential: City of Madison Planning Division

Page 65 - City-owned properties - SE Business Park: City of Madison Planning Division

Page 67 - Community Gathering Places: City of Madison Planning Division

Page 68 - Urban Design Districts: City of Madison Planning Division

Page 70 - Historic Resources: Wisconsin Historical Society, City of Madison Planning Division

Page 75 - Homes Within a 1/4 Mile to a Park: City of Madison Parks Division

Page 77 - Parks and Open Space: City of Madison Parks Division

Page 79 - Tree Canopy: City of Madison Forestry

Page 83 - Sanitary Sewer Network: City of Madison Engineering

Page 84 - Neighborhood Resource Team: City of Madison Planning Division

Page 85 - Blooming Grove - City of Madison Cooperative Plan: City of Madison Planning Division

Page 89 - High Injury Network: City of Madison Department of Transportation

Page 91 - Speed and Safety Analysis: City of Madison Department of Transportation

Page 93 - Heat Islands: City of Madison Planning Division

Page 95 - Community Action Strategy Area: 2010 US Census, City of Madison Planning Division

Page 100 - Historic Resources: Wisconsin Historical Society, City of Madison Planning Division



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Southeast Area Plan & Southwest Area Plan-Related Amendment to the Comprehensive Plan

April 27, 2026

Amendment	Reason
1. Update amendment dates and Plan Adoption and Amendment History (Comprehensive Plan cover and pages i and ii).	Reflect the updated Comprehensive Plan.
2. Revise the Generalized Future Land Use (GFLU) Map to reflect Southeast and Southwest Area GFLU Maps, including the three map notes in the Southwest Area (Comprehensive Plan, current pages 18-19): a. SW Area Plan map note #1 is southwest of the Cross Country Road-Maple Grove Drive intersection: *"Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer. Development should dedicate parkland adjacent to the County open space."* b. SW Area Plan map note #2 is along Cross Country Road west of Arctic Fox Drive: *"Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired."* c. SW Area Plan map note #3: *"The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed."*	Integrate GFLU map edits from the SE and SW Area Plans into the Comprehensive Plan GFLU Map.
3. Revise Growth Framework chapter to reflect creation of a new GFLU Map category: Medium Residential 1 (MR1). a. Rename current "Medium Residential" to "Medium Residential 1" or "Medium Residential 2" as applicable throughout the chapter. i. Page 17 under the Generalized Future Land Use header (introductory text). ii. Page 21 under LR and MR2 sections. iii. Page 22 under MR2 and HR sections. iv. Page 23 under CMU section. v. Page 26 under SI section related to redevelopment. b. Add a photo and description for MR1 land use to page 21: "Medium Residential 1 (MR1) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. Larger buildings should take measures to break up facades over 100' long through changes in the setback from the street, in addition to other measures of creating visual interest such as balconies, changes in facade material, and facade modulation. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR1 designation. MR1 areas may be along collector streets, arterial streets, or embedded within neighborhoods as part of a mix of housing types. MR1 areas should be interconnected with surrounding development as part of a complete, *MR 1 Photo:* 	Adding this category to the GFLU Map is an initial step to phasing out the double asterisk LMR "select conditions" clause in the chart below (sometimes referred to as the LMR "escalator" clause). As the SE and SW GFLU Maps were developed, areas were explicitly mapped as either LMR or MR1. Over time, additional MR1 areas will be mapped on the GFLU Map. Phasing out the LMR "select conditions" clause will increase transparency and predictability for all stakeholders.

walkable neighborhood. Ground floor units should have individual entrances to better integrate development into the neighborhood and encourage walkability. Special attention must be paid to design within MR1 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR1 development to less intense surrounding development. MR1 can provide both rental and owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood."	
4. Revise the Residential Future Land Use Categories chart Area (Comprehensive Plan, current page 20). The red text/outline on the proposed chart below indicates modifications to: a. Add a column for the Medium Residential 1 GFLU Map category, and indicate building forms and general development parameters for the land use category. b. Make adjustments to the Low Residential (LR) column: i. Remove single asterisks for Three-Unit Buildings and Single-Family Attached development and instead shade those cells light yellow. ii. Change the footnote associated with the single asterisk to indicate "appropriate" rather than "permitted". c. Make adjustments to the Low-Medium Residential (LMR) column to update allowed building types in these areas, and clarify where "select conditions" may be considered: i. Remove the double asterisks for Small Multi-Family Buildings. ii. Add text to footnote associated with the double asterisk "select conditions" clause (sometimes referred to as the "escalator" clause), indicating this clause does not apply to the LMR areas in the Southeast and Southwest areas. *Red text/outline on chart indicates modifications:*	4a: See #3 above. 4b: LR changes are to reflect recent changes to the zoning code for allowed building types and to have the footnote reflect that the chart is a policy, not an ordinance. 4c: Since the 2018 Comprehensive Plan, the Small Multi-Family Building cell in the LMR column was both shaded and had a ** designation. The City's zoning code, which the chart relates to, defines Small Multi-Family Buildings as having 4-8 units. Therefore the "select conditions" clause is not applicable. Additional text in the LMR footnote specifies that the footnote does not apply to the Southeast and Southwest areas. The LMR "select conditions" (aka "escalator") clause will be phased out as area plans are adopted or when the Comprehensive Plan as a whole is updated. Phasing out the LMR "select conditions" clause will increase transparency and predictability for all stakeholders.

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building	(asterisk deleted)				
Single-Family Attached	(asterisk deleted)				
Small Multifamily Building	*	(asterisks deleted)			
Large Multifamily Building		**			
Courtyard Multifamily Building		**			
Podium Building					
Number of Stories	1-2'	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

* ~~Permitted~~ Appropriate *in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.*

** *Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.* This clause does not apply to the Southwest or Southeast Areas.

~ *Or taller, if specified by an approved sub-area plan or PD zoning.*

' *Dormers or partial third floors are permitted.*

5. Revise Peripheral Planning Areas (PPA) Map to reflect archiving of the Cross Country and Marsh Road Neighborhood Development Plans and the partial archiving of the High Point-Raymond Neighborhood Development Plan (Comprehensive Plan, current page 28).	Consistent with the archiving of Sub-Area Plans (see #7 below), update the PPA map to reflect that these Neighborhood Development Plans are no longer referred to by the City.
6. Revise Bicycle Facilities Map to reflect Southeast and Southwest Area Shared-Use Path & Bicycle Network Maps and to reflect citywide projects completed since 2024 (Comprehensive Plan, current page 43).	Integrate bike facilities map edits from the SE and SW Area Plans into the Comprehensive Plan Bicycle Facilities Map to maintain consistency. At the same time: update the map to reflect that certain projects shown as planned have been completed since the map was published in 2024.
7. Revise Sub-Area Plans Map to reflect adoption of Southeast and Southwest Area Plans and archiving of the Milwaukee Street Special Area Plan, Cottage Grove Road Activity Centers Plan, Stoughton Road Revitalization Project, Royster-Clark Special Area Plan (also referred to as Royster Clark Redevelopment – BUILD), Hiestand Neighborhood Plan, Marsh Road Neighborhood Development Plan, Cross Country Neighborhood Development Plan, Allied-Dunn's Marsh Neighborhood Plan, Allied-Dunn's Marsh-Belmar Neighborhoods Physical Improvement Plan, Southwest Neighborhood Plan, and High Point-Raymond Neighborhood Development Plan* (*denotes that only the portion overlapping the Southwest Area will be archived; Comprehensive Plan, current page 47)	The Sub-Area Plans Map in the Comprehensive Plan will be updated with the adoption of the SE and SW Area Plans. Other plans will be archived under the procedure established during the 2024 Comprehensive Plan amendment (see Comp Plan pages 129-131).

8. Revise Appendix B, Sub-Area Plans and the Comprehensive Plan to modify the Area Plans subsection (Comprehensive Plan, current page 130) to list the Southeast and Southwest Area Plans as being adopted, remove archived plans as listed in #7 above from the lists of Adopted Sub-Area Plans (except the High Point-Raymond Neighborhood Development Plan, which will have a note specifying it no longer applies to the Southwest Area).	The plans list in the Comprehensive Plan will be updated with the adoption of the SE and SW Area Plans. Other plans will be archived under the procedure established during the 2024 Comprehensive Plan amendment (see Comp Plan pages 129-131).

AMENDED MONTH DATE, 2026

CITY OF MADISON

Comprehensive Plan



Imagine Madison

People Powered Planning

CITY OF MADISON

COMPREHENSIVE PLAN

AMENDED MONTH DATE, 2026

Plan Adoption and Amendment History

This updated Comprehensive Plan was adopted by the Common Council via Ordinance ORD-26-000XX(Legistar File #XXXXX) and Ordinance ORD-26-000XX (Legistar File #XXXXX) on Month XX, 2026, replacing the 2023 Comprehensive Plan.

The 2023 update focused on revisions to the Growth Framework within the Plan, including the Generalized Future Land Use (GFLU) Map. The majority of the GFLU Map revisions were to incorporate land use changes from sub-area plans adopted or amended since 2018. The public also had the opportunity to submit GFLU Map amendment applications. In addition, updates were made to the population projections and many of the maps included within the Plan (see the revision date listed on individual maps). Other than the addition of the seventh Element, Health and Safety, strategies and actions are unchanged from the 2018 Plan.

2018–2023 Implementation Progress

Since adoption of the Imagine Madison Comprehensive Plan in 2018, the City and community partners have made significant progress in implementing many of the Plan's recommendations. Select projects and initiatives with major progress include:

1. Starting construction on the east-west **Bus Rapid Transit (BRT)** line to provide better access to jobs and reduce travel times
2. Establishing a **Transit-Oriented Development (TOD)** Overlay Zoning District covering areas within a quarter mile of BRT and Metro Transit's primary bus lines
3. Adopting a **Complete Green Streets Guide** to inform decisions about how to accommodate different modes of travel
4. Adopting a **Transportation Demand Management (TDM)** ordinance to increase use of sustainable and safer forms of transportation
5. **Redesigning Metro Transit routes** to provide more direct, frequent service to destinations and improve service on the periphery of the city
6. Approving several **changes to the zoning ordinance** to allow additional small- and medium-size residential development projects as a permitted use
7. Establishing an **annual fund for land banking** to proactively buy key properties for the development of affordable housing
8. Securing funding and a site for a **purpose-built shelter** for those experiencing homelessness
9. Starting a **donor/recipient approach to TIF** funding which provides benefits to more areas of the city
10. Continued implementation of the **Madison Public Market** at First Street and Johnson Street
11. Adopting a **Historic Preservation Plan** which includes a survey of Underrepresented Communities Historic resources
12. Creating detailed **stormwater management plans** for watersheds across the city in response to increasingly large rain events
13. Securing federal funding to upgrade to a fleet of 46 **all-electric buses** for the upcoming Bus Rapid Transit (BRT) system
14. Collaborating with the Capital Area Regional Planning Commission and Dane County municipalities to develop the **2050 Regional Development Framework** to guide how and where growth occurs in Dane County

Additional information regarding Plan implementation can be found in the Progress Update reports on the Plan website: www.cityofmadison.com/CompPlan.



GROWTH FRAMEWORK

Generalized Future Land Use

The Generalized Future Land Use (GFLU) Map presents land use and development intensity recommendations to guide future city growth both in edge areas where new development is planned and in areas where redevelopment may occur. The Map applies the Goals, Strategies, and Actions of this Plan to the City's current and planned boundaries and recommends a pattern of future uses and development intensities that will guide the physical development of the City for the next 20-plus years. The Map is a planning tool that recommends broadly-categorized land uses for general areas. The Zoning Code and accompanying Zoning District Map are more specific tools that implement the recommendations of the Comprehensive Plan and sub-area plans by regulating the specific building forms and land uses for each individual property in Madison. Rezoning of property must be consistent with the GFLU Map.

While land uses are mapped to specific locations, the recommendations presented in the GFLU Map are still relatively broad, and the exact shape of many of the mapped land use categories are necessarily somewhat general. In many instances, the recommended land use pattern is refined in sub-area plans that may include more detailed land use categories that generally fit within the broad categories within this Plan, as well as design guidelines that respond to the specific surrounding context.

The GFLU Map is a major consideration when reviewing the appropriateness of proposed development. However, it is not the only consideration, and should not be used outside of the context of the rest of this Plan or other adopted City plans and ordinances. For example, some residential and mixed-use areas planned for more intense development within older parts of the city may have single-family, two- or three-unit homes, or small-scale commercial/mixed-use buildings interspersed with other, more intense, multifamily residential and mixed-use development. In such instances, it is important to refer to other Elements of this Plan and other city plans and ordinances (such as adopted neighborhood plans, the historic preservation plan, historic preservation ordinance, and urban design districts), when considering whether development



is appropriate for a given parcel. It is not the intent of the GFLU Map to encourage more intense development in all MR1, MR2, HR, and mixed-use areas without consideration for other adopted plans and regulations. Similarly, it is not the intention of this Plan that any existing multifamily that may be in the "Low Residential" district must be transitioned to single-family or duplex development (see pages 36 and 38 for more information regarding integration of redevelopment).

The category descriptions in this chapter, along with the accompanying charts for residential use and mixed-use, summarize the GFLU Map categories. Building form categories in the residential and mixed-use charts were drawn from the zoning ordinance. The general density range is intentionally broad for most categories because building form, not density, should be the primary consideration when determining whether a building fits appropriately within a given neighborhood, district, or corridor. Sub-area plans frequently offer more detailed height and design standards, and should be referred to in addition to this Plan. While adopted sub-area plan residential and mixed-use standards should generally fit within the land use standards shown in this Plan, they may have heights that exceed what is shown in this plan. When that is the case, the sub-area plan standards should be applied, just as they are applied when more restrictive building heights are included. Refer to the appendix for further discussion on the relationship between this Plan and sub-area plans.

Generalized Future Land Use Map Categories

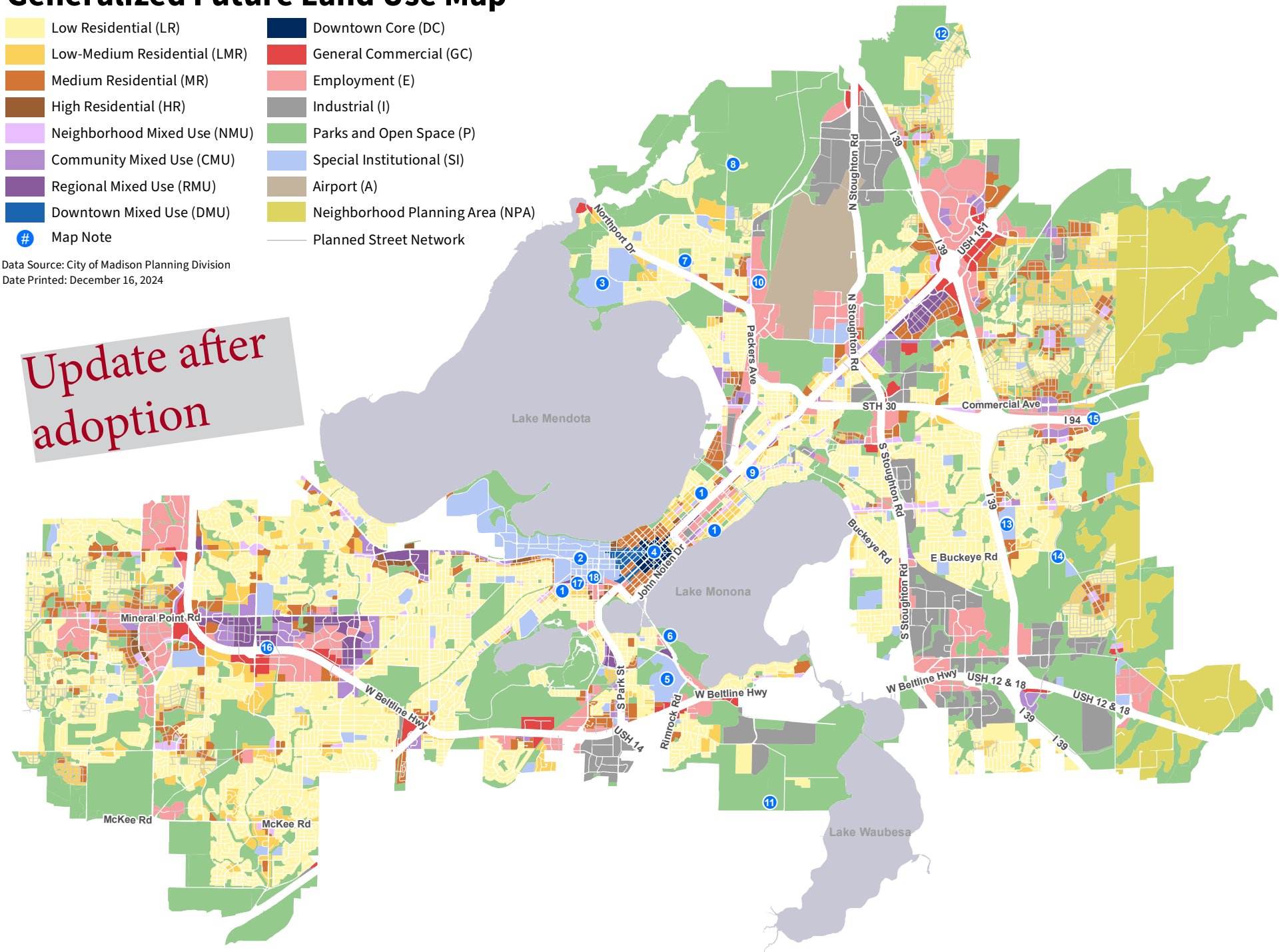
The list beginning on page 20, and the accompanying charts for residential and mixed-use land use categories, describe what is generally included within each land use category. Sub-area plans often provide additional detail beyond the broad land use categories within this Plan (see additional discussion on page 129 regarding the relationship between the Comprehensive Plan and sub-area plans).

Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

Data Source: City of Madison Planning Division
Date Printed: December 16, 2024

Update after adoption



Please see pages 78 and 79 for maps of the city's historic districts.

Map Notes

1. Any redevelopment within this LMR area should generally add to the City's Missing Middle housing stock while maintaining the current single-family/ two-flat/ three-flat development rhythm.

2. The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW-Madison. That document was originally approved by the City in 2017 as part of the requirements for the UW-Madison's Campus-Institutional Zoning. All UW-Madison development within the campus boundary must be consistent with the Campus Master Plan unless an exception or alteration is approved by the City, consistent with applicable regulations, procedures, and standards. The Comprehensive Plan's SI designation for the UW-Madison campus is primarily to address the UW's use of property. However, there are some privately owned properties within the SI-designated areas. If such privately owned parcels redevelop, their use and design should be consistent with adopted sub-area plans, the most relevant of which, as of the adoption of this Plan, is the Regent Street-South Campus Neighborhood Plan. In the rare case where private redevelopment is proposed for an area that is not covered by a sub-area plan, multifamily residential and mixed-use development shall be considered appropriate, so long as the scale, massing, and design of the building fits in with the surrounding context, as determined by the Plan Commission and City Council.

3. This property is currently the site of the State of Wisconsin Mendota Mental Health Institute. A detailed development plan for the property should be prepared and adopted by the City prior to any redevelopment to new uses. Land along Lake Mendota is recommended for public park and open space.

4. Refer to the Downtown Plan for the area bounded by the lakes, Blair Street, Regent/Proudfit Streets, and Park Street for viewshed preservation, mix of land uses, building design standards (including heights and stepbacks/setbacks), streetscape design, and other land use and design elements. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Downtown Plan.

5. The Alliant Energy Center is shown as SI, but is currently zoned Parks & Recreation, which allows for a variety of uses. Future development on the site may include restaurant, entertainment, recreation, hotel, and other uses if a Master Plan for the area that includes those uses is adopted by the City.

6. The existing residential uses may continue until an opportunity arises to convert this area to public park and open space. The existing uses should not be expanded and the land should not be redeveloped.

7. This former sanitarium site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings for employment, residential, or a mix of those uses is recommended if this site is redeveloped. The open area south of the buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Mendota and the Isthmus. The wooded portion of the site north of the buildings should be maintained as open space.

8. It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties and provides adequate vegetative buffers from the existing park property.

9. The City may consider buildings taller than four stories in this contiguous NMU area for large parking lots/ vacant areas.

10. It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.

11. Land in this area is part of the Town of Blooming Grove and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.

12. A portion of this area may have the potential for limited development as a conservation subdivision.

13. The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any rezoning request.

14. If restoring the high ground east of Underdahl Road to open space is not feasible this area should transition to residential development.

15. An Interstate interchange in this general location would help implement higher intensity employment and mixed use land uses planned for this area.

16. Property solely accessed from Grand Canyon Drive and/or West Platte Drive south of Odana Road should not be redeveloped with residential uses until redevelopment of properties accessed from Odana Road occurs in a manner that increases access and visibility.

17. Buildings may be considered up to two stories taller than the maximum height in the Regent Street-South Campus Neighborhood Plan for property designated as mixed-use along the north side of Regent Street, mixed-use along the south side of Regent Street between Randall Street and Mills Street, Employment at the southeast and southwest corners of the Regent Street and Park Street intersection, and Special Institutional along Monroe Street between Regent Street and Randall Avenue.

18. Buildings up to 10 stories tall may be considered in High Residential (HR) areas south of Spring Street that overlap the Regent Street-South Campus Neighborhood Plan and up to 12 stories tall in HR areas north of Spring Street that overlap the Regent Street-South Campus Neighborhood Plan.

19. Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer. Development should dedicate parkland adjacent to the County open space.

20. Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired.

21. The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed.

Residential Categories

The accompanying Residential Future Land Use Map Categories chart summarizes which building forms are associated with residential land use categories. Note that the categories overlap when it comes to building form, building height, and general density range. These overlapping specifications are meant to provide flexibility within each individual category. Categories do not address owner-occupied vs. renter-occupied housing or housing affordability. Neighborhoods should be developed with a mixture of ownership and rental options, along with a variety of price points, including housing affordable for people or families who make less than the county median income. Multifamily residential development should contain a mixture of unit sizes, including three bedroom (or larger) units.

A limited amount of nonresidential uses may also be located within residential categories. Such uses, which often serve as focal points for neighborhood activity, are often relatively small, and therefore not always identified at the scale of the GFLU Map. Nonresidential uses within residential areas may include: parks and recreational facilities, community gardens, urban agriculture, elementary and middle schools, day care centers, places of assembly and worship (if at a scale compatible with other existing or planned uses), small civic facilities (such as libraries and community centers), and small-scale commercial uses. Small-scale commercial uses within residential categories should be limited to small establishments providing convenience goods or services primarily to neighborhood residents, either as a freestanding business or within a larger, predominantly residential building.

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building	* (asterisk deleted)				
Single-Family Attached	* (asterisk deleted)				
Small Multifamily Building	*	** (asterisks deleted)			
Large Multifamily Building		**			
Courtyard Multifamily Building		**			
Podium Building					
Number of Stories	1-2’	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

~~Permitted~~ Appropriate in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

***Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. This clause does not apply to the Southwest or Southeast Areas.*

~ Or taller, if specified by an approved sub-area plan or PD zoning.

’ Dormers or partial third floors are permitted.

Low Residential (LR)



Low Residential (LR) areas are predominantly made up of single-family and two-unit structures. Some LR areas, particularly in older neighborhoods, may include “house-like” structures that were built as or have been converted to multi-unit dwellings. Smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation, especially when specified within an adopted neighborhood or special area plan and when constructed to fit within the general “house- like” context LR areas. While more intense forms of multifamily or mixed-use development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan.

LR areas should be conducive to walking, and all housing and other uses should share an interconnected sidewalk and street system.

LR areas should provide a range of housing choices for households with varying incomes, sizes, ages, and lifestyles. Newly developing LR areas should include at least two different residential building forms and include

both owner- and renter-occupied housing. Though not a replacement for a diversity of other residential building forms, accessory dwelling units (ADUs) are an additional method of creating housing diversity within LR areas. ADUs are allowed on single-family lots in both existing and newly developing LR areas, subject to zoning regulations and approvals.

Many small institutional uses, such as places of worship, are mapped as Low Residential (LR), consistent with their surroundings. If current institutions embedded in residential areas relocate, cease to exist, or remain as part of a redevelopment, such sites may be redeveloped with more intensive residential uses. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential 1 (MR1) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR1 intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Low-Medium Residential (LMR)



Low-Medium Residential (LMR) areas are made up of any or all of the following types of housing: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings. LMR areas are largely characterized by what is sometimes referred to as the "Missing Middle" of housing development: the range of multi-unit or clustered housing types that fall between the extremes of detached single-family homes and large apartment buildings (see page 49 for more on Missing Middle housing). Building forms present within the LMR category of housing are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development.

While some areas mapped as LMR are currently multi-family developments that are isolated from surrounding development, LMR areas should be characterized by a walkable, connected street network. Existing, isolated LMR areas should be better connected with their surroundings when opportunities arise, and newly developing LMR areas should be seamlessly integrated with surrounding development. LMR areas should help meet the growing demand for walkable urban living.

Medium Residential 1 (MR1)



Medium Residential 1 (MR1) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. Larger buildings should take measures to break up facades over 100' long through changes in the setback from the street, in addition to other measures of creating visual interest such as balconies, changes in facade material, and facade modulation. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR1 designation. MR1 areas may be along collector streets, arterial streets, or embedded within neighborhoods as part of a mix of housing types. MR1 areas should be interconnected with surrounding development as part of a complete, walkable neighborhood. Ground floor units should have individual entrances to better integrate development into the neighborhood and encourage walkability. Special attention must be paid to design within MR1 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR1 development to less intense surrounding development. MR1 can provide both rental and owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood.

Medium Residential 2 (MR2)



Medium Residential 2 (MR2) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR2 designation. MR2 areas are generally located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. MR2 areas should be interconnected with surrounding development as part of a complete neighborhood, and should be transit-oriented, even if transit has not yet been extended to a developing MR2 area. MR2 can provide both rental and

owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood. Special attention must be paid to design within MR2 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR2 development to less intense surrounding development.

High Residential (HR)



High Residential (HR) areas include large multifamily buildings or complexes that are generally four to 12 stories (or taller, if recommended by an approved neighborhood plan). Similar to MR1 and MR2 areas, HR areas are located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. HR areas should be interconnected with surrounding development as part of a complete neighborhood and should be transit-oriented.

Mixed-Use Categories

The various mixed-use categories are generally mapped along transit corridors and in areas recommended for development of Activity Centers. The range of nonresidential uses and the development density of both residential and non-residential uses in mixed-use categories will vary depending on the size of the district and the type and intensity of the surrounding development. While both residential and nonresidential uses are accommodated within mixed-use districts, not every building in a mixed-use district needs to include both residential and non-residential uses. However, special attention should be paid to maintaining commercial street frontages along mixed-use streets without creating residential "gaps" along streets that otherwise have commercial tenants at ground level. Mixed-use development must also be carefully designed where the use adjoins less intense residential development. Additional setbacks and architectural features such as stepbacks may be needed to transition mixed-use development to less intense surrounding development (see Action b on page 36). The mixed-use chart summarizes the building forms that are generally appropriate for each of the Generalized Future Land Use Map's mixed-use categories. Integration of affordable housing into mixed-use areas is encouraged, especially along major transit corridors. Multifamily residential within the mixed-use category should contain a mixture of unit sizes, including three bedroom (or larger) units.

Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6*	2-12**	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

Note: Architectural features that create the appearance of an additional floor do not count towards the minimum number of floors.

** One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.*

*** Or taller, if specified by an approved sub-area plan or by PD/MXC zoning approval. One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.*

-- indicates that the residential density is governed by the building height limit.

Neighborhood Mixed-Use (NMU)



The Neighborhood Mixed-Use (NMU) category includes relatively small existing and planned Activity Centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Development and design within NMU areas should be compact and walkable, ideally adjacent to existing or planned transit. NMU areas should be well connected and integrated into neighborhoods, and development should be transit-oriented, even in areas where transit service does not yet exist. Buildings in NMU areas should be oriented towards streets, with buildings close to public sidewalks. On-street parking is recommended where practical, with private off-street parking placed primarily behind buildings, underground, or shielded from public streets by liner buildings.

Nonresidential uses in NMU areas typically focus on serving nearby residents, though some buildings may also include specialty businesses, services, or civic uses that attract customers from a wider area. An individual building should not include more than 10,000 square feet of commercial space, except for buildings containing grocery stores and/or community facilities (such as libraries). When larger uses are present, the building should still be designed in a manner that integrates well with the surrounding context. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.

While new buildings in NMU areas are expected to be two to four stories in height, single-story buildings may be supported in very limited circumstances. One-story gas stations with an accompanying convenience store may be considered in newly developing NMU areas if the proposed development is designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area. Any such development should integrate site design elements that facilitate pedestrian and bicyclist access to the retail portion. Any convenience store/gas station development proposed in a NMU area should provide a new service to the area, and should not be located in close proximity to a similar existing development, avoiding oversaturation of a neighborhood, corridor, or portion of a corridor with primarily auto-oriented uses.

Community Mixed-Use (CMU)



The Community Mixed-Use (CMU) category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Subject to adopted detailed plans for the area, CMU areas are intended to include buildings two to six stories in height, with more residential units and commercial space compared with development in NMU areas. Many of the City's aging, auto-oriented strip commercial centers are recommended for CMU redevelopment due to their accessible locations along major transportation corridors and the opportunities to significantly increase integrated housing and commercial development.

Development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit. Development should be transit-oriented, even in areas where transit is planned but does not yet exist. On-street parking may be provided, but intense development in CMU areas may require structured parking. Buildings should screen any surface parking from the street. CMU areas should be well connected with surrounding neighborhoods and have buildings placed close to the sidewalk. Development within CMU areas should be designed to support surrounding residential uses by providing services and retail, and designed to support nearby employment areas by providing residential units close enough to make walking and biking the most convenient method of commuting.

Employment, retail, civic, institutional, and service uses serving both adjacent neighborhoods and wider community markets are recommended for CMU areas. Residential uses will generally be similar to the MR2 category, though they may occur at higher intensities.

Regional Mixed-Use (RMU)



The Parks and Open Space (P) category includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, urban agriculture, community gardens, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. Parks often serve as important community gathering places, and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and city residents. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible.

As the Generalized Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether or not the area is mapped as Parks and Open Space. Note that areas mapped as Parks and Open Space in newly developing parts of the city are preliminary and may be refined as plats are submitted.

Special Institutional (SI)



The Special Institutional (SI) designation is used primarily to identify current or recommended locations for grade schools, colleges, the UW-Madison campus, and relatively large places of assembly and worship. The designation also covers the Alliant Energy Center and Mendota Mental Health Institute. SI uses, especially uses on small sites (generally less than an acre), may be classified with surrounding land uses, as civic and institutional buildings are allowed in most land use categories. In particular, specific sites for schools and churches in developing neighborhoods may not be precisely known, but may still be located within those areas as part of a complete neighborhood design.

Schools and places of assembly and worship should be located to provide convenient access to such facilities. Buildings in SI districts often exceed 50,000 square feet of floor area and may be located on sites more than 10 acres in size. Larger uses in particular should be located on or near an arterial or collector street, and be designed so that high volumes of traffic will not be drawn through local neighborhood streets. SI uses should be served by public transit, if feasible, and good bicycle and pedestrian access should be provided to and within the site. Accessing the site via biking and walking should be encouraged with site design elements such as placing the building close to the street and providing bicycle parking close to building entrances. SI uses may require buffering from adjoining uses. Large SI uses are often highly visible and should be designed to fit gracefully with, rather than dominate, their surroundings.

Large campus uses, such as the UW-Madison and Edgewood College, may be further governed by a campus master plan adopted under the City's Campus-Institutional zoning district. In general, campus areas should be designed so that vehicle access and the location and amount of parking minimizes congestion and potential negative impacts both within the campus and in the surrounding neighborhoods. Frequent transit service to and/or within the campus should be provided. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages throughout the campus areas, and be interconnected with similar facilities beyond campuses. Campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential negative impacts on adjacent areas. Campus areas should not expand into adjacent neighborhoods unless such expansions are also consistent with a City-adopted plan.

Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential 1 (MR1) and Medium Residential 2 (MR2) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR1 and MR2 intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Airport (A)

The Airport (A) designation is used for the Dane County Regional Airport, including passenger and freight terminals, aircraft and airport operations, maintenance, storage facilities, surface and structured parking, and car rental agencies. It also includes military/Air National Guard facilities.

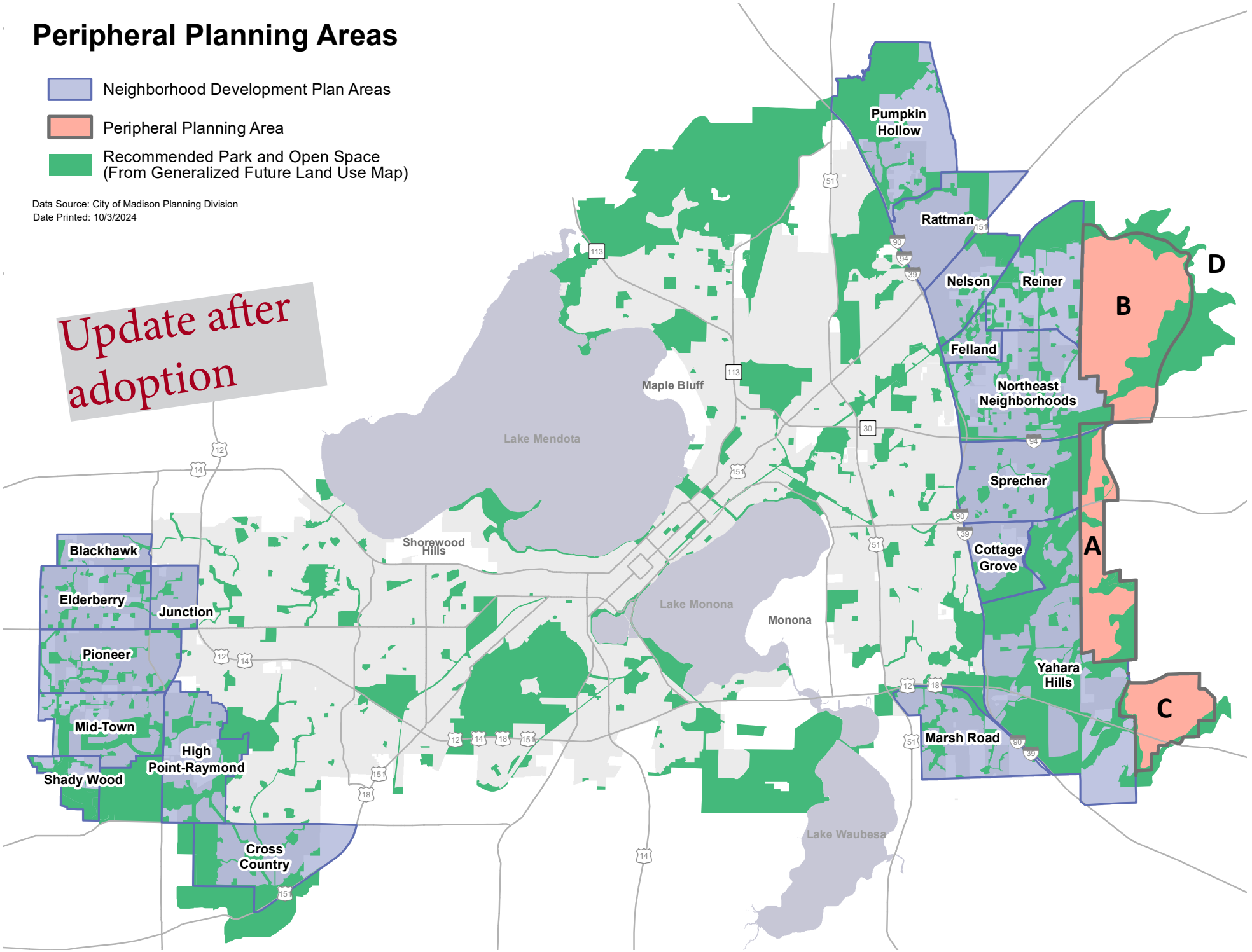
Neighborhood Planning Area (NPA)

Neighborhood Planning Area (NPA) designates areas that may become part of the city, but do not yet have planned land uses. These areas should undergo an area plan process prior to subdivisions or major development proposals being approved. Area plans should comprehensively lay out planned future land uses to ensure any future development is cohesive and follows the goals established in this Plan.

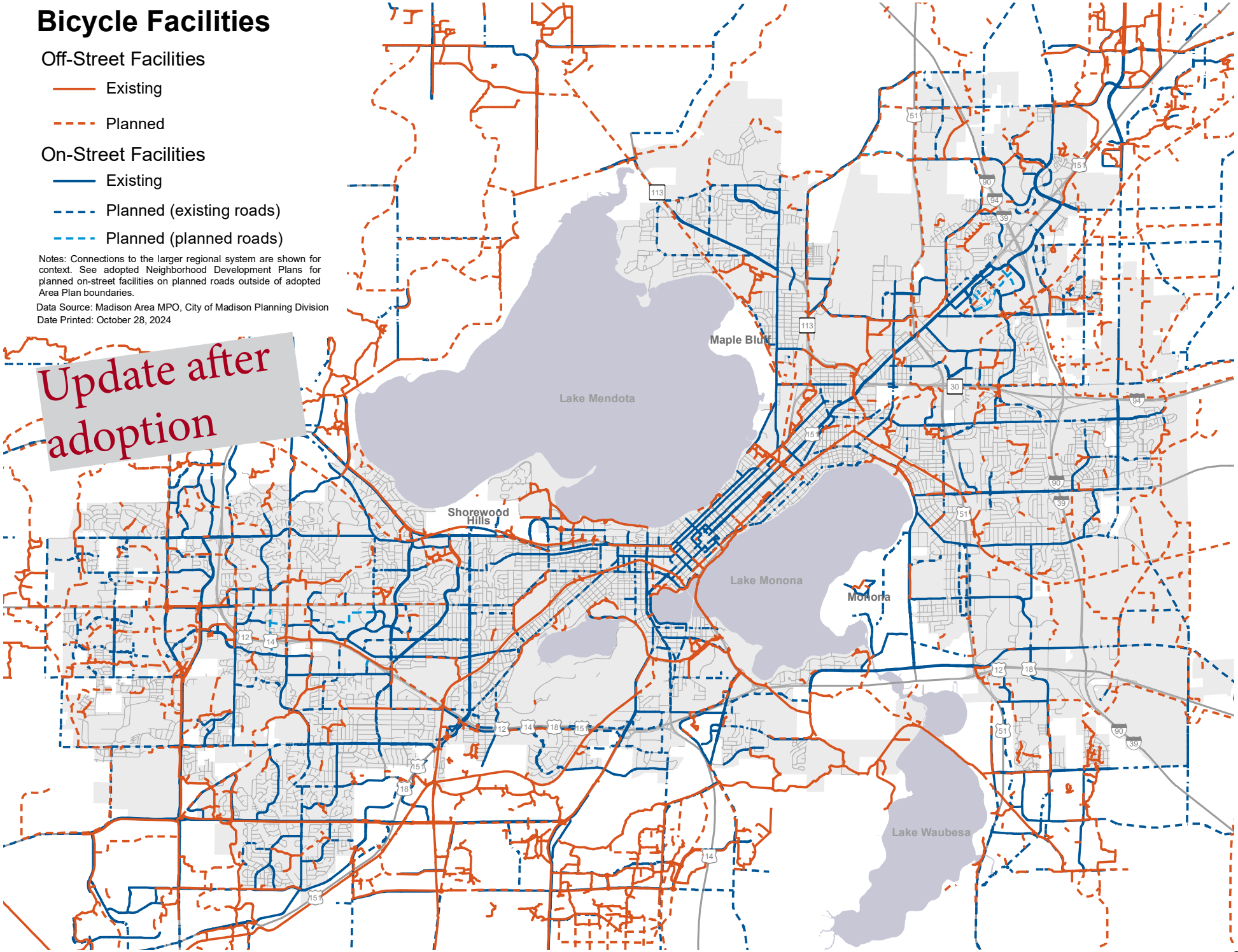
Peripheral Planning Areas

The Peripheral Planning Areas (PPAs) Map indicates areas where the City of Madison has, or may eventually have, an interest in future municipal expansion and urban development. More detailed planning will determine how much of the PPAs are recommended for development and potential municipal expansion. Planning will also include the associated towns, cities and villages to discuss areas of mutual concern. PPAs do not include lands within another

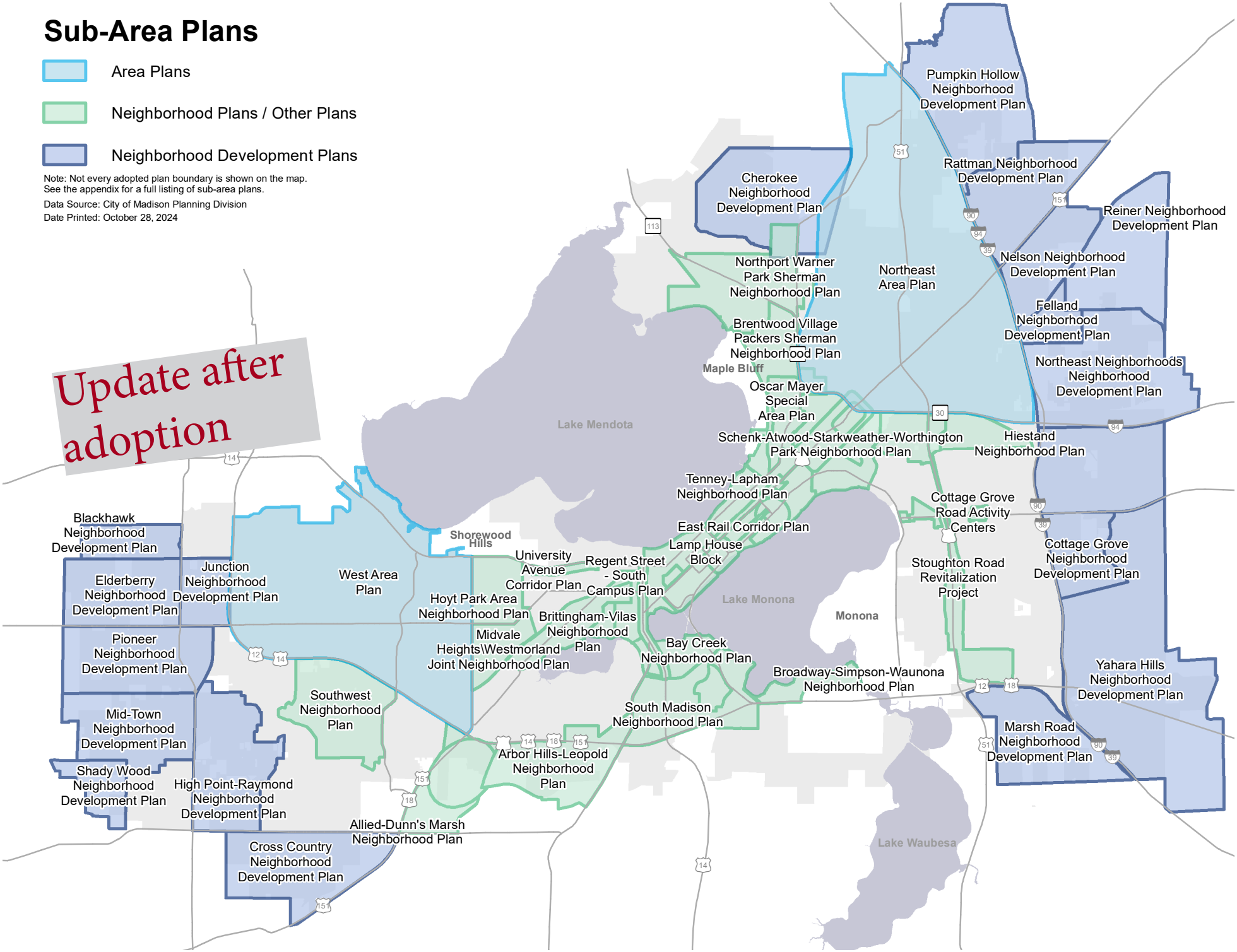
Peripheral Planning Areas



Bicycle Facilities



Sub-Area Plans



The generalized nature of the GFLU Map means that boundaries between land uses are not meant to be exact. Similarly, because future land use is not mapped on a parcel-by-parcel basis, some small inconsistencies between existing development and planned future land uses may be present, such as a small apartment building in the midst of a Low Residential area. It is not the intent of this Plan that such areas must always be brought into compliance with the GFLU Map. Please see additional discussion about the GFLU Map and land use categories starting on page 17 of the Growth Framework chapter.

This Plan and sub-area plans may have small differences in the mapped boundaries between areas recommended for different land uses without necessarily making the plans inconsistent or requiring an amendment to either plan. These differences are inherent in plans that differ significantly in scale, particularly when this Plan's GFLU categories have considerable scope.

Adopted Sub-Area Plans

Over the years, the City of Madison has adopted numerous sub-area plans. These include neighborhood development plans (NDPs) for peripheral areas, neighborhood plans for already-developed areas, and other special area plans for corridors or small areas. With the adoption of the West and Northeast Area Plans in September 2024 the City is shifting to a framework that creates fewer plans that are updated more frequently. As they are adopted, the 12 Area Plans will take the place of previously adopted NDPs, neighborhood plans, and other plans. No additional NDPs or neighborhood plans will be created, and other planning efforts would be limited to special circumstances.

There are some instances where an Area Plan has not yet been adopted and sub-area plans overlap. Where this occurs, the more recently adopted plan should govern unless otherwise specified within the plan or within a plan amendment. Adopted plans are listed below by category, with dates reflecting the original adoption of the plans and subsequent amendments.

Neighborhood Development Plans

The City has adopted 18 neighborhood development plans (NDPs). These plans cover lands on the City's edge. Some of these NDPs, like Blackhawk, have experienced significant development over time, while others, such as Pumpkin Hollow, have seen little or no development. The intent of NDPs is to provide a detailed plan that addresses land use, transportation, utilities, and services. These plans often include large areas of undeveloped rural land. It is expected that over time new development will be constructed within NDP boundaries. However, some areas will potentially remain in rural/agricultural use for the foreseeable future. An alphabetical list of NDPs is shown below (see the Peripheral Planning Areas map on page 28 for NDP boundaries):

- Blackhawk (1994, 2006)
- Cottage Grove (1992, 2006)
- ~~Cross Country (1993, 1998)~~
- Elderberry (2002, 2018)
- Felland (2002)
- High Point-Raymond (1997 2001, 2005, 2006, 2017)*
- Junction (1990, 1992, 2015, 2018)
- ~~Marsh Road (1999)~~
- Midtown (1999, 2001, 2004)
- Nelson (1992, 1993, 1999, 2001, 2005, 2009, 2017, 2019)
- Northeast Neighborhoods (2009)
- Pioneer (2004, 2013, 2018)
- Pumpkin Hollow (2008)
- Rattman (1992, 1995, 1997, 2000, 2019)
- Reiner (2023)
- Shady Wood (2009, 2023)
- Sprecher (1998, 1999, 2001, 2005)
- Yahara Hills (2017, 2022)

** Only the portion of this planning area that does not overlap with an Area Plan is in effect. See the list below for adopted Area Plans and the map on page 47.*

Neighborhood Plans

Neighborhood plans are adopted for areas that have already been built out. They are frequently undertaken for areas that are either experiencing substantial redevelopment interest and/or have various challenges to neighborhood stability. Neighborhood plans generally address such things as land use, urban design, economic development, transportation, parks, and community health and wellness. An alphabetical list of neighborhood plans is shown below:

- ~~Allied-Dunn's Marsh (1990)~~
- ~~Allied-Dunn's Marsh-Belmar (2005)~~
- Arbor Hills-Leopold (2013)
- Bassett Neighborhood Master Plan (1997)
- Bay Creek (1991)
- Brittingham-Vilas (1989)
- Brentwood Village-Packers-Sherman Village (1996)
- Broadway-Simpson-Waunona (1986)
- Darbo-Worthington-Starkweather (2017)
- Emerson East-Eken Park (1998)
- Emerson-East-Eken Park-Yahara (2016)
- First Settlement Neighborhood Master Plan (1995)
- Greenbush (2008)
- Greenbush-Vilas Neighborhood Housing Revitalization (2010)
- ~~Hiestad (2006)~~
- Hoyt Park Area (2014)*
- Marquette Neighborhood Center Master Plan (2000)
- Marquette-Schenk-Atwood (1994)
- Midvale Heights-Westmorland Joint Neighborhood (2009)*
- Mifflandia (2019)
- Northport-Warner Park-Sherman (2009)
- ~~Royster Clark Redevelopment - BUILD (2009)~~
- Regent Street South Campus (2008)
- Schenk-Atwood-Starkweather-Worthington Park (2000)
- South Madison (2005, 2022)
- ~~Southwest (2008)*~~
- Tenney-Lapham (2008, 2014)
- Triangle Monona Bay (2019)

** Only the portion of this planning area that does not overlap with an Area Plan is in effect. See the list below for adopted Area Plans and the map on page 47.*

Area Plans

The Common Council adopted a planning framework in 2022 with 12 Area Plans to simplify planning, make it more equitable, and to ensure all areas of the city would have a current plan in place. Area Plans will be the primary method of updating this Plan's GFLU Map. The anticipated sequence for undertaking the 12 Area Plans is listed below. Area Plans that have been adopted have their year of adoption listed:

1. Northeast (2024)
2. West (2024)
3. Southeast (2026)

4. Southwest (2026)
5. North
6. Downtown
7. South
8. Near West
9. Near East
10. Far West
11. Far Northeast
12. Far Southwest

Other Plans

- Central Park (2011)
- Cherokee Special Area (2007)
- ~~Cottage Grove Road Activity Centers (2017)~~
- Downtown Plan (2012)
- East Rail Corridor (2004)
- East Washington Gateway Revitalization - BUILD (2004)
- East Washington Avenue Capitol Gateway Corridor (2008, 2016, 2020, 2021)
- East Washington Old East Side Master Plan - BUILD (2000)
- Lamp House Block (2014)
- ~~Milwaukee Street Special Area Plan (2018)~~
- Monroe Street Commercial District (2007)
- Oscar Mayer Special Area Plan (2020)
- Park Street Urban Design Guidelines (2004)
- Schenk–Atwood Neighborhood Business District Master Plan (2001)
- South Capitol Transit Oriented Development District (2014)
- ~~Stoughton Road Revitalization (2008)~~
- University Avenue Corridor (2014)
- Williamson Street - BUILD (2005)
- Wingra Creek Market Study and Redevelopment - BUILD (2006)

Additionally, the City has adopted a campus master plan prepared by the University of Wisconsin-Madison under the City's Campus-Institutional zoning district.

Sub-Area Plan Archiving

Prior to the City's adoption of a planning framework in 2022, the City lacked a system for reviewing and archiving previously adopted sub-area plans. The City has dozens of sub-area plans, some of which date back to the 1980s. In many cases, multiple sub-area plans overlap the same geographic area, which can result in differing recommendations for the same area or recommendations inconsistent with this Plan, current City policy, or current conditions. Other recommendations have either been implemented or are for things the City has little influence over. As part of the Area Plan processes the City will review underlying plans for recommendations that are still relevant given current City policy and the scope of Area Plans. Those recommendations will be absorbed into the Area Plan. As part of the adoption process, the Plan Commission and Council will consider archiving underlying plans. Archived plans are previously adopted plans that generally address the same area as more recently adopted Area Plans. Archived plans are no longer used to guide development proposals, infrastructure investment, or other City actions. They are made available as historical resources, but no longer influence the City's planning and decision-making processes.

Department of Planning & Community & Economic Development

Planning Division

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Phone: (608) 266-4635
planning@cityofmadison.com

To: Mayor, Common Council and Boards/Commissions/Committees
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: May 5, 2026
Subject: Adopting the Southeast Area Plan

Attached is the Final Draft Southeast Area Plan submitted for review and approval. Along with the Southwest Area Plan, these are the third and fourth plans prepared under the City's Planning Framework, which established 12 plan areas covering the entire city. While the Planning Division led plan development, its creation was an interagency-effort with collaboration and contributions from numerous City agencies.

Public Participation

There were many opportunities for the public to participate in the planning process. This included an initial phase exploring the public's thoughts about issues and opportunities, to the more recent phase which focused on final public meetings to review draft plan actions and maps. Throughout the planning process, staff used multiple engagement strategies to reach a broad range of participants. These included surveys, traditional public meetings (both in-person and virtual), multi-agency open houses, outdoor plan events, plan pop-ups at community events, focus groups, an arts-focused public meeting, and interactive digital engagement. The Planning Division also contracted with nINA Collective to help reach and get feedback from under-represented populations to ensure their voices are reflected in the plan. The City's Office of Business Resources facilitated a business walk, with City staff and partners visiting 247 businesses in the Southeast Area. Public feedback summaries from throughout the process are available on the project website.

In addition to public engagement, the Southeast Area Plan team met with many Boards, Commissions, and Committees likely to see plan referral during the approval process. These mid-process check-ins ensured interim feedback could be considered and incorporated during the planning process instead of the approval process. For links to various meetings and materials please see the project website.

Public Review of Draft

The public review draft of the Southeast Area Plan was released in October 2025. Following its release, the City held public events and provided an online platform for review and comment. The draft Plan builds on the input received on the public review draft released in October 2025.

City Board, Commission, and Committee Review

The anticipated review and approval schedule, which includes staff-recommended referrals for the ordinance, is shown below. Public feedback received during this phase will be uploaded to Legistar for review by the boards/commissions/committees reviewing the plan.

May 5 – Common Council introduction
May 13 – Board of Park Commissioners
May 20 – Urban Design Commission
June 3 – Transportation Commission
June 4 – Community Development Block Grant Committee
June 8 – Landmarks Commission
June 15 – Plan Commission (lead BCC)
June 23 – Common Council

Amendment to the Comprehensive Plan

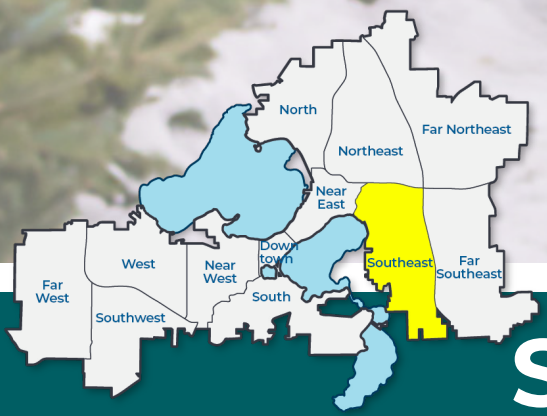
Adoption of the Southeast Area Plan will update relevant maps and text in the City's Comprehensive Plan. State statute requires amendments to the Comprehensive Plan be adopted by ordinance, so adoption of the Southeast Area Plan and the related amendment to the Comprehensive Plan are being handled under one ordinance in Legistar. The document titled "Summary_CompPlanAmend.pdf" in Legistar shows what Comprehensive Plan text and maps would be amended upon adoption of the Southwest and Southeast Area Plans. State statute also specifies that any Plan Commission recommendation to adopt an amendment to the Comprehensive Plan must be done by resolution. A resolution recommending amendment of the Comprehensive Plan will be considered by the Plan Commission on June 15th, per the schedule above.

After plan adoption, staff will incorporate any changes made during the approval process and approved by Council into the Southeast Area Plan and edit the Comprehensive Plan as summarized in the attached document. Minor Southeast Area Plan formatting changes, such as moving/resizing graphics, may also be made to improve the usability of the document.

Executive Summary



"The Southeast Area Plan provides a framework for Southeast neighborhoods to lean in on their entrepreneurial roots as a manufacturing and innovation center while providing opportunity for new neighbors living in walkable transit supportive activity centers."



Plan Highlights



Former American Family East Regional Building

- Example illustration of potential redevelopment of 41 acres with:
  - Mix of housing types
  - Public street grid
  - Open space
  - Walking paths
  - Connections to surrounding neighborhood

1 LU Land Use
2 T Transportation
3 NH Neighborhoods & Housing
4 EO Economy & Opportunity
5 CC Culture & Character
6 GR Green & Resilient
7 EG Effective Government
8 HS Health & Safety

Opportunities for higher intensity development and new housing

Cottage Grove Rd /Atwood Ave

- Potential redevelopment of Walgreens and Old National Bank site as mixed-use

NH

- Provide affordable housing and density along transit corridors

T

- Construct missing sidewalks

LU

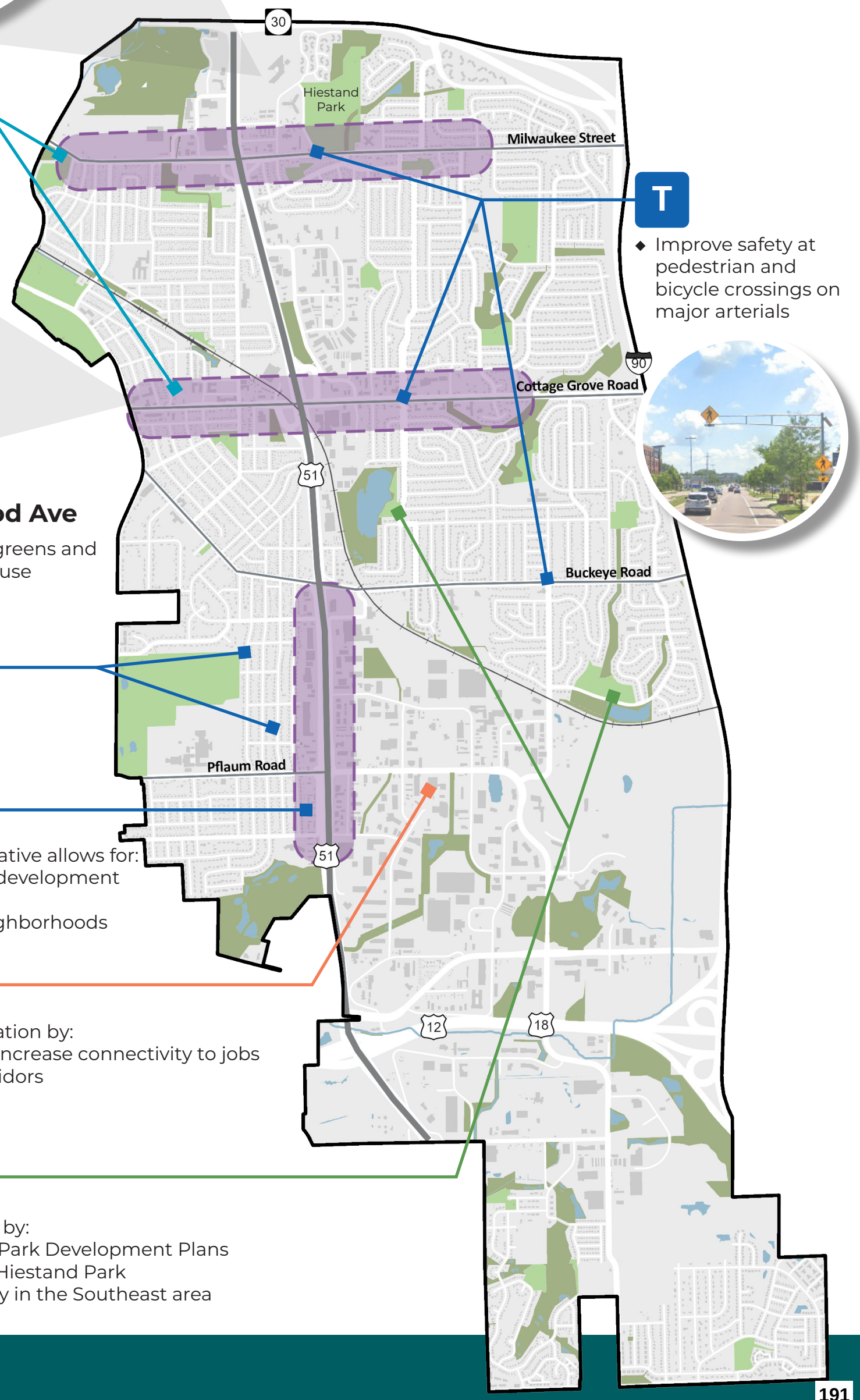
- 35 mph Urban Boulevard Alternative allows for:
  - Mixed-use and residential development
  - Driveway access to Hwy 51
  - A transition to existing neighborhoods

EO

- Support businesses and job creation by:
  - Direct access to Hwy 51 to increase connectivity to jobs
  - Revitalize commercial corridors

GR

- Improve parks and open spaces by:
  - Complete and implement Park Development Plans
  - Develop a master plan for Hiestand Park
  - Increase overall tree canopy in the Southeast area



T

- Improve safety at pedestrian and bicycle crossings on major arterials

Implementation

How This Plan Is Used

Area plans are used by the City to inform decisions on:

- zoning and redeveloping property;
- the location and types of housing;
- the City's budgeting for infrastructure and services.

This plan takes high-level policies from citywide plans, like the Comprehensive Plan, and provides a greater level of detail about how those policies apply in the Southeast Area.

Many actions in this Plan can be implemented over the next decade, but some actions either have an uncertain timeline or may take longer than a decade to implement. Implementation of actions in this plan are contingent on funds being available through future City budgets or other sources.

The Plan will be implemented through varied methods, such as:

- Private development, guided by the Generalized Future Land Use (GFLU) Map, Recommended Building Height Map, and other maps and actions;
- City infrastructure projects and private-sector infrastructure projects dedicated to the City as part of developing and redeveloping neighborhoods like the former Voit Farm on Milwaukee Street;



Public engagement event

- Current zoning, City-initiated recommended rezonings, and private-sector rezoning requests consistent with the GFLU Map;
- Official mapping of select planned streets;
- City budgeting for actions in this Plan;
- City participation in partnerships with the private sector, nonprofits, and other governmental entities.

It is anticipated that this plan will be updated approximately every 10 years.

The full Southeast Area Plan can be downloaded at:
www.cityofmadison.com/southeastplan

PLAN IMPLEMENTATION



COMPREHENSIVE PLAN | AREA PLAN | ZONING | CAPITAL BUDGET | PARTNERSHIPS

Department of Planning & Community & Economic Development

Planning Division

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Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Board of Park Commissioners

From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers

Date: May 13, 2026

Subject: Southeast Area Plan

Background

The Common Council directed Planning Division staff to begin working on the Southeast Area Plan on October 8, 2024 (RES-24-00613). A broad community engagement effort was carried out with a focus on reaching Black, Indigenous, and People of Color residents who are often underrepresented in city processes. The city worked with a public engagement specialist to conduct multiple focus groups that informed the planning process. Additionally, with help from the Parks Division and an approval of the Board of Parks Commissioners, the planning team was able to engage residents from the family shelter on Milwaukee Street and two large apartment complexes during the "Paint and Pack" events at Hiestand and Honeysuckle Parks. Families were able to paint stencils on the basketball courts, partake in a community dinner, and pick out free backpacks and school supplies while giving their input on the plan and their neighborhood.

The Southeast Area Plan was introduced at the May 5, 2026 Common Council meeting and referred to Board of Park Commissioners as part of the review and approval process as found in Legistar File #928978. Introduction follows the previous release of the Draft Recommendations, Maps and public feedback which can be found on Legistar File #88389.

The Board of Park Commissioners reviewed public engagement and draft Green & Resilient Actions and Maps at its December 10, 2025 meeting. The draft Southeast Area Plan and its recommendations are similar to those presented with some revisions. Please see the project website for background material, public feedback summaries, and material from past meetings.

Draft Plan Highlights and Changes

Since the December 2025 update to the Board of Parks Commissioners Planning staff has worked with Parks staff to streamline the Plan actions to better align with adopted Parks plans and ongoing Park planning efforts.

The Southeast Area Plan actions focus on the implementation of the Parks and Open Space Plan, Park Development Plans, and the Capital Improvements Plan. The Area Plan actions also address park land deficiencies in the planning area.

Partnership Recommendations
Initiatives led by partners outside the City, with the City providing support or contributing where appropriate.

1. Work with public and private organizations to develop recreational programs within existing parks or school playgrounds for area seniors and youth. Encourage neighborhood organizations to help activate open spaces through Parks Division approved programming and placemaking events, such as a labyrinth in McGinnis Park, food truck events, and other neighborhood led initiatives
2. Explore burying overhead wires with utility companies during street reconstructions on segments of Milwaukee Street and Cottage Grove Road to facilitate larger street trees.
3. Partner with neighborhood organizations to increase rain gardens.
4. Encourage the creation of community gardens in or near Honeysuckle Park.

Feedback received on Draft Parks Actions

1. Update and revitalize park facilities including more amenities and activities.
2. Park entrances and paths should be more visible and accessible.
3. Stormwater management improvements are needed in the Hiestand Neighborhood.
4. Community Gardens and other resilient open space activities and opportunities should utilize parks and underutilized green spaces.

Request to the Board of Park Commissioners
The Common Council has asked the Board of Park Commissioners for their recommendation on the draft Southeast Area Plan. After reviewing the plan, if the Board recommends revisions to the Final Draft Plan, those revisions should be included in any motion made. Plan Commission, as the lead body, will review these revisions and make a final recommendation to the Common Council.

Legistar File Attachments

1. Southeast Area Plan Final Draft
2. Board of Park Commissioners presentation

Southeast Area Plan







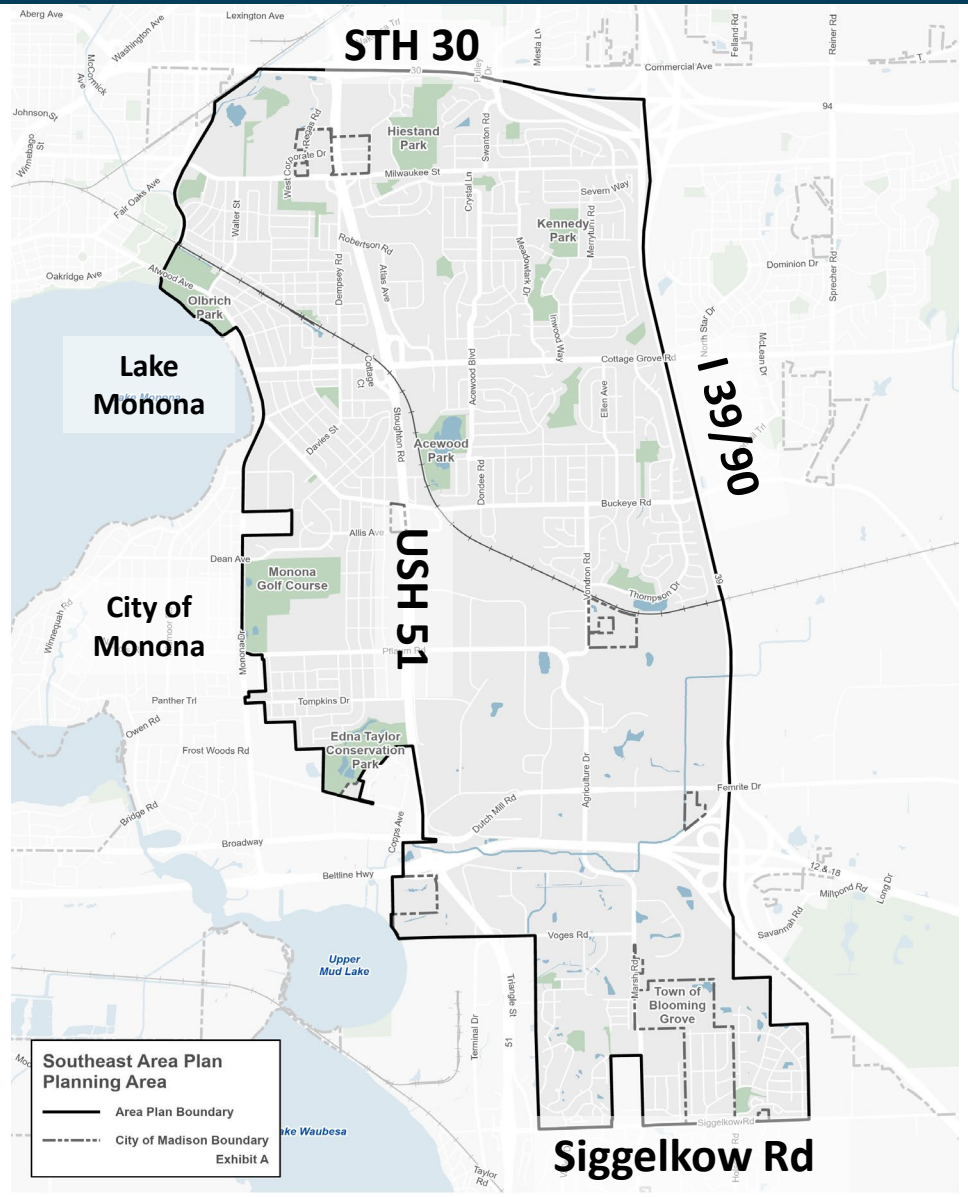




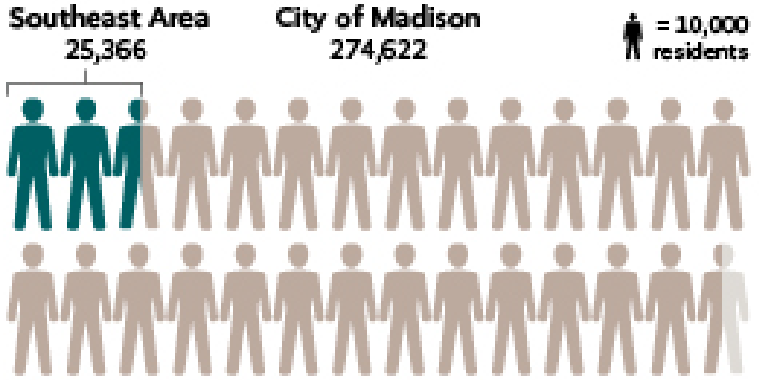


Board of Parks Commissioners: May 13, 2026

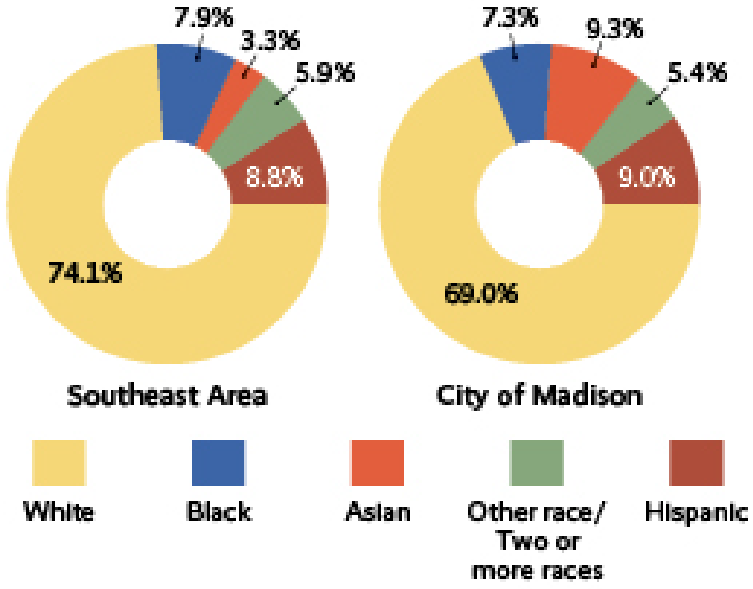
Southeast Area



Population



Racial and ethnic composition



Timeline

Planning Process and Public Engagement

Phase Zero

Data Gathering & Review

- Plan authorization by Common Council
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Small group meetings (Neighborhood Associations, events at library, etc.)
- Online interactive commenting map
- Background data gathering
- Regular email notifications and website updates (applies to all phases)

JUN - OCT

Phase One

Issues & Opportunities

- Open house and public meetings (in-person and virtual)
- Community survey
- Focus group meetings
- Pop-up outreach (resource fairs, events at library, etc.)
- Check-in with City Boards, Commissions, and Committees
- Check-in with adjacent municipalities and school districts

NOV - MAY

Phase Two

Develop Recommendations

- Outreach to businesses
- Art workshop
- Public meetings (in-person and virtual)
- Focus group meetings
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Check-in with City Boards, Commissions, and Committees

JUNE - NOV

Phase Three

Draft Plan Review

- Public feedback on Draft Plan
- Small group meetings (Neighborhood Associations, other community organizations)
- Check-in with adjacent municipalities and school districts
- Pop-up outreach (resource fairs, events at library, community dinners etc.)

DEC - APR

Phase Four

Final Draft Plan Review & Adoption

- Plan review and adoption by City Boards, Commissions, and Committees
- Implementation of Plan recommendations

MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

Public Engagement Summary







- Public Meetings: In-person Open House and a virtual meeting
- November – April: Interactive Commenting Mapping
- Survey Part 1 & 2
- Madison Madness Bracket
- NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - La Follette High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Pinney library, community events, Bike to Work week, Art Workshop
- Neighborhood walk
- Business Walk
- PC and TC check-ins (June, Aug)
- CAS events at Hiestand and Honeysuckle Parks

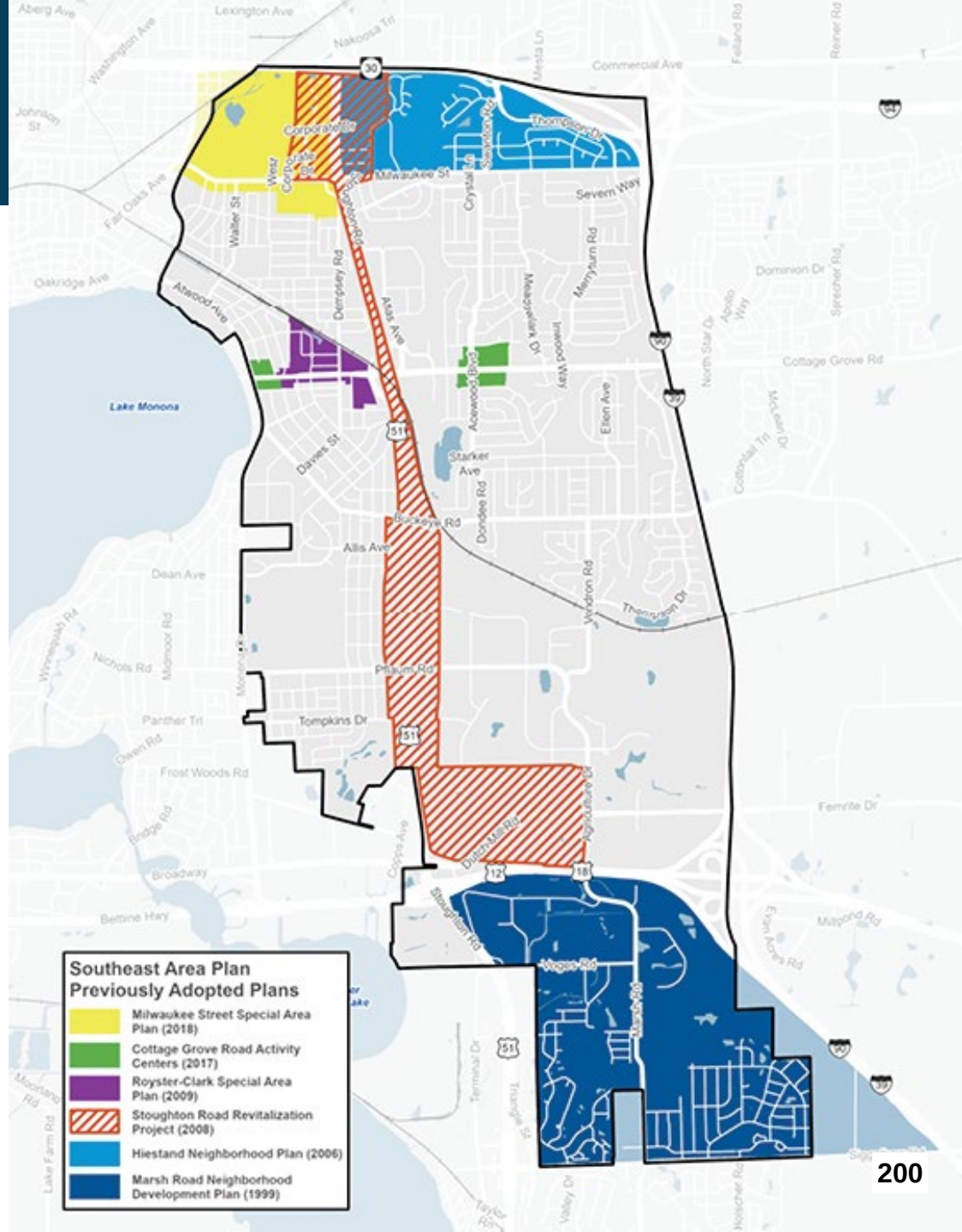
General Themes in Public Comment

- Support mixed-use zoning and **denser residential options**, especially in areas currently zoned as commercial or along major corridors. Examples: Milwaukee Street, Buckeye Road, Cottage Grove Road
- Concern about **pedestrian and bicycle safety**, especially near schools and major corridors like **Stoughton Road**
- Support **sidewalk** installation where none exist, especially on student walking routes
- Concerns about **housing affordability**
- Want more youth-focused spaces, programming, and **gathering spaces within residential areas**
- Support revitalizing **Milwaukee Street** with mixed-use destinations, local amenities, dining, entertainment, and small business clusters

Past Plans

- Existing plans to be archived with adoption of Southeast Area Plan

- Incorporated relevant recommendations into Southeast Area Plan



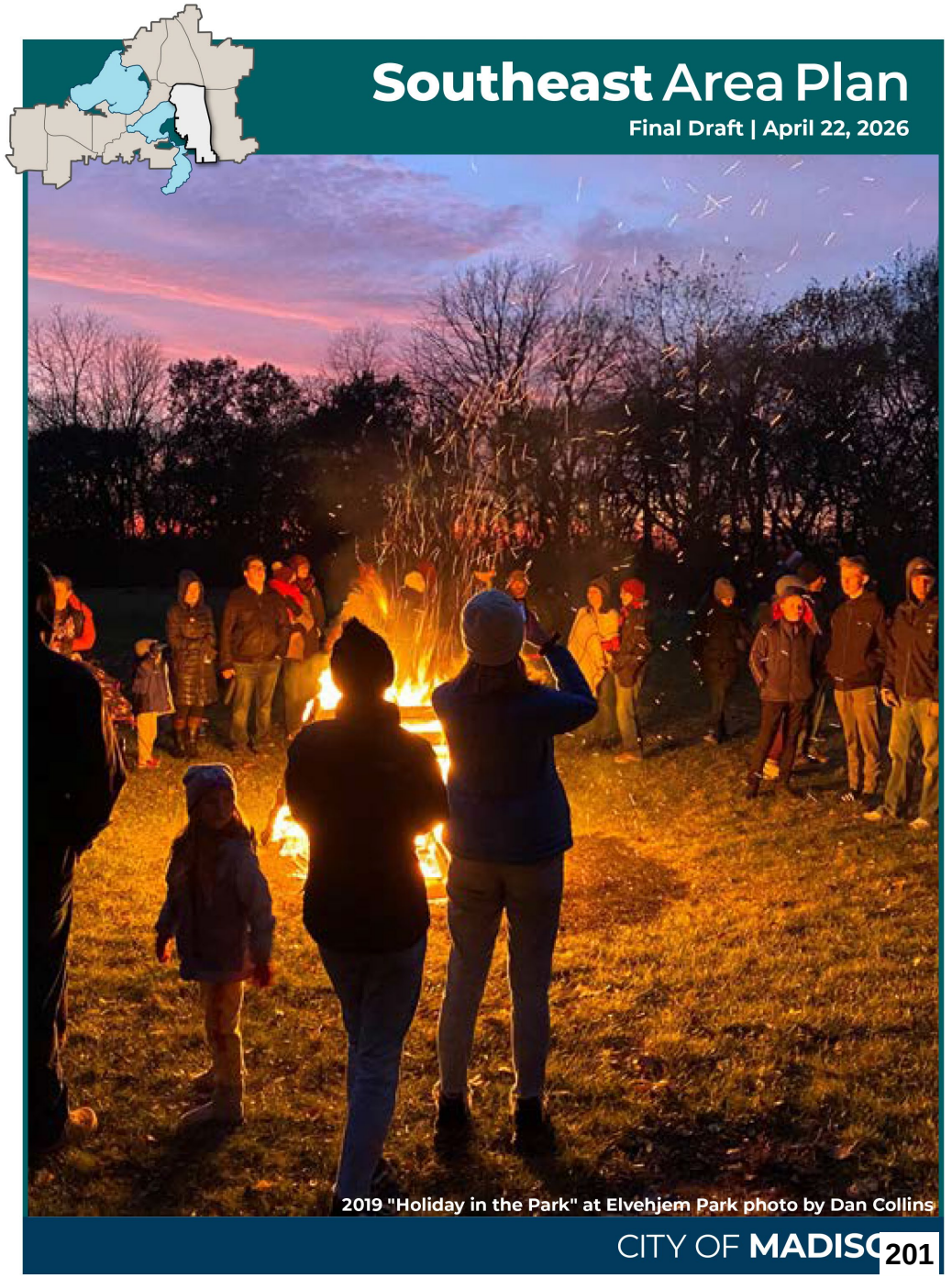
Draft Plan Format

Chapters



Chapter Contents

- What we heard
- Actions – led by the City
- Partnerships



Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

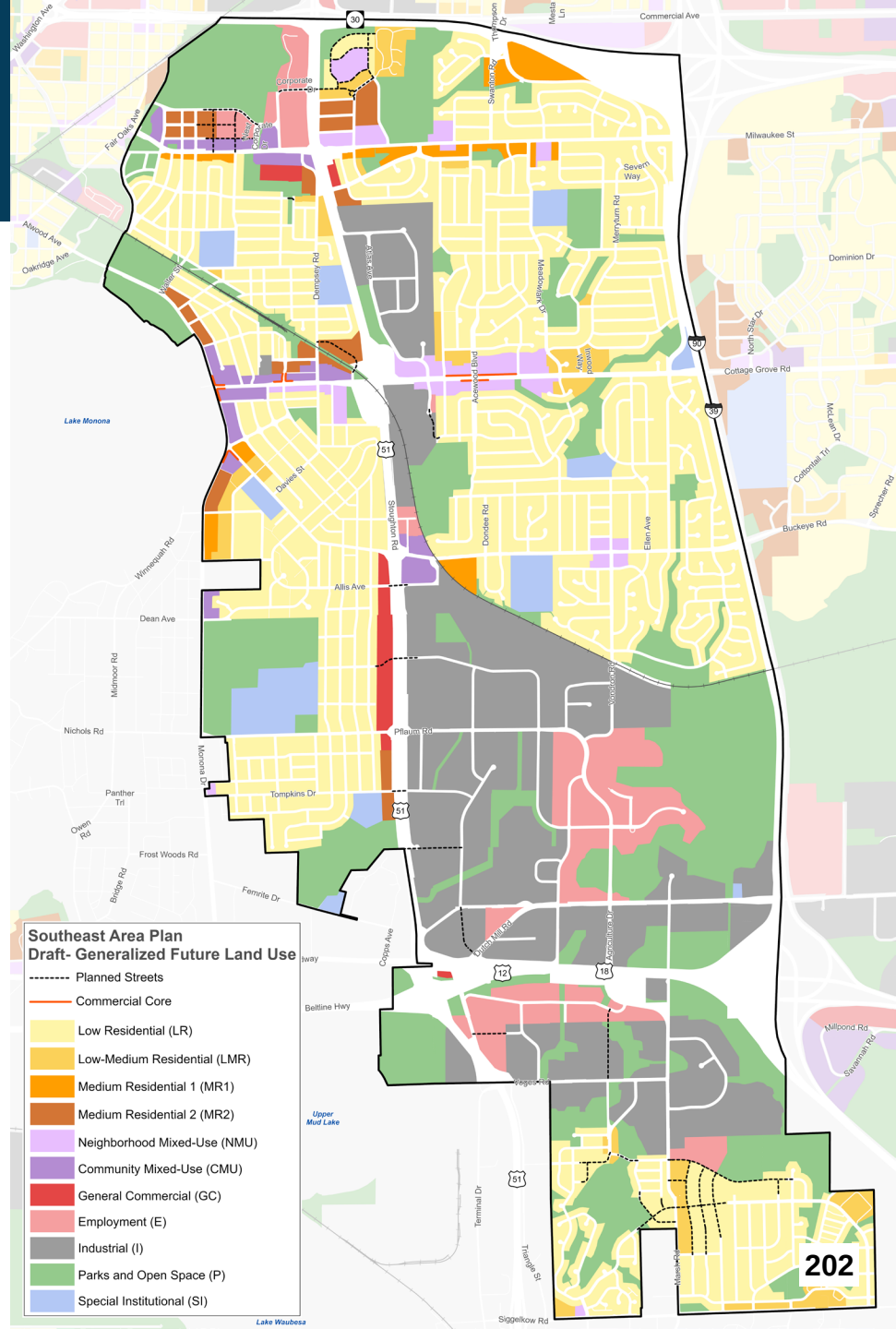


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories





Transportation

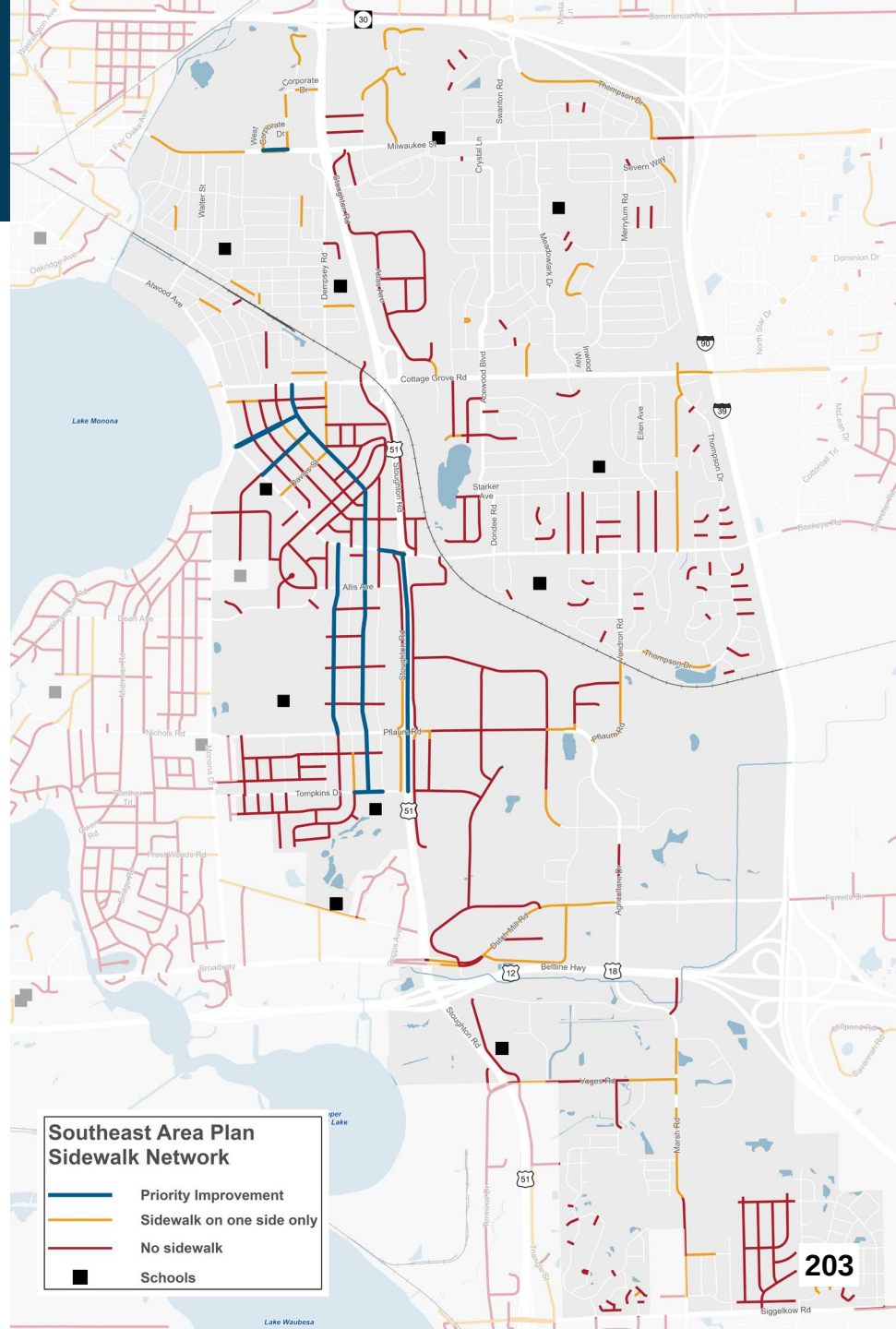
What we heard:

- Areas without sidewalks are unsafe for Children and pedestrians
- Hard to cross Milwaukee Street, Cottage Grove Road, Buckeye Road and Hwy 51.
- Lack of North-South Connections
- Hwy 51 is a barrier – unsafe

Draft Actions:

- Prioritize locations for sidewalk improvements
- Intersection and corridor improvements

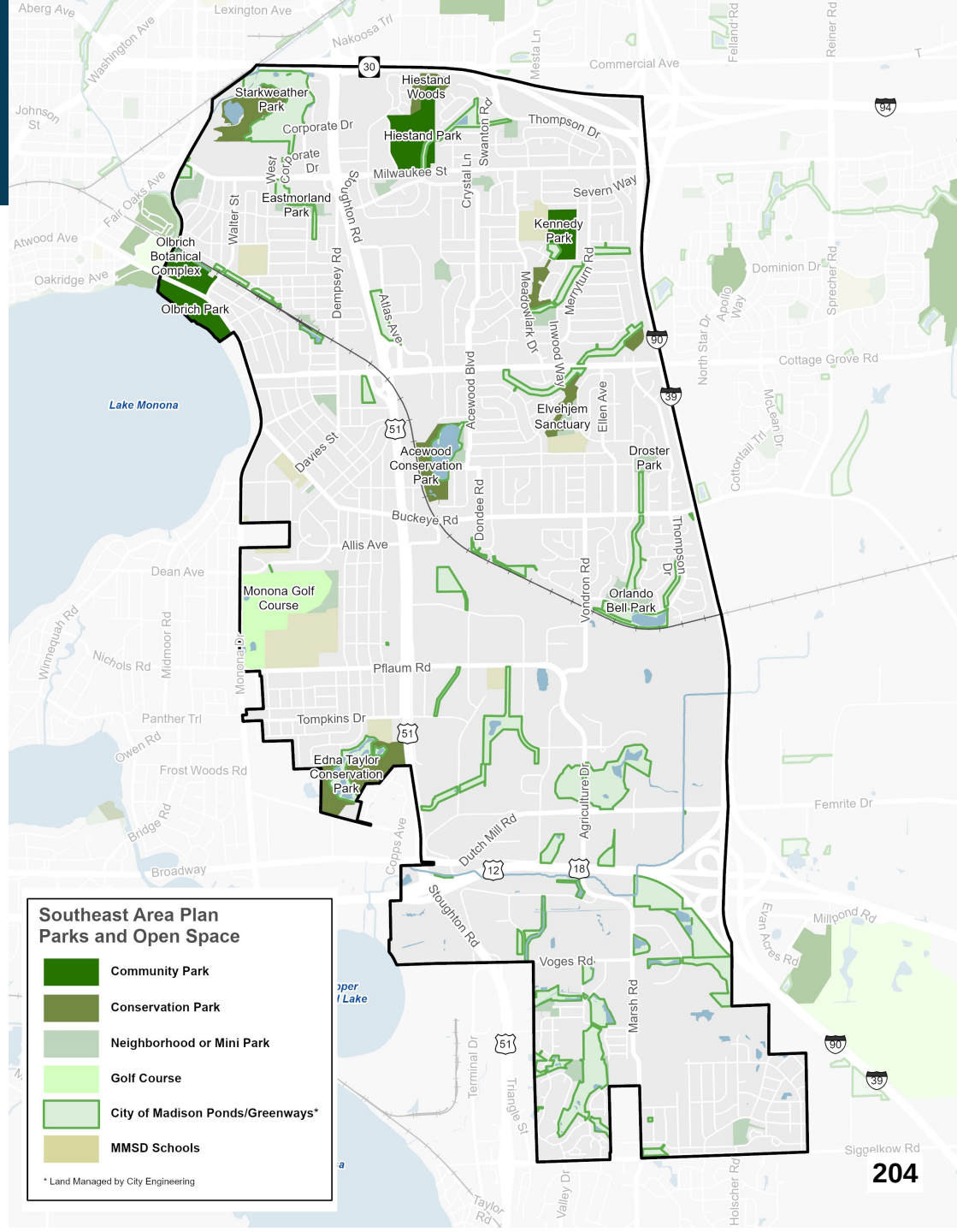




Green and Resilient

Actions

1. **Implement** the recommendations of the adopted **2025-2030 Park & Open Space Plan**
2. Complete and **implement the Park Development Plans** for the 20 existing mini and neighborhood parks within the planning area.
3. Complete and **implement the Park Development Plan** for the newly expanded **Starkweather Park** to serve new residents of the Starkweather Plat.
4. **Address general park land deficiency** in the area bounded by Monona Drive, Pflaum Road, Highway 51, and Edna Taylor Conservation Park by acquiring properties for park land or exploring partnerships to provide publicly available park amenities.
5. Provide **greater park access** by developing safe routes through neighborhoods to parks.



Green and Resilient

Actions Continued

6. **Address the deficiency in park space** in the Glendale Neighborhood near Henderson Elementary School by exploring partnerships with MMSD, acquiring properties, or creating a play area within the northern portion of Edna Taylor Park.
7. Develop an updated **Master Plan for Hiestand Park**.
8. **Implement the Olbrich Park – North Parcel Park Development Plan**.
9. **Implement development in Olbrich Park** identified in the Parks Division's 2026 Capital Improvement Plan. Development includes replacement of the existing beach house (Olbrich Biergarten) and associated amenities such as parking and courts.
10. Complete and implement the recommendations of the **Olbrich Botanical Gardens Comprehensive Plan** in partnership with the Olbrich Botanical Society.
11. Evaluate **improvement options at Monona golf course** to continue to pro-vide a unique and affordable user experience.





Green and Resilient

Partnerships

A. Work with public and private organizations to **develop recreational programs** within existing parks or school playgrounds for area seniors and youth. Encourage neighborhood organizations to **help activate open spaces** through Parks Division approved programming and placemaking events, such as a labyrinth in McGinnis Park, food truck events, and other neighbor-hood led initiatives.

B. Explore burying overhead wires with utility companies during street reconstructions on segments of Milwaukee Street and Cottage Grove Road to **facilitate larger street trees**.

C. Partner with neighborhood organizations to **increase rain gardens**.

D. Encourage the **creation of community gardens** in or near Honeysuckle Park.



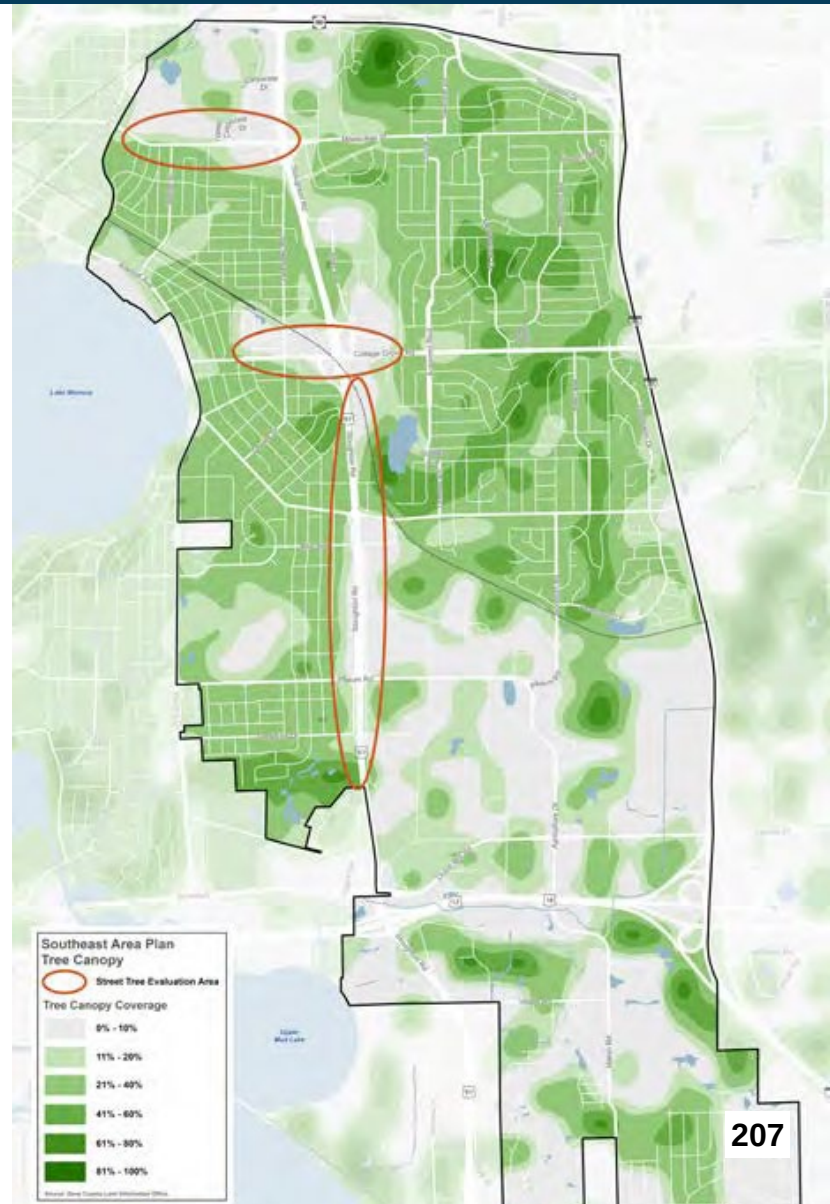
Actions – Other Chapters

Health and Safety

- Use existing tree canopy and light data to conduct light inspections along dark areas of Milwaukee Street, Meadowlark Drive, Pflaum Road, East Buckeye Road and other areas with inadequate light levels, especially near schools and parks, following City policy to add streetlights, trim trees, or pursue other measures.

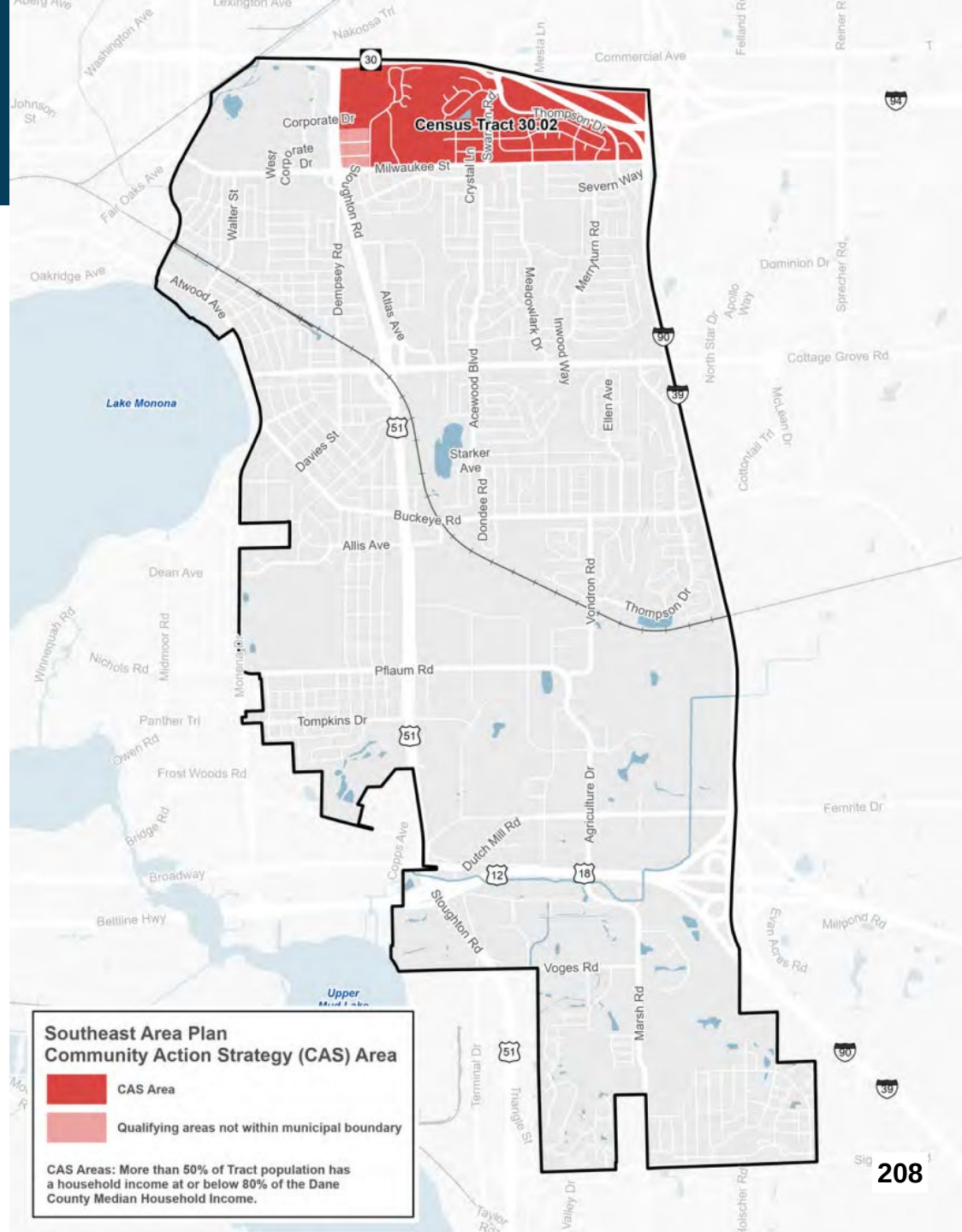
CAS Actions

- Encourage neighborhood associations to help activate open spaces through programming and placemaking events.
- Work with community partners such as Madison Public Library, YMCA, MMSD/MSCR, and Madison Parks Division to develop neighborhood events and programming
- Work with residents, neighborhood groups, Madison Arts and non-profit organizations to activate Hiestand parks and other greenspaces for people of all ages with musical performances, community meals, arts activities and recreation.
- Improve recreational opportunities in Honeysuckle Park



Community Action Strategy Hiestand Neighborhood

- Capacity Building
- Community and Stakeholder Relationships
- Small-scale physical improvements
  - $100,000-$200,000 project



Community Action Strategy
Hiestand Neighborhood

Rank	Improvement	Location	Capital Costs
1*	Splash Park	Hiestand Park	$$$$
2	Targeted traffic calming and safety improvements (lighting/cameras, speed management, crossing improvements)	Thompson, Swanton, Milwaukee, Walbridge	$$$
3*	Better restroom facilities	Hiestand Park	$$$$$
4	Path linking Honeysuckle and Hiestand Parks	Greenway (Stormwater)	$$$
5	Parking Lot Lighting	Hiestand Park	$$
6	Information Kiosk	Hiestand Park	$

* Splash Park and Bathrooms are is outside the scope/budget of a CAS project.

Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 13 – Board of Park Commissioners
- ❑May 20 – Urban Design Commission
- ❑June 3 – Transportation Commission
- ❑June 4 – Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission
- ❑June 23 – Common Council

Southeast Area Plan – Phase 1 Community Feedback Summary

June 2025

This summary includes public input from the first phase of the Planning process for the Southeast Area Plan. It includes feedback provided at in-person or virtual meetings, interactive online mapping, focus groups, pop-up engagements, and the Madison Madness Feedback bracket activity. The feedback is organized by the seven elements of the Comprehensive Plan. Comments are grouped by common themes, assets, issues, and opportunities for each of the elements. Similar comments are grouped together under one row with a tally of how many people commented on that topic in the right column and source of the feedback. Comments highlighted in the color of the element indicate feedback from underrepresented groups. Text in color shows feedback from underrepresent community members. This input was gathered by a third-party organization. For focus groups (FG), comments were counted as one under the tally column for each comment.

Comment	#	Source
Land Use		
Land Use – Redevelopment to Mixed Use: • Ensure commercial/mixed-use spaces under new housing buildings are used and not empty • Don't add housing on top of businesses **Opportunities** • Redevelop commercial spaces and underutilized properties into mixed use space to increase housing density and eliminate excess parking/pavement in various areas (see detailed feedback summary for specific areas)	31	(OC) (PM1) (FG) (MM) (BW)

• More multi-unit residential in areas: along Atwood Avenue, American Family site • More utilization/density in the areas: Karmenta Center, undeveloped land west of the church at 4917 Milwaukee Street (3 stories max), Milwaukee Street and Milo Lane, more TR-C3 in Eastmorland, 4513 Milwaukee Street • Integrate housing with stores, clinics, and community spaces		
Land Use – Commercial: **Assets** • Love businesses in little strip mall on Monona Drive and E Buckeye Road • Amazing small, locally owned businesses in Rolling Meadows Shopping Center • Like spaces for local business owners to have affordable space to operate and provide important amenities for neighbors (ex. Ace Hardware/Jade Monkey commercial strip) • Like great restaurants and businesses that are vibrant, unique, and POC-owned **Opportunities** • Need corridors of services like more small local restaurants/commercial amenities and more grocery options around the areas: North and South of 12/18, along Atwood Avenue, near Meadowlark Drive and Oynx Lane, Monona Drive and E Buckeye Road, Meadow Park Townhomes off N Wallbridge Avenue, and along Milwaukee Street • Lower parking minimums for businesses	13	(OC) (BW)
Land Use – General: **Issues**	10	(OC) (FG)

• Too many nuisance apartments and homeless facilities **Opportunities** • Increase density and housing by resources like transit, walking/biking paths to meet needs of current and future residents • Use underutilized spaces for community gardens, art installations, and picnic areas • Add hotel near Milwaukee Street and Corporate Drive or Atlas Avenue and Cottage Grove Road • Redevelop East Towne Mall into housing options (ownership options) • Increase access to amenities in areas: west of Highway 51, North of Sigglekow Road • Increase affordable housings like in City-owned lots in Owl Creek to have permanently affordable housing • Allow homeowners to develop multifamily housing (instead of developers) • Add public swimming pool • Large scale communal housing		(MM) (BW)
Transportation		
Traffic Safety/Speeding: **Assets** • Good improvements along Dempsey Road (especially at Davis Street) **Issues** • Highway 51 has high speeds with limited visibility • Near crashes on E Buckeye Road and Vondron Road	22	(OC) (PM1) (FG) (BW) (NW)

• Speeding vehicles and speeding on streets like: Monona Drive, W Dean Avenue to avoid Pflaum Road, Swanton Road, N Thompson Drive, Wilshire Lane, Dempsey Road, Highway 51, Milwaukee Street, Maher Avenue • Lowering speed limits makes travel difficult **Opportunities** • More speed enforcement and speed reduction measures • Sync and improve light timing along streets like Cottage Grove Road and Stoughton Road to support through traffic • Create physical barriers, repaint lines, plant trees to calm traffic • Add rumble strips to off ramp to alert divers to slow down through the curve for Highway 51 • Righthand lanes should be right turn only on Sprecher Road and Milwaukee Street • Need turn lane toward YMCA on Westbound Cottage Grove Road and Claire Street • Left turns are difficult on Swanton Road and Milwaukee Street		
Bicycle/Pedestrian Safety: **Assets** • Monona Court is great for walking/biking and could be nice in other places • Like bike paths and lanes on E Buckeye Road and Atwood Avenue • Like Pedestrian crossing at Highway 51 and Portland Parkway • Love Cottage Grove Road	52	(OC) (PM1) (FG) (MM) (BW)

• Multi-use path connecting Commercial Ave and Blettner Blvd is great safe connection under Highway 30 **Issues** • Lack of lack of pedestrian access on Highway 51 • Crossing view is blocked by Hill on Lakeview and Buckeye on Lake Loop • Close to cars on Monona Drive from Cottage Grove Road • Dangerous biking and walking conditions and inadequate pedestrian crossings • Improvements in ADA-compliant infrastructure are needed, such as wheelchair-accessible sidewalks and curb ramps **Opportunities** • Make traffic stop/yield to cyclist/pedestrians crossing instead of bikes/pedestrians having to stop for cars • Add green paint to improve visibility of bike lanes and make bike lanes protected • Add bike route street icons streets like: Stonehaven Dr., Ellen Ave. from E Buckeye to Vondron Rd., Wagon Trail • Extend medians to create refuge islands for pedestrians and cyclists to more safely cross the street • Use parked cars, pinch points, and protected bike lanes to chicane Cottage Grove Rd. from about Atwood Blvd. to I-90 and beyond • Add dedicated bike lane on Vondron Road, Sandlewood Cir., Pebblebrook Dr., S. Thompson Dr. from Capitol City Path all the way to Cottage Grove Rd., Ellen Ave. from E Buckeye to Cottage Grove Rd., and Starker Ave • Use curb extensions to designate the beginning/end of those parking zones and make drivers more aware of pedestrians/cyclists crossing or waiting to cross		

• Close streets to through traffic in front of schools to allow safe plaza for students • Better bike/pedestrian safety infrastructure: Milwaukee Street, crossings at Highway 51, Milo Lane and Easley Lane, Marsh Road and Siggelkow Road, Wittwer Road, Starker Ave & and Deerwood/Acewood, Cottage Grove Road, Fair Oaks Drive, Sprecher to Sun Prairie Park/Ride, and Royster Oaks Drive and Maher Avenue		
Connectivity (Road/Bike/Ped): **Issues** • Unimproved section of Monona Drive is a critical gap in the bike network • Monona's "No bike on sidewalk" signs are incorrect • People do not ride in shoulder due to safety concerns on Monona Drive **Opportunities** • Improve Connection in various areas like Glacial Drumlin trail (see detailed feedback summary for specific areas) • Bike paths and mountain bike trails (including nature-immersed trails) • Improve access to lakes and jobs across the city	51	(OC) (PM1) (FG) (BW) (NW)
Street Design: • Convert Highway 51 to urban boulevard with more housing and businesses, connect Tompkins through Highway 51, add more pedestrian access to frontage roads, reduce footprint, noise, traffic, number of lanes, and increase pedestrian/bike safety and access	10	(OC) (PM1 (FG) (MM) (BW)

• Convert intersection to roundabout on: Diamond Dr and Portland Pkwy, Cottage Grove Rd and Meadowlark Drive, Agriculture Drive and Femrite Drive, • Extend Cottage Grove Rd median on across Vernon Ave and Inwood Way to only allow right in/right out • Add road diet and expand sidewalk into multi-use path on Agriculture Drive and Marsh Road • Less parking and shoulder bike lanes on E Buckeye Road • Keep street parking to both sides of Wittwer Road north of playfields • Closed intersections at every new project		
Transit: **Assets** • Love C2 bus line as an alternate to biking **Issues** • No Stop Zone from Buckeye makes transit less accessible/usable • Limited bus routes and infrequent service, especially on Milwaukee Street and weekends—hinder mobility, particularly for individuals with disabilities and families without cars. **Opportunities** • Extend routes and make efficient (ex. Add stop in front of Monona Grove High School) • Connect Metro D and C • Reduction of BRT stops limits use of Madison Metro • Additional rapid transit lines connect Madison and Monona both East and West of Highway 51	11	(OC) (PM1) (FG) (MM) (BW)

• Re-add service to the Meadows Apartments on N Thompson Drive and Swanton Road • Third BRT route which loops around Lake Monona connecting Atwood Ave, Monona Dr, W Broadway, Moorland Ave, Rimrock, John Noland, and share 151 with lines A and B up to First Street • Enhanced bus stops with shelter, benches, and lighting • Improve Inter city transit infrastructure (routes and stations) • Light rail • Integrate Metro tap-to-ride with Bcycle membership		
Street/Services: • Improve transit to intercity bus services (ex. transit between busses and new Amtrak station) • Shelter is minimal and need updating at Dutch Mill Park and Ride • Add B-cycle rack at Atwood Ave at Cottage Grove Road and Claire Street at Cottage Grove next to Lussier Family East YMCA	4	(OC) (PM1)
Neighborhoods and Housing		
Neighborhood Design: • Alleyways are great for safe cycling, slower speeds and trash collection, like seeing diversity in housing design • More developments that foster neighborhood connection and provide family-oriented resources • Implement developments with character and Universal Design into housing and public buildings • Improve accessibility and design of Glendale Neighborhood	19	(OC) (FG) (MM) (BW)

• Benches in neighborhoods		
Affordability: • Build new, diverse, and quality affordable housing (ex. More than large apartment complexes, not income restricted, with greenspaces) • Rising rent costs and long waitlists for affordable and accessible units are key frustrations • Property taxes keep rising (would like exemption for homeowners above a certain age)		
Diverse Housing: • Building multifamily units, one-level or first-floor homes, and housing for seniors and people with disabilities. • Increase moderate income housing options • Less luxury housing and more missing middle housing • Love increases in housing density to make room for people and nature		
Housing Programs: Add housing programs for first time home buyers or rent to own cheaper than renting apartments	1	(MM)
School Comments [staff note: the City does not control school attendance areas or school expansions]: • Before and after school is not appropriately managed and kids are running through the streets at Monona Grove High School and Kennedy School • Poor performance and unsafe school environments are causing families to move out of Madison	3	(OC) (MM)
Economy and Opportunity		
Businesses/Economic Development/Jobs: **Issues**	7	(OC) (FG)

• Scarcity of local businesses and numerous empty storefronts on Milwaukee Street • Small businesses face barriers to occupying commercial space • Many struggle to find stable, local jobs—particularly undocumented residents who face additional hurdles • Undocumented immigrants face significant employment barriers **Opportunities** • Assess the area south of Atlas Ave. and north of Cottage Grove Road to see if denser commercial/office space is viable with an Economic Feasibility Study • Improve Small business development and retail presence in the neighborhood • Want employment diversity beyond cleaning, food service, and warehouse jobs • Expand employment opportunities beyond large organizations to provide employment opportunities and tax base		
Culture and Character		
Neighborhood Gathering Spaces (Third Spaces)/Destinations and Activation: • More places beyond home and work that promote connection, such as community centers, cultural gathering spaces, and youth areas • Neighborhood lacks a gathering indoor/outdoor space throughout the year without barriers to entry (like needing to purchase something) in Heistand Neighborhood and Rolling Meadows Neighborhood • Need neighborhood serving destinations and activation in: Milwaukee Street beyond Hiestand Park, Atwood Ave at Cottage Grove Road, E Buckeye neighborhood/corridor, Unity Church lot (along Tompkins Drive), Strip mall needs a facelift like Ace Hardware building, more activation, and use parking lot space next door • More inclusive school events, cultural gatherings, and outdoor neighborhood activities • Neighborhood posting/bulletin board in Honeysuckle Park and for Meadows's residents	14	(OC) (PM1) (FG) (BW) (NW)
Library: Love Pinney Library	2	(OC)

		(PM1)
Gateway streets: Have proper gateway streets/ intersections for the City like on Broadway and Dutch Mill	1	(OC)
Arts: • Support the arts • More affordable artist spaces	1	(MM)

Green and Resilient		
Parks: **Assets** • Appreciate existing parks (e.g., Kennedy playground, sledding hill) • Monona Golf Course is a valuable green space for outdoor activities year-round for both humans and animals • Acewood Park is a great open space with an enjoyable bike path, and it is a joy when the goats graze the park • Great park and open space in Kenndy Park, Edna Taylor Park, Heritage Sanctuary, Heistand Park, and Eastmoreland Park • Ontario Park is a heavily utilized, popular park for neighbors to bring children. These pocket parks feel safe and pleasant for neighbors to frequent. **Opportunities** • Increase and prioritize urban green spaces, park access, greenspaces/nature, trails for hiking, and community gardens spaces	36	(OC) (PM1) (FG) (MM) (BW)

• Want more revitalized and accessible green spaces • More secure, small dog areas • Add mountain bike trails of more than 3 miles in one location • Improve playgrounds and parks (ex. Outdoor recreations, splash pad) • Would be nice for a food forest in Lake Edge Park • Need like for path that diverges through Ontario Park • Would like renovated park shelter, dedicated walking path throughout the wooded area and connect to the lower part of park, and clearer signage about walking in woods during Frisbee Golf season • Add a labyrinth garden or some other attractive outdoor amenity (that doesn't disturb nearby neighbors) to McGinnis Park • Convert basketball court into a full court or more versatile court at Portland Park • Add pocket park in area next to water tower on Spaanem Avenue and Allis Avenue • Convert portion of Eastmoreland Park into dog park		
Stormwater: • Stormwater from Milwaukee Street does not have a drain at the Corner of Milwaukee Street and Milo Lane, • There are no drains on Boyton Place causing Hamlet Place and Milo Lane to flood	2	(OC) (PM1)
Wildlife/Invasive Species: Love wildlife along Lake Edge, O.B. Sherry Park is great place to see wildlife, Birds frequent these waters, appreciate the native plants here on Capitol City Path just west of Dempsey Road, monitor green spaces for invasive species	3	(OC) (PM1)
Trees/Greenery: Add trees along length of Highway 51 to provide shade and curb speeding and along Acewood Boulevard, would like thoughtful approach to future tree canopy (street lined streets and bike/ped paths)	3	(OC) (MM)

Environment Sustainability: Grow thoughtfully and sustainably, go more green, more infrastructure to combat hot temperatures (splash pads, outdoor cooling stations, pergola), clean lakes and river	4	(MM) (BW)
Effective Government		
Intergovernmental coordination: Work with Monona to connect bike paths and bus routes	3	(OC) (BW)
Health and Safety		
Sidewalks: **Opportunities** • Widen sidewalks across the railroad and add turning radius on Dempsey Road near Capitol City Trail • Add sidewalks to Lake Edge Boulevard, Maher Avenue, south side of E Buckeye Road, Monona Court, north side of Milwaukee Street between W Corporate Drive and Regas Road, S Stoughton Rd • Extend sidewalk which runs through parking lot north of the Pinney Library across Pinney St • Better sidewalks	7	(OC) (FG) (MM)
Litter/Debris: Glass and metal debris on Bridge across and surrounding blocks of Agriculture Drive and Tradesmen Drive and bridge connecting Milo Ln and Stein Ave	3	(OC) (NW)
Neighborhood Safety: **Issues** • Incidents of shootings and general feelings of being unsafe ○ Gun shots prevalent in area along east of N Thompson Drive and North of Swanton Road and the Hiestand neighborhood • Drug use in Hiestand Park	9	(OC) (PM1) (FG) (MM)

• Car theft and burglars in the Heistand neighborhood • Need for urgent care, clinics, and culturally responsive care for aging and disabled populations **Opportunities** • Neighborhood watch programs, foot or bike patrols, and infrastructure to slow traffic • Community-centered, preventive safety measures and wellness initiatives **Environmental Safety:** • Road noise, and poor lighting near schools and parks create unsafe conditions • Manage airport noise (F35s?) **Lighting:** Poorly lit areas compromise safety		
Other		
Other – Planning Process: Commenting map is a great idea	1	(OC)

Key for Feedback Source

(OC) Online Commenting Map

(PM1) Kickoff Public Meetings | Virtual & In-Person

(BW) Madison Bike Week

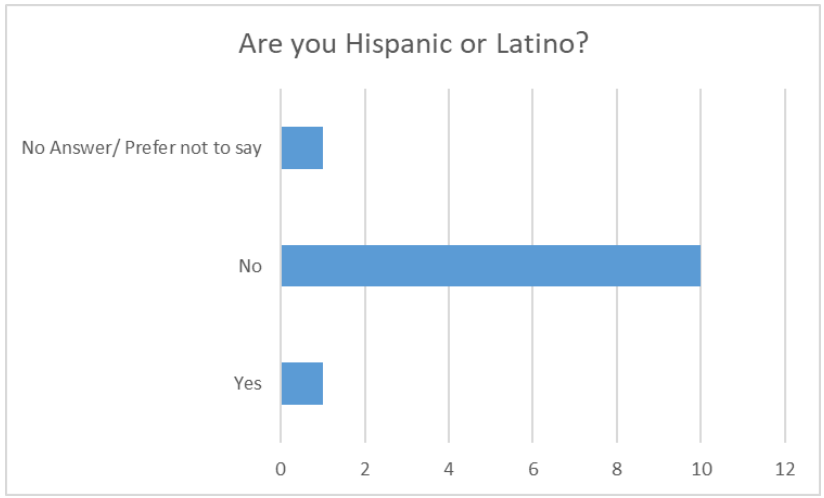
(MM) Madison Madness

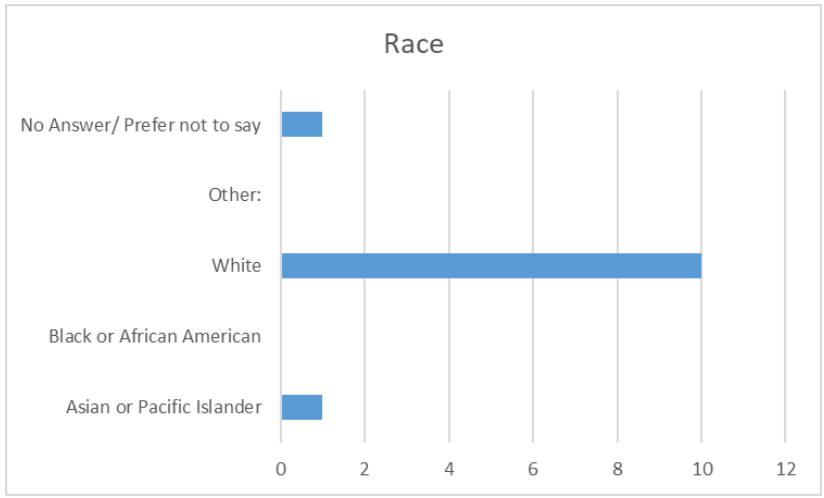
(NW) Hiestand Neighborhood Walk & Talk

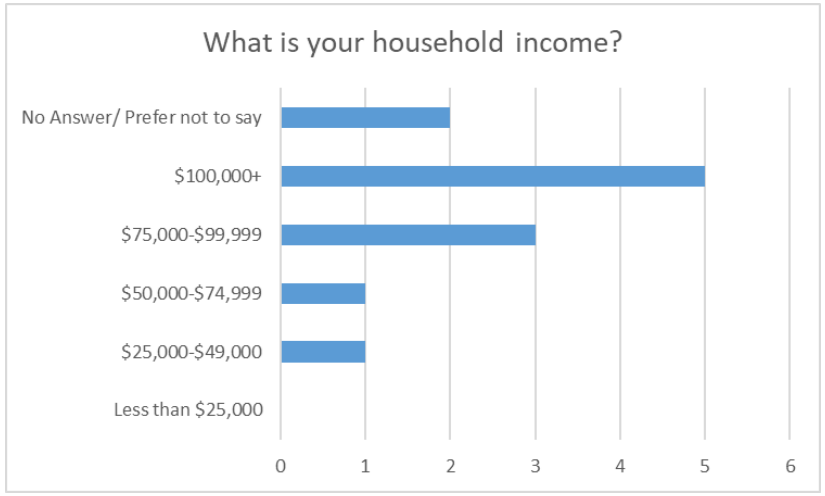
(FG) Focus Groups

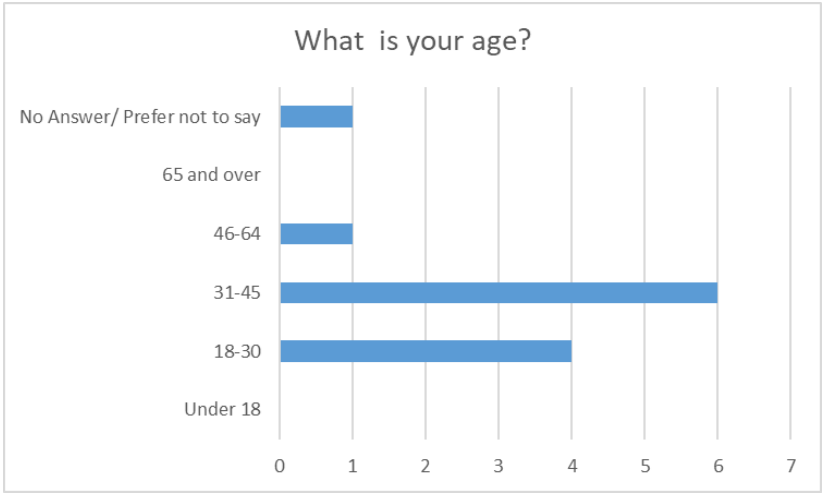
December 4, 2024 In-Person Meeting Attendee Demographics:

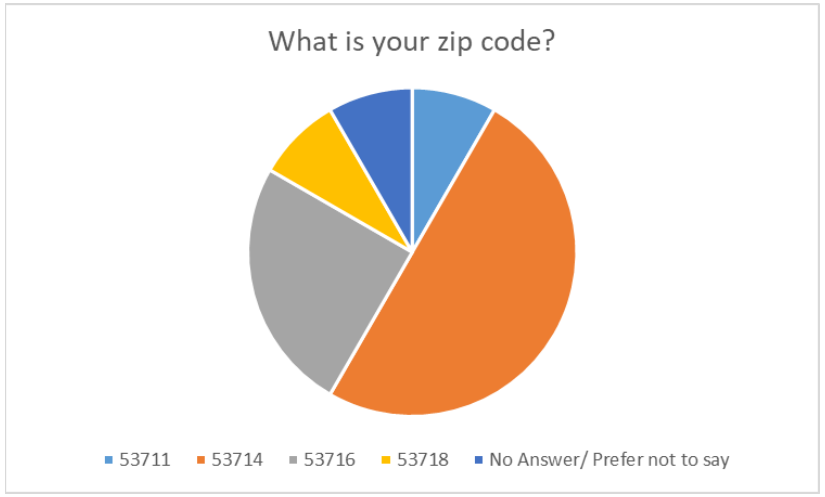
Public meeting attendee responses to demographics questions is optional. About a third of the approximately 35 attendees from the Southeast Area Plan meetings opted to provide demographic information. That information is summarized below.

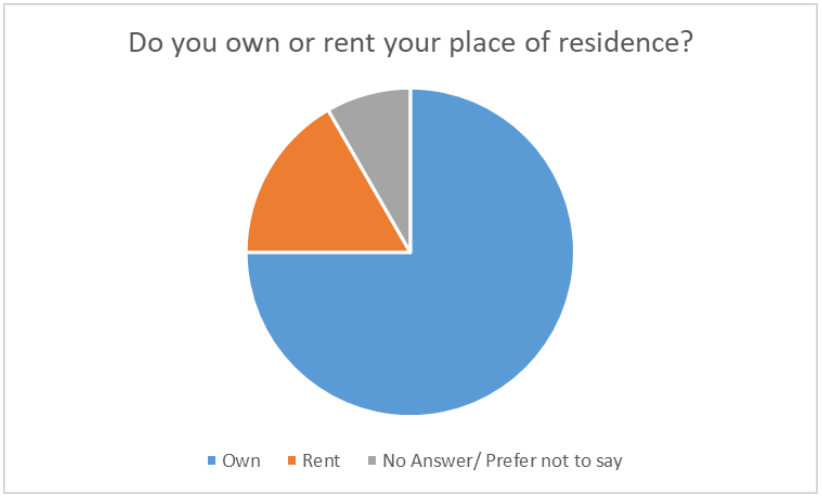




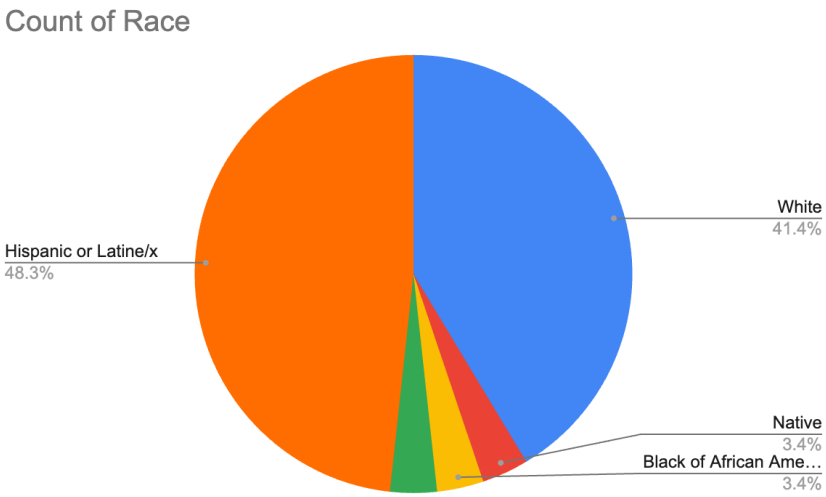

What is your household income?
No Answer/ Prefer not to say
$100,000+
$75,000-$99,999
$50,000-$74,999
$25,000-$49,000
Less than $25,000
0
1
2
3
4
5
6

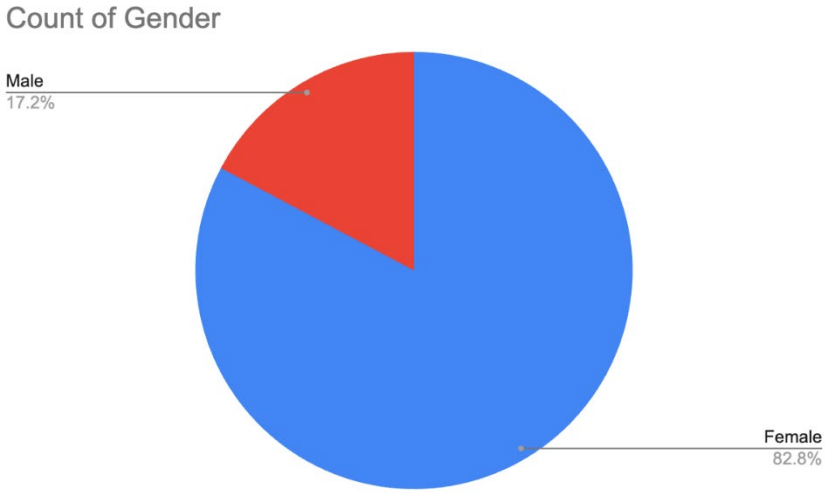

What is your age?
No Answer/ Prefer not to say
65 and over
46-64
31-45
18-30
Under 18
0
1
2
3
4
5
6
7


What is your zip code?
53711
53714
53716
53718
No Answer/ Prefer not to say


Do you own or rent your place of residence?
Own
Rent
No Answer/ Prefer not to say

From Focus Group Report





Southeast Area Plan – Phase 2 Community Feedback Summary

January 30, 2026

This feedback summary includes public input from Phase 2 of the Southeast Area Plan process. It includes public feedback provided through a variety of sources, which are listed below. Staff reviewed all public comments and organized them into the most relevant element from the City's Comprehensive Plan. We grouped similar comments together into one row with a tally of how many people commented on that topic in the middle column. A total of 138 public comments were received between June 2025 through January 2026. This summary does not include all comments received – a full list of all comments is available for review in the raw data report. Text in color shows feedback from underrepresent community members. This input was gathered by a third-party organization. Focus Group Summary Report comments were counted as one under the tally column for each comment.

Comment Sources:

- Art Workshop
- Community Action Strategy (CAS) events
- Online commenting tool
- Phone call or emailed feedback
- Public meeting
- Other events, such as Neighborhood Association meetings
- Focus Group Summary Report

Land Use		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Support mixed-use zoning and denser residential options, especially in areas currently zoned as commercial or along major corridors. Examples: Milwaukee Street, Buckeye Road, Cottage Grove Road	4	Online commenting tool, Focus Group Summary Report
Support for more housing choices and options, allowing greater flexibility and density	2	Online commenting tool
Would like "house-scale" neighborhood commercial uses and small gathering spaces within residential areas, especially near school and neighborhood nodes. Examples: Within the Eastmoreland and Lake Edge Neighborhoods	5	Neighborhood Association Meeting, Public meeting, Online commenting tool
Support revitalizing Milwaukee Street with mixed-use destinations, local amenities, dining, entertainment, and small-business clusters. Example: Garver-style destination areas	3	CAS event, Email, Public meeting, Online commenting tool
Oppose more exclusionary zoning and restricting residential development, want to allow for more flexibility	2	Online commenting tool
Support allowing mixed-use development at community nodes and incentivizing affordability through bonus stories or City-owned land	2	Focus Group Summary Report, Online commenting tool
Transportation		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Emphasis on pedestrian and bicycle safety, especially near schools and along Milwaukee Street, Pflaum Road, Buckeye Road, Spaanem Road, Swanton & Thompson, and Stoughton Road/Highway 51	20	Online commenting tool, Focus Group Summary Report, Email

Support for east-west bicycle and pedestrian connections, viewed as more critical than additional north-south routes	2	Online commenting tool
Support for Rectangular Rapid Flashing Beacons (RRFB), improved crossings, bike signals, and protected intersections	21	Online commenting tool
Concerns about adding new street connections that will primarily serve as cut-through traffic rather than community needs.	3	Online commenting tool
Support for sidewalk installation where none exist, especially on student walking routes	9	Online commenting tool, Focus Group Summary Report
Support for bike boulevards with speed-reduction measures, not signage alone.	3	Online commenting tool
Concerns that lower speed limits alone are ineffective without design changes and enforcement; support for traffic calming, lane reductions, and boulevard-style redesigns	2	Online commenting tool
Desire for better transit connectivity, including faster north–south routes and improved access to jobs and schools.	2	Online commenting tool
Requests to prioritize bike/ped-only connections over new vehicle streets where possible.	2	Online commenting tool, Public meeting

Neighborhoods and Housing

Comments	Tally (#) of Repeated Comments	Sources
Strong support for walkable access to services, groceries and general food access, schools, community spaces, and transit for families, students, and lower-income households.	8	Public Meeting, CAS event, Focus Group Summary Report
Calls for housing choice and density near service and transit, employments support, youth programming, and gathering space	2	Online commenting tool, Focus Group Summary Report
Need for safe routes to school and housing-adjacent amenities	3	Online commenting tool
Recognition that many neighborhoods are isolated from amenities. Example: Neighborhoods east of Stoughton Road and along Milwaukee Street and south of the Beltline	2	Online commenting tool

Economy and Opportunity

Comments	Tally (#) of Repeated Comments	Sources
Desire to cultivate local and minority-owned entrepreneurship, particularly among residents and recent graduates	1	Online commenting tool
Emphasis on culturally relevant businesses and inclusive economic development reflecting neighborhood demographics	1	Online commenting tool
Concerns about commercial affordability along Stoughton Road, vacancies, and high rents as barriers to revitalization along the corridor	1	Focus Group Summary Report

Culture and Character		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Want more youth-focused spaces and programming, including community centers, pools, and recreation options to support physical and mental health	11	Art Workshop, CAS Event, Focus Group Summary Report
Want more gatherings and activities for the community. Examples: Milwaukee Street, Honeysuckle Park	4	Art Workshop, CAS event
Opportunities to use vacant areas for affordable art spaces, studios, exhibition spaces, and workshops. Example: Round House	7	Art Workshop
Want more outdoor third spaces and art resources that address issues like: isolation, speeding, pedestrian safety, school shooting safety, and how to get kids and families more 'play' opportunities. Example locations: Buckeye Road, N Thompson, Milwaukee Street, Beltline, Hwy 30, Art and Play in parks	7	Art Workshop

Green and Resilient		
Parks		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Appreciation for parks, natural areas, prairie plantings, and conservation parks	5	Online commenting tool
Want to preserve quiet, undisturbed character of greenways	5	Online commenting tool
Support for expanded tree canopy and diverse tree species and prairie plantings, especially replacing storm damaged mature	6	Email, Public Meeting, Online commenting tool, CAS event, Focus Group Summary Report
Interest in mountain biking, foraging activities in the parks, and community food- growing spaces, such as gardens or small urban farms	3	Online commenting tool, Focus Group Summary Report

Health and Safety		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Speeding is a concern. Improvements should focus on safety for pedestrians and cyclists. Especially in areas involving children and students.	5	Online commenting tool
Happy to see safe routes to school improvements	3	Online commenting tool
Happy to see sidewalks, crossings, and protected bike infrastructure additions, especially along school-adjacent routes.	2	Online commenting tool
Want to reduce isolation and improve access to amenities and places for emergencies (heat, natural disasters, etc.)	4	Online commenting tool, Focus Group Summary Report

Community Action Strategy (CAS)		
Comments	**Tally (#) of Repeated Comments**	**Sources**
Want improved lightening, kiosks, and park features that encourage social interaction	3	CAS event, Online comment tool
Support for events Food trucks, small businesses, biergarten enhancements, and cultural amenities.	3	CAS event, Online commenting tool

NINA COLLECTIVE

SUMMARY REPORT & RECOMMENDATION

City of Madison Southeast and Southwest Area Plans

PREPARED BY:
Jacquelyn Boggess, Colleen Butler, Mathias Lemos Castillo, & ananda mirilli

may 16
2025

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City of Madison SEAP + SWAP Feedback Report

Summary of Community Engagement Focus Groups
Spring 2025

City of Madison SEAP + SWAP Feedback Report
- Introduction

Southeast Area Plan (SEAP) Community Feedback Summary
- Transportation
- Housing
- Jobs & Economic Security
- Safety & Wellbeing
- Community Spaces
- SEAP Recommendations

Southwest Area Plan (SWAP) Community Feedback Summary
- Transportation
- Housing
- Jobs & Economic Security
- Safety & Wellbeing
- Community Spaces
- SWAP Recommendations
- Conclusion: Shared High-Level Themes Across Both Areas

Appendix
- Focus Group Protocol
- SEAP Focus Group Demographics
- SWAP Focus Group Demographics
- Feedback on Survey Summaries from Focus Group Participants

Introduction

In the Spring of 2025, the nINA Collective conducted 10 focus groups to inform the Southwest and Southeast Madison Plans. We had 87 participants across both groups: 30 participants from the Southeast area and 57 participants from the Southwest area. Specific demographics can be found in Appendix B. Overall, we had excellent multiracial and multilingual representation on the Southwest side. While we did have diverse participants on the Southeast side, with especially high representation from the Latinx community, we were missing robust participation from the Black community. Focus groups were held at the following locations:

Southeast Plan Area

- Access to Independence
- DeJope Community Center
- Kennedy Elementary School
- Nuestro Mundo Elementary School (included bilingual facilitation)
- Virtual

Southwest Plan Area

- Elver Park Neighborhood Center (included Chinese interpretation)
- Meadowridge Library
- Reach Dane on Red Arrow Trail (included Spanish interpretation)
- Theresa Terrace Neighborhood Center
- Zavala's Market & Taqueria (session held in Spanish)

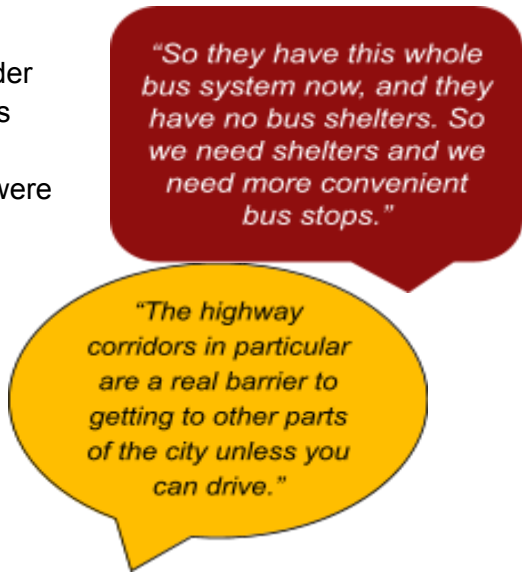
After the focus groups were complete, we drafted summaries for each planning area. These summaries were emailed to all focus group participants for whom we had email addresses. We shared a short anonymous feedback mechanism using Padlet where we asked participants to rate their satisfaction with the summaries. Specific details can be found in the appendix, but all participants in both planning areas said that the summary was either great (captured what was important to me) or good (It's good - but there are a few things I would add or change). One important thing to note is that we were lacking email addresses for almost all Chinese residents and for many Latinx residents, so those who participated from those demographic groups are not represented in the feedback on the summaries to follow.

Southeast Area Plan (SEAP) Community Feedback Summary

Transportation

Community members highlighted significant challenges in transportation access and safety:

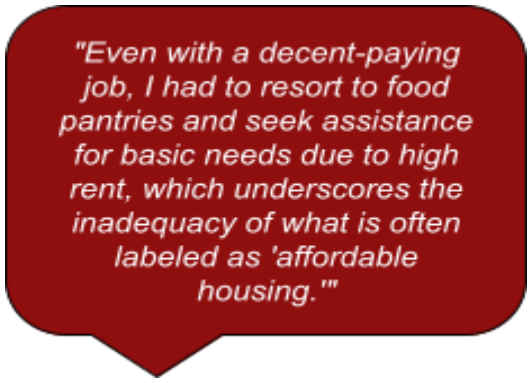
- **Public Transit:** Limited bus routes and infrequent service—especially on Milwaukee Street and weekends—hinder mobility, particularly for individuals with disabilities and families without cars.
- **Safety Concerns:** Dangerous biking and walking conditions were cited frequently. Speeding vehicles, inadequate pedestrian crossings, and poorly lit areas compromise safety.
- **Infrastructure Gaps:** Residents requested better sidewalks, benches, bike paths (including nature-immersed trails), and enhanced bus stops with shelter and lighting.
- **Accessibility:** Improvements in ADA-compliant infrastructure are needed, such as wheelchair-accessible sidewalks and curb ramps.



Housing

Affordable, accessible, and community-integrated housing is a top concern:

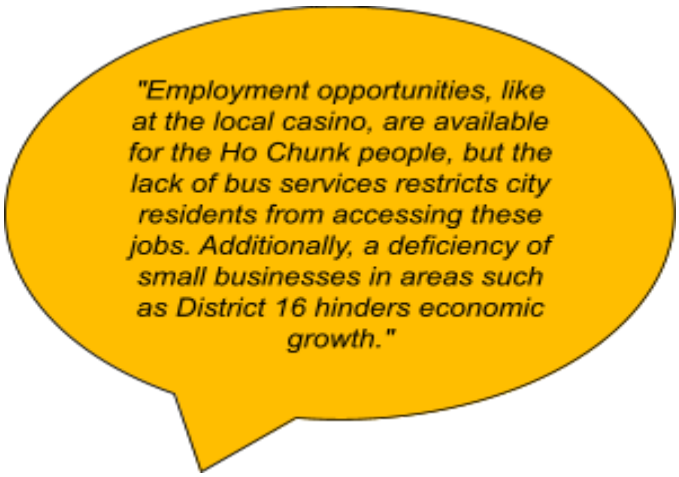
- **Affordability Crisis:** Rising rent costs and long waitlists for affordable and accessible units are key frustrations.
- **Diverse Housing Needs:** Suggestions include building multifamily units, one-level or first-floor homes, and housing for seniors and people with disabilities.
- **Mixed-Use Development:** Residents support integrating housing with stores, clinics, and community spaces.
- **Zoning and Density:** Increased housing density along Milwaukee Street is recommended to accommodate population growth.
- **Community-Centered Design:** Residents want developments that foster neighborhood connection and provide family-oriented resources.



Jobs & Economic Security

Economic opportunity was another recurring theme:

- **Employment Barriers:** Many struggle to find stable, local jobs—particularly undocumented residents who face additional hurdles.
- **Limited Opportunities:** Undocumented immigrants face significant employment barriers.There's a desire for employment diversity beyond cleaning, food service, and warehouse jobs.
- **Local Business Support:** There is a scarcity of local businesses and numerous empty storefronts on Milwaukee Street, highlighting the challenges of business prosperity in the area. Residents advocate for small business development and retail presence in the neighborhood.
- **Job Access:** Job accessibility is hindered by the residential nature of the neighborhood and transportation issues, so improved transit would also improve access to jobs across the city.



Safety & Wellbeing

Residents expressed concerns about both personal safety and health service accessibility:

- **Crime & Violence:** Incidents of shootings and general feelings of unsafety were mentioned frequently.
- **Environmental Safety:** Speeding, road noise, and poor lighting near schools and parks create unsafe conditions.
  Health Access: The need for urgent care, clinics, and culturally responsive care for aging and disabled populations was emphasized.
- **Community Safety Strategies:** Suggestions included neighborhood watch programs, foot or bike patrols, and infrastructure to slow traffic.
- **Preventive & Holistic Approaches:** Calls for community-centered, preventive safety measures and wellness initiatives were common.

"To me, as I think about health and safety, it's that you don't have to worry about those shots in the middle of the night and whatever the case may be, but being able to walk down your sidewalk - if you're lucky enough to have a sidewalk - is to be able to walk any time of day to that extent and not have to worry about looking over your shoulder."

"I think the issue of safety is not solely about violent crime, but also about lack of safety for people walking/biking and a general lack of "eyes on the street." Unless you are driving a personal car, these neighborhoods feel very isolated from the rest of Madison."

Community Spaces

The community strongly desires more inclusive, functional public spaces:

- **Third Spaces:** There is enthusiasm for places beyond home and work that promote connection, such as community centers, cultural gathering spaces, and youth areas.
- **Parks and Recreation:** Residents appreciate existing parks (e.g., Kennedy playground, sledding hill) but want more revitalized and accessible green spaces.
- **Creative Use of Land:** Participants suggested using underutilized spaces for community gardens, art installations, and picnic areas.
- **Welcoming Events:** Community members feel most welcome during school events, cultural gatherings, and outdoor neighborhood activities.

"I mean really, like my dream would be so, okay, so the current Karmenta site on Milwaukee street, which is currently the Salvation army shelter, which is temporary because they're building the new shelter that will become like a vacant space - having some kind of like community space, a coffee shop, a library, a bank, something to have like multi purpose. I think like Warner Park, a community center that's accessible for meetings, for kids to attend, that host events, that holds classes and within resources within it.

You know, you could have some private businesses, some city space, but like a multi purpose community space on Milwaukee street."

SEAP Recommendations

Based on community input, the following actions are recommended:

- **Transportation:**
  - Expand and enhance bus routes, especially on Milwaukee Street and weekends.
  - Invest in infrastructure for walkability and bike safety (e.g., speed bumps, lighting, sidewalks). Keep creating more paths under/across the highways.
  - Ensure transit and pathways are accessible for people with disabilities.

- **Housing:**
  - Increase affordable, accessible, and diverse housing stock.
  - Encourage mixed-use developments that integrate housing with essential services and amenities.
  - Explore higher-density zoning in growth corridors like Milwaukee Street.

- **Economic Development:**
  - Support job creation through local business incentives and inclusive hiring strategies.
  - Provide job training and pathways to diverse employment, especially for immigrants and undocumented residents.
  - Integrate walkable businesses, such as coffee shops, banks, barber shops, small grocery stores into more residential areas.

- **Health & Safety:**
  - Improve access to healthcare services through new clinics and mobile health programs.
  - Support neighborhood patrols and invest in environmental safety measures like lighting and traffic control.
  - Implement culturally sensitive and preventive community safety strategies.

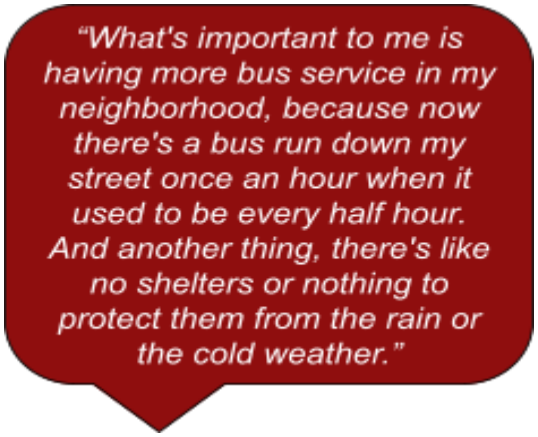
- **Community Engagement:**
  - Create and maintain welcoming community spaces that reflect the area's cultural and linguistic diversity.
  - Increase access to parks, gathering spaces, and arts-based programs. Consider adding a splash pad at Hiestand Park.
  - Prioritize family-friendly and intergenerational amenities and events that are accessible year round.

Southwest Area Plan (SWAP) Community Feedback Summary

Transportation

Residents voiced consistent concerns about the inefficiency and limited reach of public transportation in the Southwest. Key issues included:

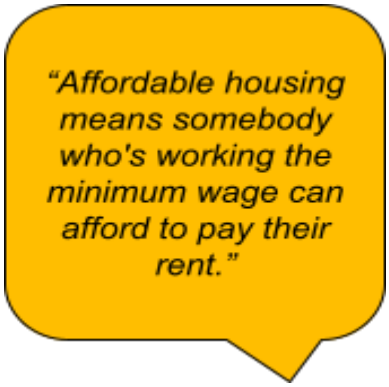
- **Public Transit:** Infrequent bus service and limited early-morning access are a challenge for residents. Lack of bus shelters, insufficient signage, and no protection from weather conditions also contributed to low accessibility of public transportation.
- **Safety Concerns:** Pedestrians and cyclists experienced poor lighting, dangerous crossings, and inadequate bike lanes.
- **Infrastructure Gaps:** Participants noted specific road concerns such as the need to repave Schroeder Road and manage speeding and traffic volume in residential areas.



Housing

Affordable, safe, and accessible housing emerged as a top priority. Residents highlighted:

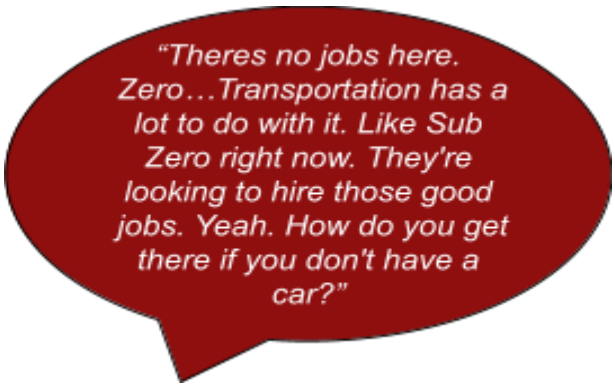
- **Affordability Crisis:** High rent, high property tax assessments, and limited housing options for low-income families and seniors prevent access to sustainable housing.
- **Diverse Housing Needs:** Residents expressed a desire for townhouses, condos, mixed-income, and mixed-use developments.
- **Safe Rental Housing:** Poor maintenance of rental properties and lack of accountability for landlords led residents to ask for increased housing code enforcement.



Jobs & Economic Security

Economic opportunities were seen as essential to community well-being. Participants identified:

- **Limited Opportunities:** There is a shortage of local jobs and dissatisfaction with current employment prospects in their neighborhoods.

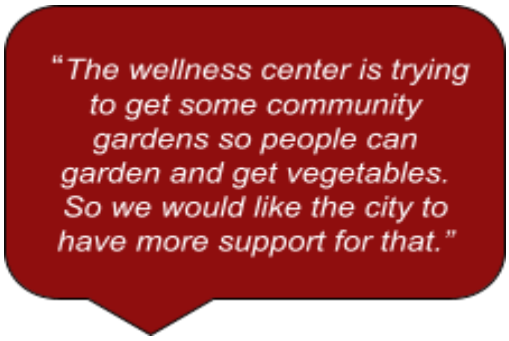


- **Job Training:** Residents supported job training programs to match local industry needs.
- **Nontraditional Employment Pathways:** There is a desire to expand options for youth employment, summer jobs, and business incubators to foster entrepreneurship.
- **Living Wage**: Participants want wages to rise in line with housing and living costs.

Safety & Wellbeing

Community members shared concerns about safety and access to essential health and wellness services:

- **Policing**: There were some reports of slow police response to emergencies. Some residents called for greater police presence, especially in school zones and apartment areas; however, others felt police presence in public areas like parks made their neighborhoods less welcoming.
- **Environmental Safety:** Poor lighting and sidewalk conditions were noted as contributing to safety risks. In addition, participants discussed the importance of sanitation improvements, including trash management and pet waste disposal.
- **Health Access:** The need for urgent care facilities and accessible healthcare services was emphasized.



Community Spaces

Residents expressed a strong desire for more accessible and inclusive community spaces:

- **Community Gathering Spaces:** Residents appreciate parks and spaces like Elver Park and the Allied Wellness Center, though more spaces are needed. There is demand for community gardens, dog parks, exercise facilities, and walkable community and cultural centers.
- **Welcoming Events:** Residents are interested in community-driven events such as potlucks, clean-up days, and inclusive recreational programming. Numerous people also specifically mentioned missing the Elver Park Fireworks which used to be a community event where people of all backgrounds celebrated together.
- **Community Enrichment:** Residents suggested investing in driving schools to support both youth and adults.



SWAP Recommendations

Based on focus group feedback, the following priorities and actions are recommended:

1. **Enhance Transportation Infrastructure**
    - Expand bus routes and frequency, particularly for weekends and early-morning commutes.
    - Install and improve bus shelters, bike lanes, lighting, and pedestrian crossings.
    - Address traffic safety with stoplights, road repaving, and calming measures in residential areas.

2. **Increase Affordable and Safe Housing**
    - Invest in affordable, mixed-income and mixed use developments and senior housing.
    - Enforce housing safety regulations and conduct regular property inspections - especially in lower-income neighborhoods where residents have limited power to confront landlords about code violations and unsafe living conditions.
    - Align property tax appraisals with market realities to reduce financial burdens.

3. **Support Economic Growth**
    - Develop job training programs tailored to local employment gaps.
    - Promote youth employment and business startup resources.
    - Adjust wages to reflect the cost of living.
    - In the Allied neighborhood specifically, participants would like to see business development in the Atticus Way/Helene Parkway area that would provide options both for walkable shopping and for teens to get jobs.

4. **Improve Safety and Health Services**
    - Build or expand urgent care and health services in underserved areas
    - Increase street lighting and improve sanitation services
    - Boost safety patrols around schools and transit hubs.

5. **Invest in Community Spaces and Events**
    - Create more inclusive and multi-use public spaces.
    - Organize regular, culturally responsive community events including skill-share opportunities for youth and adults.
    - Develop amenities like community centers, community gardens, and wellness spaces.

Conclusion: Shared High-Level Themes Across Both Areas

As you can see, there were many concerns and ideas that were present on both the Southeast and Southwest sides. Above, you see suggestions specific to each side of town. In this section, we outline common concerns and areas of potential that are shared across both of the South Madison districts.

Both sets of focus groups stressed the need for strong public transit infrastructure, particularly regarding frequency, early service, and bus shelters to keep residents shielded from the elements. Safety concerns were prominent, including dangerous pedestrian crossings, poor street lighting, and a lack of bike and walking infrastructure. Both groups would like to see enhanced pedestrian and bike safety through better signage, sidewalks, and traffic-calming measures.

There was frustration with poor road conditions, drainage issues, potholes, and inadequate utilities, including internet access and sanitation. Residents would like the City to prioritize upgrades to basic infrastructure—roads, utilities, internet, and flood prevention.

Participants consistently highlighted rising housing costs, poor rental conditions, and a lack of affordable options. Concerns about housing inspections and code enforcement were echoed in both parts of the City, and participants would like to see a consistent enforcement of housing codes especially in low-income areas of the City. Residents would also like to see an increase in affordable, mixed-income, and mixed-use housing options, as well as a commitment to ensure new developments include access to amenities and public transit.

Residents in both sets of focus groups reported limited local job opportunities, especially for youth. There was a desire for training programs, youth employment, and higher wages to match the cost of living. Residents would like to see an investment in job readiness programs, support for small business growth, and targeted employment opportunities for youth and underrepresented populations.

Safety concerns were broad, including slow police response, vandalism, and community violence, poor lighting, unsafe school zones, and a need for stronger community presence were raised in both sets. Some residents would like to see an increase in police and safety patrol presence, while others are indicated feeling less safe with increased police presence - especially if it’s more in service of surveillance than responding to emergencies. Residents on both sides of town would also like to see improvements in lighting, visibility, sidewalks and traffic signage.

Both groups also emphasized the importance of public gathering spaces to foster belonging, especially for culturally diverse and multigenerational communities. Community members also want more events that reflect their identities and needs. Residents would like to see an increase in parks, cultural centers, and event spaces where they can connect with their neighbors. These spaces could be used to expand access to adult education, recreational programming, and community-driven events like potlucks, wellness activities, and clean-up days.

People reported feeling most welcome during inclusive community events and in spaces that acknowledged their cultural and linguistic diversity. Residents asked that the City ensure planning, programs, and public spaces reflect and celebrate the diversity of the community. Specific examples of this included the fireworks at Elver Park, Luna' Grocery Store, Allied Wellness Center, neighborhood schools, and libraries. Building on these examples, the City has the opportunity to integrate welcoming and inclusive spaces into all of their planning in the Southeast and Southwest areas.

Appendix

Focus Group Protocol

Introduction and Overview:

The City of Madison has contracted with the nINA Collective to host a series of focus groups to inform the development of the area plan for your neighborhood. An Area Plan is a long-term vision that focuses on guiding changes to the physical parts of our community. They shape the changes that may come from new housing or commercial uses made by private property owners. They also shape public infrastructure, like streets and parks improvements carried out by the City.

Anticipating Madison's future needs and planning for the uses of our limited space is critical. Planning considers many factors, such as expected population growth, the economy, the environment, cultural characteristics, and transportation needs.

Your ideas, concerns, and experiences will help shape future plan recommendations that lead to city policies, city laws and potential changes to your neighborhood and the City. We share your feedback with the Mayor, Alders and other policymakers that guide city policy. Some suggestions will be easily found in plan recommendations, others, that are out of the scope of the plan, will be shared with the agencies and partnerships that work on those issues.

Your names and any identifying information will be kept confidential. nINA Collective, as an external consultant, will hold all of the focus group data and will report on overall themes and insights that emerged from these conversations. Nothing you say here today will be attributed to you personally. In our report from the focus groups, some quotes may be used, but we will never link those quotes or any identifying information to individuals.

Ground Rules:

- There are no right or wrong answers.
- Please speak one at a time. This will help us capture everyone's thoughts and opinions. Also please be aware of how much or how little you are talking. As facilitators, we may cut in or redirect the conversation onto the next topic or to allow another person the chance to speak. Comment sheets will be provided if you have additional thoughts that were not incorporated into the conversation.

Are there any questions before we begin?

- after this section, begin recording the conversation -

Question procedure for facilitators:

- Ask the top level question first and invite responses from the group.
- Underneath the top level questions are follow-up questions to be asked one at a time.
- When appropriate, examples are also included in the follow-up questions.

City of Madison community engagement focus group questions:

1. What's important to you regarding transportation in your neighborhood?
    a. If examples are needed, you can share: such as biking, walking, bus, safe crossings, etc…
    b. Share if __*(what's important)*__ is already happening in your neighborhood, or if it's something you would like to see added or improved.

2. What's important to you regarding housing in your neighborhood?
    a. Share if __*(what's important)*__ is already happening in your neighborhood, or if it's something you would like to see added or improved.
    b. What does affordable housing mean to you?
    c. What kind of housing would best meet your needs?

3. What's important to you regarding jobs and economic opportunities in your community?
    a. Share if __*(what's important)*__ is already happening, or if it's something you would like to see added or improved.
    b. How do you get to work or school - are there things that limit your ability to get to a job/school?

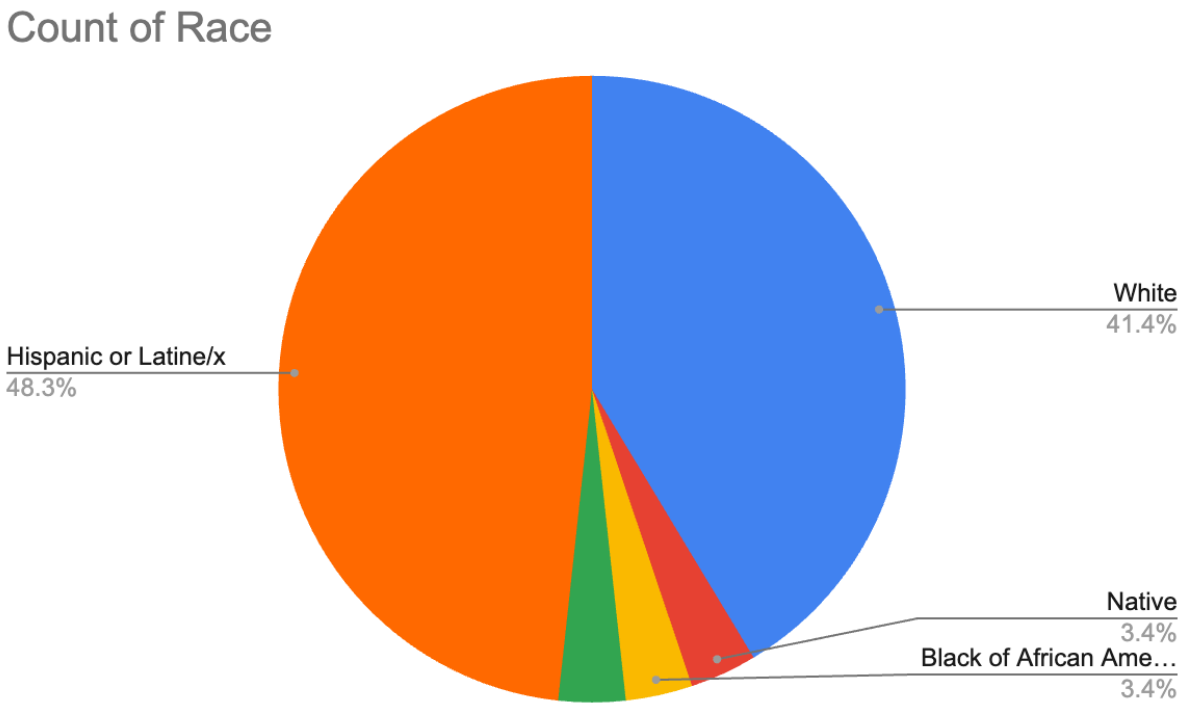
4. What's important to you regarding health and safety in your neighborhood?
    a. Share if __*(what's important)*__ is already happening in your neighborhood or if it's something you would like to see added or improved.

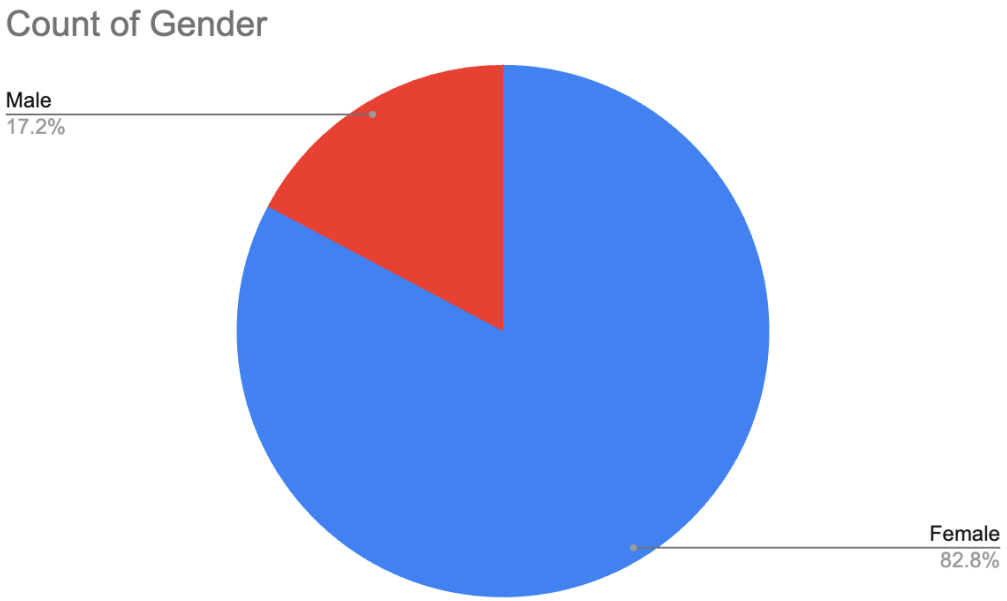
5. What are some of the activities, events, or places in your neighborhood that make you feel welcome?
    a. If examples are needed, you can share: such as parks, playgrounds, places with public art, festivals, or other community events.

6. If you could make a wish for one infrastructure project (something physical that can be built or installed) that would really benefit your community, what would it be?
    a. If examples are needed, you can share: such as lighting, sidewalk repair, art projects, community gardens, etc…(Must be something physical that can be built or installed)

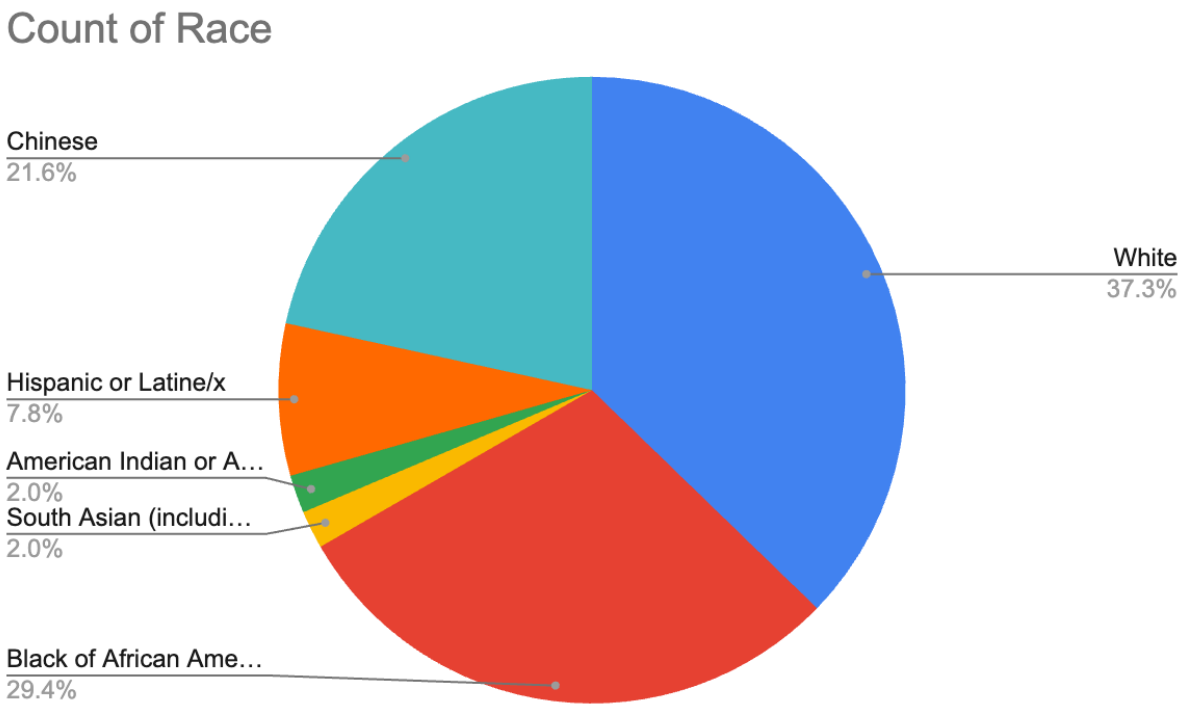
7. Is there anything else you would like us to know or to share back with the City at this time?

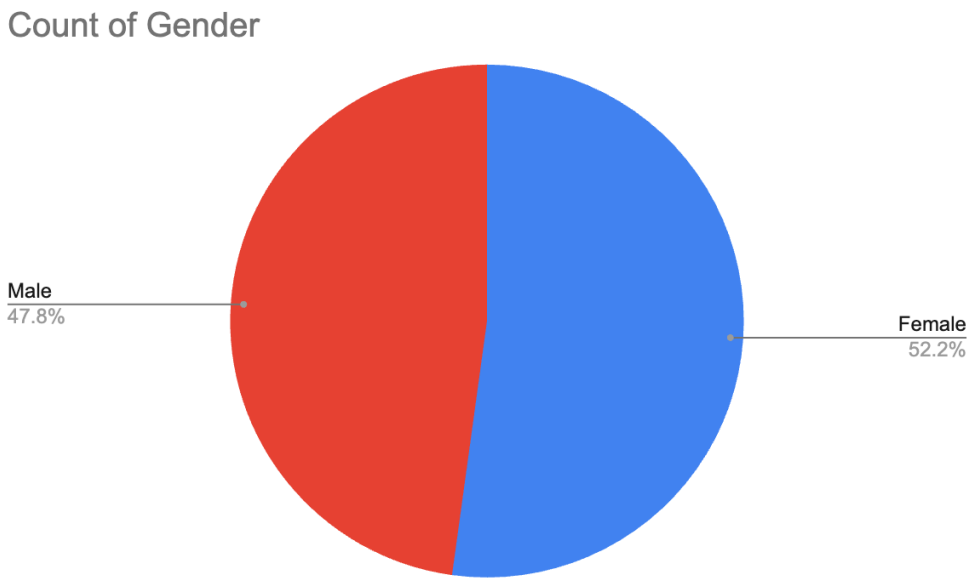
SEAP Focus Group Demographics





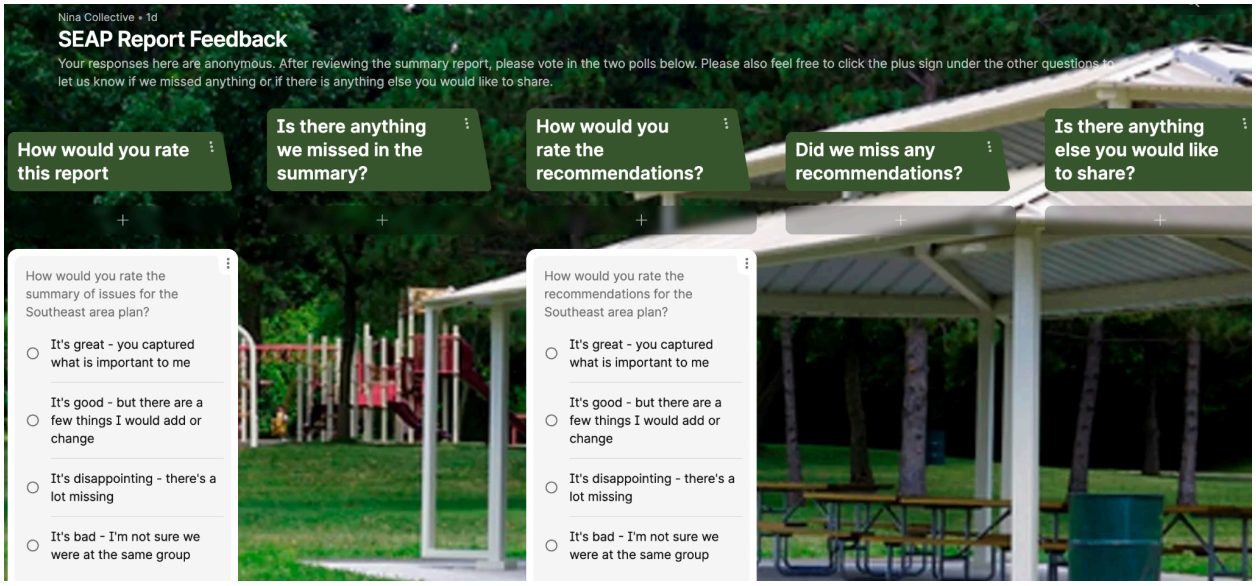
SWAP Focus Group Demographics





Feedback on Survey Summaries from Focus Group Participants

We created a padlet for both SEAP and SWAP with the same questions. You can see below for the questions that were included.



Poll questions were:

- How would you rate this report?
- How would you rate the recommendations?

The multiple choice responses for both poll questions were:

- It's great - you captured what is important to me
- It's good - but there are a few things I would add or change
- It's disappointing - there's a lot missing
- It's bad - I'm not sure we were at the same group

The open ended questions were:

- Is there anything we missed in the summary?
- Did we miss any recommendations?
- Is there anything else you would like to share?

To view the padlets, you can view the following links:
SWAP Padlet
SEAP Padlet

NINA COLLECTIVE

SUMMARY REPORT & RECOMMENDATIONS

City of Madison Southeast and Southwest Area Plans Fall Focus Groups

PREPARED BY:
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dec. 5
2025

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Table of Contents

Executive Summary
- Methods
  - Focus Group Design
  - Data Sources
  - Analysis Approach

Southeast Area Plan (SEAP)
- 1. What Participants Liked
- 2. New Suggestions
- 3. What Was Missing
- 4. Who Would Be Impacted

Southwest Area Plan (SWAP)
- 1. What Participants Liked
- 2. New Suggestions
- 3. What Was Missing
- 4. Who Would Be Impacted

Insights from specific population groups
- People with Disabilities
- Chinese Residents
- Latine/x Residents

Cross-Cutting Recommendations
- 1. Prioritize Safety & Accessibility in Mobility Systems
- 2. Address Housing Quality Alongside Affordability
- 3. Expand Multi-Use Community Hubs
- 4. Ensure Equitable, Inclusive Economic Development
- 5. Enhance Green Infrastructure & Climate Resilience
- 6. Improve Governance, Engagement, & Transparency
- 7. Integrate Food Access & Affordability as Planning Priorities

Conclusion

Executive Summary

During November 2025, nINA Collective held a series of focus groups with residents of Madison's **Southeast (SEAP)** and **Southwest (SWAP)** planning areas. These conversations aimed to confirm key themes from the City's initial round of engagement (Spring 2025), gather feedback on draft recommendations, and identify community priorities that had not yet been fully captured in the planning documents. These focus groups were offered in Spanish, Chinese, and with ASL interpretation to ensure a broad range of resident participation.

Madison residents from the Southeast and Southwest planning areas shared clear priorities during recent focus groups: safer and better-lit streets, reliable transit, stronger housing quality and affordability, and more youth, library, and community programming. Southeast participants emphasized improved pedestrian crossings, expanded park investment, mixed-use development, and better food and health access. Southwest residents highlighted similar needs while also raising urgent concerns about predatory grocery pricing, uneven rental maintenance, gentrification pressures, and the lack of teen-focused programming. Across all groups, community members called for equitable investment, more visible engagement from local leaders, and planning that supports families, youth, elders, and longtime residents.

Across both planning areas, residents consistently emphasized:

- **Safety and accessibility** in walking, biking, and transit environments.
- **Quality, affordability, accessibility, and maintenance** of housing.
- **Need for more community facilities**, especially multipurpose spaces for youth, seniors, and mental health supports.
- **Better grocery access and food systems**, including culturally relevant food options.
- **Green space, tree canopy, and environmental resilience**, matched with programming for teens and families.

Residents offered strong validation for many of the City's proposed actions while adding concrete, lived-experience-based recommendations that broaden and deepen the plans' equity and community-wellbeing focus.

Methods

Focus Group Design

The engagement process consisted of 7 **separate focus groups** for the Southeast and Southwest planning areas. Three were conducted in person on the Southwest side, four were conducted virtually; two in each of the planning areas. Each session followed a consistent structure:

1. **Presentation of Findings from Spring 2025**
   We shared what was learned in the first phase of community engagement, including themes around transportation, housing, safety, economy, parks, and environment.
2. **Presentation of Draft Recommendations**
   Facilitators reviewed the City's draft actions for each topic area using slides and summary handouts (e.g., transportation improvements, green and resilient actions, housing strategies, economic opportunity, health and safety).
3. **Guided Reflection Questions**
   Participants were asked:
   - Do these recommendations fit what you see and experience?
   - What's missing or needs to be stronger?
   - Who will benefit, and who might be left out?
4. **Open Dialogue**
   Facilitators supported conversation while capturing verbatim notes and thematic observations.

Data Sources

This summary draws from:

- **Transcripts** from SEAP and SWAP focus groups
- **Slides and handouts used in the sessions** providing draft recommendations
- **Facilitator notes** embedded within the transcripts

Analysis Approach

Feedback was coded across four categories for each plan:

1. **What People Liked**
2. **New Suggestions**
3. **What Was Missing**
4. **Who Would Be Impacted**

Themes were validated across multiple focus groups when possible.

Southeast Area Plan (SEAP)

Across the Southeast Area Plan focus groups, residents emphasized the urgent need for safer pedestrian crossings, connected and accessible sidewalks, and traffic-calming improvements on major corridors including Milwaukee Street, Buckeye Road, and Stoughton Road. Participants affirmed the City's focus on expanding mixed-use development, increasing the tree canopy, and investing in accessible parks, particularly Histand Park and Kennedy Park, which serve as vital community anchors. They supported efforts to expand affordable and mixed-income housing, strengthen economic development along key corridors, and enhance youth programming and environmental stewardship. Residents also surfaced concerns about **food access**, inconsistent healthcare availability, and the need for more robust community engagement across southeast neighborhoods. Overall, SEAP participants expressed strong alignment with the City's recommendations while calling for deeper attention to safety, youth investment, basic-needs access, and long-term neighborhood health. See below for more specific details.

1. What Participants Liked

Transportation & Safety

- Prioritizing sidewalk gaps and adding crossing improvements (e.g., bridges, underpasses) at locations such as **Milwaukee Street**, **Swanton & Thompson**, **Buckeye & 51**, and **Pflaum & 51**.

Parks & Green Space

- The **2026 Parks Development Plan**, which will upgrade over 20 parks in the area.
- Increasing the **tree canopy** and protecting green spaces.

Housing & Land Use

- Increasing density along transit corridors.
- Allowing mixed-use development at community nodes.
- Incentivizing affordability through bonus stories or City-owned land.

2. New Suggestions

Green Space & Environment

- Create **community food-growing spaces**, such as gardens or small urban farms.
- Integrate **prairie habitat** and environmental stewardship into park design, instead of relying solely on lawn landscaping.

- Replicate models like **Warner Park's school partnerships**, bringing environmental education to youth.
- Prioritize **Histand Park** and **Kennedy Park** in 2026 Parks Development Planning.
- Consider **cooling center expansion** in areas with heat vulnerability.

Economic Development

- Address **commercial affordability** along Stoughton Road; residents noted vacancies and high rents as barriers to revitalization.
- Prioritize grocery access and fresh food availability as part of the area's economic strategy.

3. What Was Missing

- **Food access** and grocery stores were absent from recommendations but repeatedly named as critical needs.
- Some questioned whether **Stoughton Road connectivity** should be a priority, suggesting limited community benefit.
- More explicit investments for **youth programming**, especially teens.
- **Healthcare access**—participants named long waitlists and the need for more practitioners.

4. Who Would Be Impacted

- **Pedestrians and transit-dependent residents**, including elders and families.
- **Youth and teens** needing safe, engaging spaces.
- **Residents facing food insecurity** or with limited transportation access.
- **Renters and homeowners** near proposed neighborhood development zones.
- **Seniors and residents with disabilities**, particularly in relation to mobility improvements and healthcare access.

Southwest Area Plan (SWAP)

Feedback from Southwest Area Plan focus groups highlighted shared priorities across diverse groups, including the need for safe, well-lit streets, restored and reliable transit service, and high-quality affordable housing supported by strong maintenance standards. Residents repeatedly endorsed the creation of a Southwest community center, expanded library programming, and improved access to job training and small-business development. Shared

resident concerns included: grocery access barriers, predatory pricing, disproportionate disinvestment, and the impacts of gentrification and inequitable commercial opportunities on Black residents. SWAP participants also stressed the need for youth programming beyond existing institutions, and called for more direct engagement from local alders to witness and address safety concerns, poor lighting, and transit challenges firsthand. Taken together, SWAP insights reflect a community seeking equitable investment, economic fairness, and safe, vibrant neighborhoods where families, youth, and elders can thrive. See below for a detailed review of responses.

1. What Participants Liked

Transportation

- Sidewalk improvements and safety upgrades on **Schroeder Rd**, **Raymond Rd**, and surrounding arterials.
- Studying the **restoration of Hammersley Road transit service**.
- Adding **Route D buses** to address overcrowding.
- Expanding **bus shelters**.

Housing & Neighborhoods

- Increased mixed-use housing and better walkability.
- Acknowledgment of **housing maintenance challenges** and the need for higher-quality affordable units.

Community Spaces

- Wide support for a **Southwest community center** with multi-age programming, mental health support, fitness, and youth space.
- Enthusiasm for potential **Meadowridge Library expansion**, seen as a central community resource.

2. New Suggestions

Transportation & Safety

- Consider **accessible overpasses or tunnels** for high-traffic, dangerous intersections (e.g., Raymond, Whitney, Gammon, McKee).
- Improve bus shelters with **lighting, seating, and real-time arrival displays**, and ensure they are safe at night for vulnerable riders.
- Improve **pedestrian safety** at difficult intersections such as High Point & Raymond Rd.

Housing & Youth

- Set **quality standards** for accessible, affordable housing (better materials, soundproofing, pest control).
- Create **indoor youth spaces** within apartment complexes to reduce hallway congregation during winter.
- Requests for **sports leagues, teen-specific programs, and recreational options beyond the Boys & Girls Club**, especially for youth who are not currently engaged.

Community & Economic Opportunity

- Offer **accessible job training** beyond healthcare (additional medical roles, trades, certifications).
- Strengthen **business incubator** programs along the Verona Road commercial corridor.
- Expand improvements beyond formal recommendations to address challenges along the **Raymond Road corridor**, a major community connector.
- A clear desire for **direct engagement with alders**, visits to the neighborhood to witness safety conditions, and more transparent alder-district communication.

3. What Was Missing

- **Emergency call stations** ("blue lights") in areas with high safety concerns.
- A clear, differentiated **approach to policing**; more presence near schools, but less in parks.
- Accessible **mental health services** tied into community spaces.
- More clarity on whether the City will enforce **housing quality** standards, not just permit additional construction.
- **A major call for grocery affordability and anti-exploitation efforts** in food deserts, including community concern about predatory pricing at local corner stores.

4. Who Would Be Impacted

- **Transit-dependent residents**, especially elders, immigrants, and low-income families.
- **Renters in aging or poorly maintained units**.
- **Youth**, especially those needing indoor recreation and safe gathering spaces.
- **Workers and job seekers** benefiting from training and business incubators.
- **Women and families**, particularly those who cited concerns about nighttime safety and bus reliability.

Insights from specific population groups

People with Disabilities

Residents with disabilities emphasized how foundational accessible infrastructure is to their daily safety, independence, and wellbeing. They affirmed many of the City's proposed improvements such as: sidewalk connectivity, lighting, reliable transit, mixed-income housing near transit, and the creation of accessible community gathering spaces However, their perspectives underscored the accessibility impacts of these recommendations:

- Long waits for buses, dark corridors, and disconnected sidewalks pose disproportionate safety risks.
- Poor rental maintenance creates health and mobility barriers.
- Community centers and libraries serve as lifelines, not amenities, providing accessible job access, technology, and social services.

Their feedback highlighted a need for practical, disability-informed enhancements such as smaller buses for more frequent service, safer nighttime conditions, better property maintenance, and expanded community programming. They also stressed gaps in transparency around funding, housing enforcement, and the timeline for community facilities. Overall, this group reinforced that infrastructure and programming must be implemented with accessibility at the center, ensuring disabled residents are not only included but able to fully participate in community life.

Chinese Residents

Chinese residents echoed many of the broader community's priorities: safer intersections, better lighting, restored bus routes, and expanded mixed-use and affordable housing, while bringing forward detailed technical and neighborhood-based insights. Their recommendations emphasized pedestrian safety through overpasses or underpasses, improved traffic signal timing, targeted lighting upgrades, and appropriate siting of mixed-use areas to preserve residential stability. They also uplifted the importance of expanded library and community programming, tree maintenance, and clear municipal coordination with surrounding jurisdictions. Their feedback reflects a desire for safe, predictable, well-maintained neighborhoods where youth, seniors, families, and transit-dependent residents can thrive. Overall, participants stressed that equitable growth requires coherent planning, strong maintenance systems, and accessible community resources across all neighborhoods.

Latine/x Residents

Participants in the Spanish-language focus groups strongly affirmed the City's focus on pedestrian safety. Ideas such as pedestrian bridges, underpasses, and flashing signals were

especially well-received. Residents also voiced support for park development and tree canopy efforts. Economic opportunity strategies and efforts to expand affordable housing were welcomed, as were the City's attempts to gather community input. Overall, the group reinforced the importance of equitable engagement, safer streets for children and pedestrians, investments in key parks, and meaningful economic and housing solutions for low- and moderate-income families across both the Southwest and Southeast neighborhoods.

Cross-Cutting Recommendations

While some of the recommendations below do not fall under the purview of the City of Madison's Planning Department, we are including the shared priorities we heard from residents with the hope that they can be shared with the appropriate City Departments to inform future action. Based on resident input across both planning areas, the following system-level recommendations are suggested:

1. Prioritize Safety & Accessibility in Mobility Systems

- Invest in **pedestrian safety upgrades**, including: better lighting, redesigned crossings, traffic calming, bridges, underpasses, and/or flashing beacons.
- Restore or expand **bus routes** in areas where walking distances are long or unsafe.
- Improve **bus shelter design** with lighting, visibility, and real-time information.
- Explore **smaller buses** for low-ridership areas to increase frequency and reduce wait times - an important accessibility issue for seniors, disabled residents, and families.

2. Address Housing Quality Alongside Affordability

- Enforce clear and consistent **rental maintenance standards**, with rapid response timelines for heating failures, leaks, pests, and property neglect. Pair these expectations with approval for new housing developments.
- Address concerns about **gentrification and displacement**, ensuring new development does not raise rents beyond what current residents can afford.
- Support a balance of **accessible and affordable** mixed-income and missing-middle housing options, with thoughtful siting to protect neighborhood character while expanding opportunity.

3. Expand Multi-Use Community Hubs

- Cultivate **multigenerational hubs** for youth, families, and seniors that include: accessible job training, mental health supports, and service coordination.
- Preserve and expand access to **library programs**, including after-school computer use, digital literacy classes, summer activities, and culturally specific programming.
- Develop youth programs beyond the Boys & Girls Club, including **team sports, teen recreation, mentorship, and creative programming**.

4. Ensure Equitable, Inclusive Economic Development

- Prioritize **grocery access**, including efforts to reduce predatory pricing, improve proximity to affordable stores, and support culturally relevant food retailers.
- Increase support for **small-business incubators**, especially those serving Black, immigrant, and low-income entrepreneurs.
- Address community concerns about **inequitable access to commercial leases**, including fair opportunities for Black-owned and community-serving businesses.
- Revitalize high-vacancy commercial areas with **transparent planning** and inclusive economic strategies.

5. Enhance Green Infrastructure & Climate Resilience

- Expand the urban **tree canopy**, including shade on major roads.
- Support **pollinator gardens**, prairies, and natural habitat in parks.
- Incorporate **community food-growing spaces**, natural landscaping, and environmentally integrated education programs.

6. Improve Governance, Engagement, & Transparency

- Strengthen communication and coordination among **multiple alder districts**, surrounding municipalities, and community stakeholders.
- Increase **in-person alder engagement** in neighborhoods experiencing safety issues, poor lighting, or transit barriers.
- **Improve communication** around the timeline, funding, and criteria for community center and library expansions.

7. Integrate Food Access & Affordability as Planning Priorities

- Address the severe lack of affordable, accessible grocery options, especially in the SWAP area, recognizing food access as an **equity and public health issue**, not only an economic one.
- Explore strategies to support **community food businesses**, food carts, culturally relevant grocers, and affordable fresh food markets.

Conclusion

Across both plans, residents offered clear, actionable, and experience-rooted feedback. They affirmed many of the City's draft recommendations while emphasizing the need for:

- Greater focus on **safety**, **quality of life**, and **food access**
- Stronger commitments to **youth**, **seniors**, and **low-income families**
- Investments that reflect the lived realities of **immigrant**, **Black**, and **multilingual** communities
- More holistic approaches that combine **infrastructure**, **programming**, and **community care**

This report captures the voices of residents who live, work, and raise families in the Southeast and Southwest sides of Madison. Their guidance provides a roadmap for shaping plans that address not only physical infrastructure but also community well-being, belonging, and long-term resilience.

From: Nicholas Davies <nbdavies@gmail.com>
Sent: Monday, May 11, 2026 6:31 PM
To: Park Commission <pacommission@cityofmadison.com>
Cc: Southeast Area Plan <SoutheastAreaPlan@cityofmadison.com>; Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Southeast Area Plan - no street connections through parks plz! (92878)

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

Dear Board of Park Commissioners,

I'm disappointed to see that the "final" draft of the Southeast Area Plan includes planned street connections that will impact parks:

* Dawes St is shown connecting to Silver Rd, cutting through part of Eastmorland Park. What we really need is a path connection directly from the existing park shelter to the end of Silver Rd, and this proposed street connection would not help--it'd only bring more cars onto a bike boulevard.

* Lumbermans Trail is shown connecting to Leo Dr, making visitors to Acewood Conservation Park (and people traveling the Cap City Trail) contend with traffic cutting through the neighborhood.

* The extension of Cottage Ct from Cottage Grove Rd to Dempsey St would just give drivers a way around the traffic signal at Cottage Grove & Dempsey, while adding two new street crossings to the Cap City Trail.

As far as I know, no one is asking for adding these streets in these neighborhoods that are already fully built out. All they'll accomplish is to enable cut-through traffic, and add stress and danger for cyclists and pedestrians. Maybe these are just copied forward from decades-old previous plans; it's time we stopped doing that as a matter of course.

If anything, we should be looking for where we can reduce cut-through traffic by adding modal filters. For example, I live on Richard St, and we often get speeding cut-through traffic. There are a lot of ways I can leave the neighborhood from my house, and I would gladly sacrifice some of those unneeded options if it meant that my neighbors' kids could play outside more safely.

The current draft of the Southeast Area Plan includes an entire overlay map of proposed street connections to add, and yet there is no corresponding map for proposed street subtractions. This makes the plan as a whole biased in favor of net-increasing car travel in the planning area. That goes against our county's climate goals of reducing VMT, and it means worse pollution for residents of the planning area.

For this reason, I am registering against approval of the Southeast Area Plan as it's shown on your agenda, and I urge the board to direct planning staff to:

* Remove these unnecessary street connections from the plan

* Add a section to the plan on potential street disconnections (eg. modal filters, or full pedestrianization)

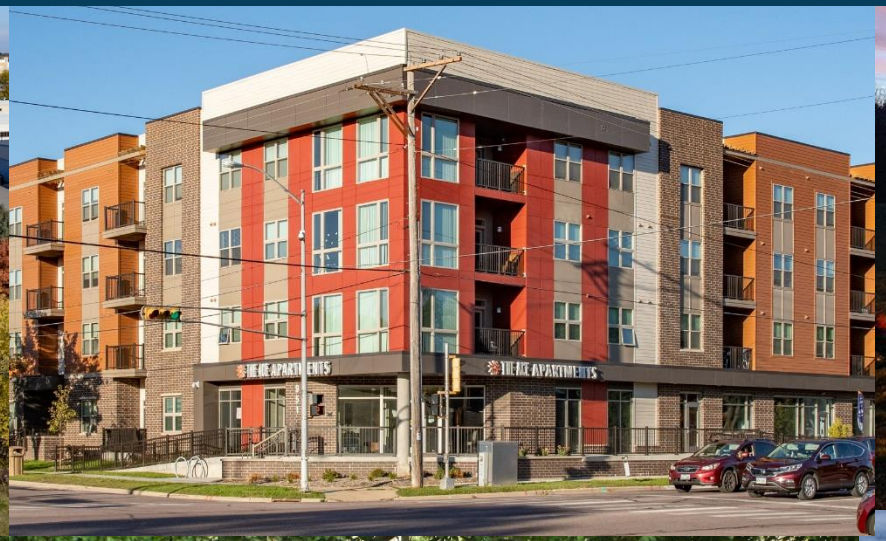
Thank you,

Nick Davies

3717 Richard St

Southeast Area Plan







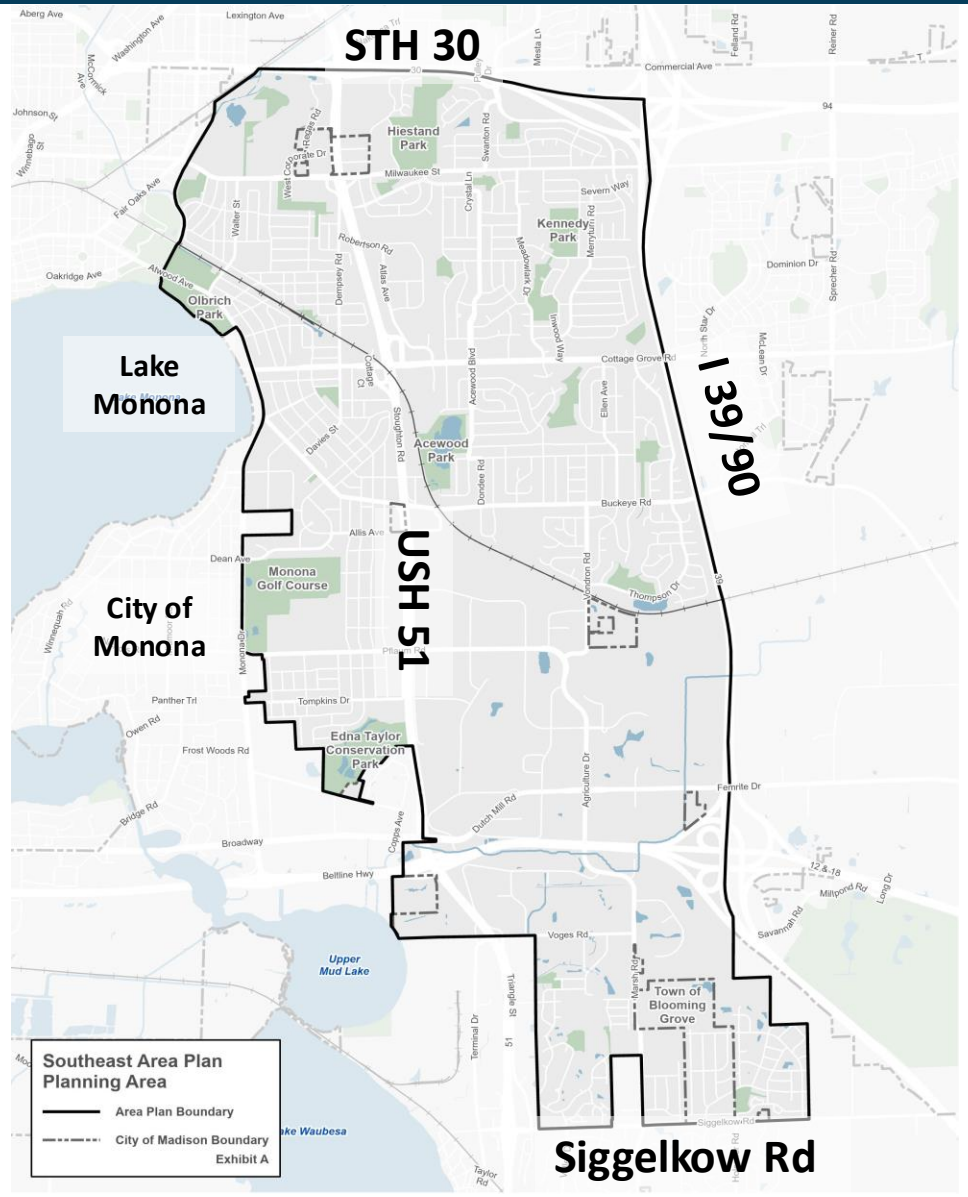


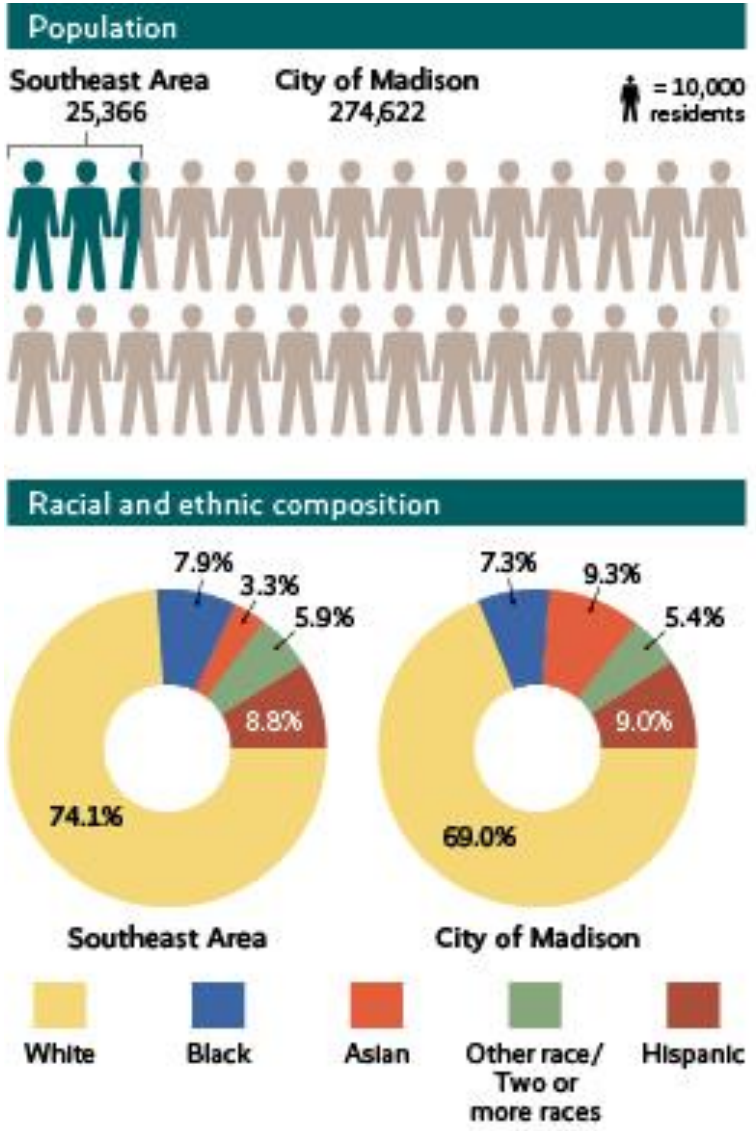




Urban Design Commission: May 20, 2026

Southeast Area





Timeline

Planning Process and Public Engagement

Phase Zero

Data Gathering & Review

- Plan authorization by Common Council
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Small group meetings (Neighborhood Associations, events at library, etc.)
- Online interactive commenting map
- Background data gathering
- Regular email notifications and website updates (applies to all phases)

JUN - OCT

Phase One

Issues & Opportunities

- Open house and public meetings (in-person and virtual)
- Community survey
- Focus group meetings
- Pop-up outreach (resource fairs, events at library, etc.)
- Check-in with City Boards, Commissions, and Committees
- Check-in with adjacent municipalities and school districts

NOV - MAY

Phase Two

Develop Recommendations

- Outreach to businesses
- Art workshop
- Public meetings (in-person and virtual)
- Focus group meetings
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Check-in with City Boards, Commissions, and Committees

JUNE - NOV

Phase Three

Draft Plan Review

- Public feedback on Draft Plan
- Small group meetings (Neighborhood Associations, other community organizations)
- Check-in with adjacent municipalities and school districts
- Pop-up outreach (resource fairs, events at library, community dinners etc.)

DEC - APR

Phase Four

Final Draft Plan Review & Adoption

- Plan review and adoption by City Boards, Commissions, and Committees
- Implementation of Plan recommendations

MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

Public Engagement Summary





- Public Meetings: In-person Open House and a virtual meeting
- November – April: Interactive Commenting Mapping
- Survey Part 1 & 2
- Madison Madness Bracket
- NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - La Follette High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Pinney library, community events, Bike to Work week, Art Workshop
- Neighborhood walk
- Business Walk
- PC and TC check-ins (June, Aug)
- CAS events at Hiestand and Honeysuckle Parks



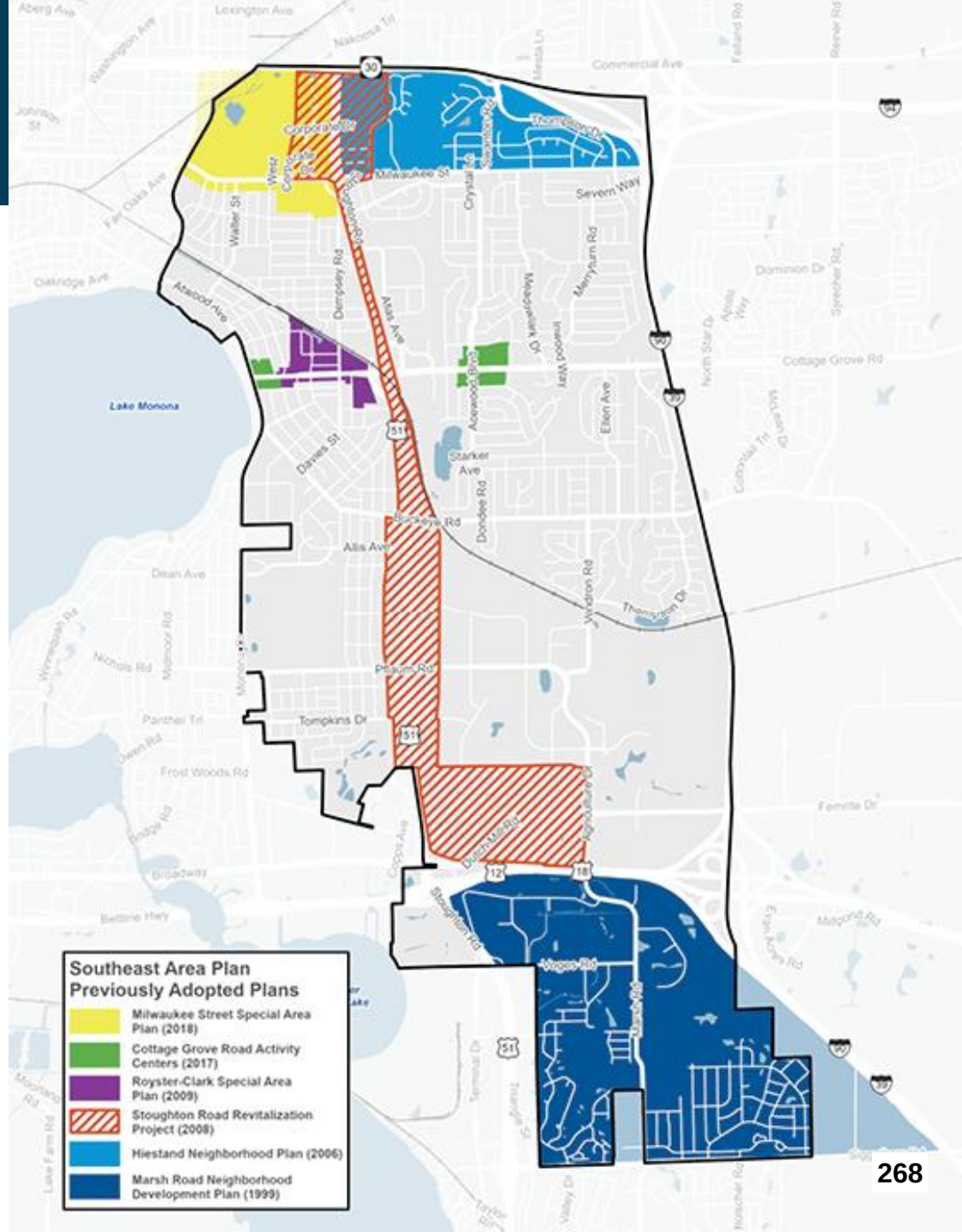
Comments on the Draft Plan

- Support mixed-use zoning and **denser residential options**, especially in areas currently zoned as commercial or along major corridors. Examples: Milwaukee Street, Buckeye Road, Cottage Grove Road
- Concern about **pedestrian and bicycle safety**, especially near schools and major corridors like **Stoughton Road**
- Support **sidewalk** installation where none exist, especially on student walking routes
- Want to **reduce isolation** and **improve access** to amenities and places for emergencies
- Want more youth-focused spaces, programming, and **gathering spaces within residential areas**
- Support revitalizing **Milwaukee Street** with mixed-use destinations, local amenities, dining, entertainment, and small business clusters

Draft Plan Format

- Existing plans to be archived with adoption of South Area Plan

- Incorporated relevant recommendations into Southeast Area Plan



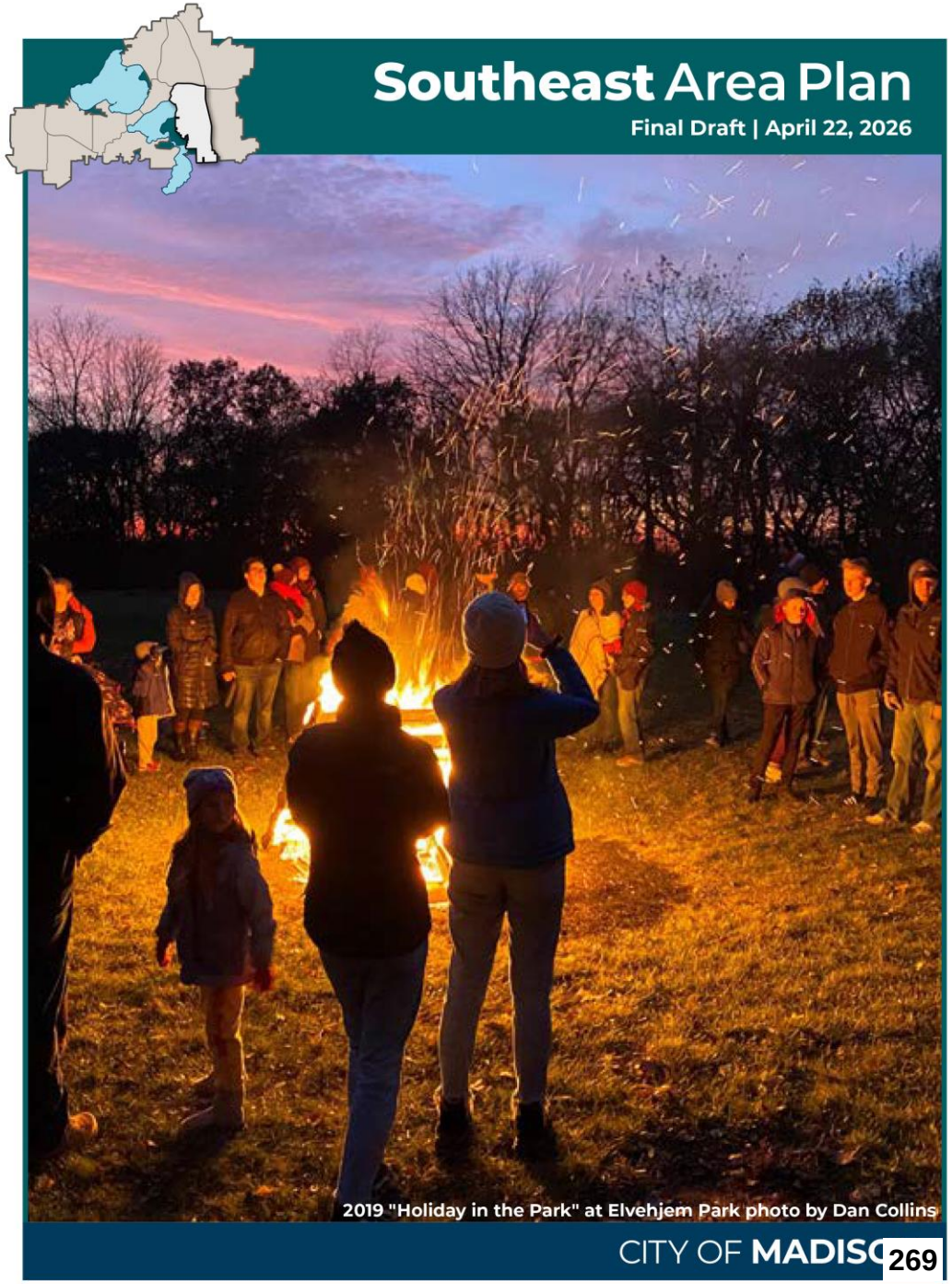
Draft Plan Format

Chapters



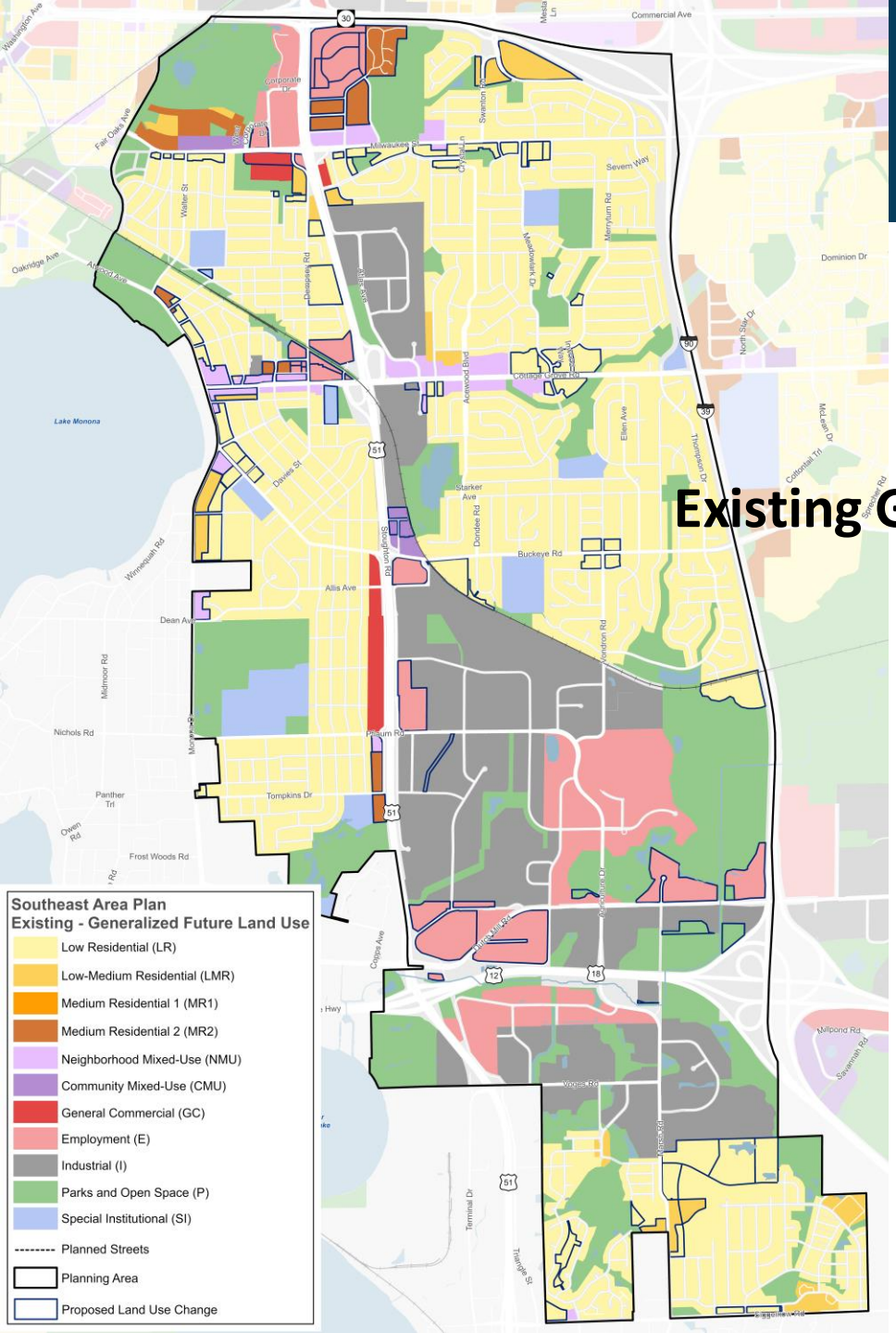
Chapter Contents

- What we heard
- Actions – led by the City
- Partnerships

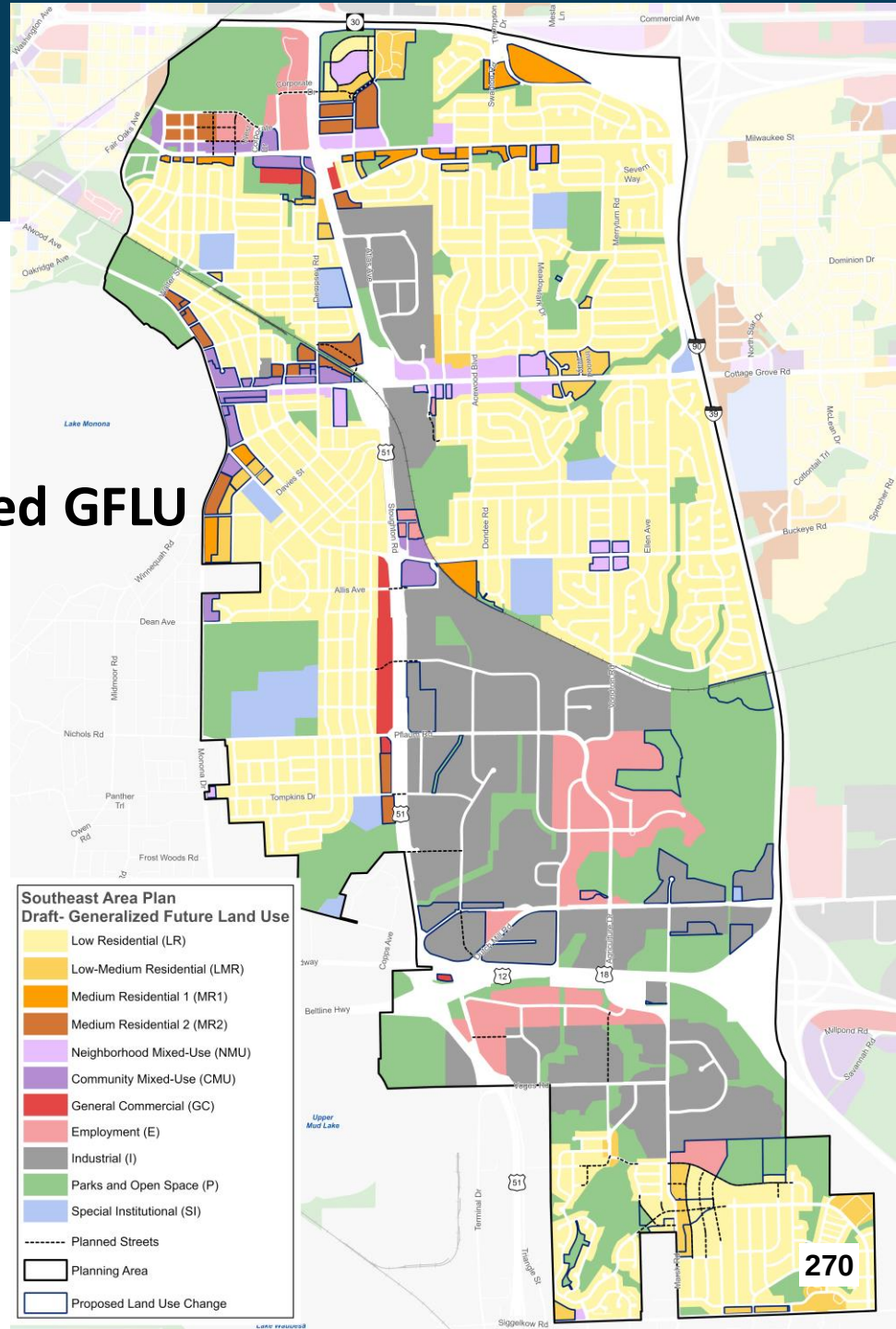


Proposed Land Use Changes

Existing GFLU

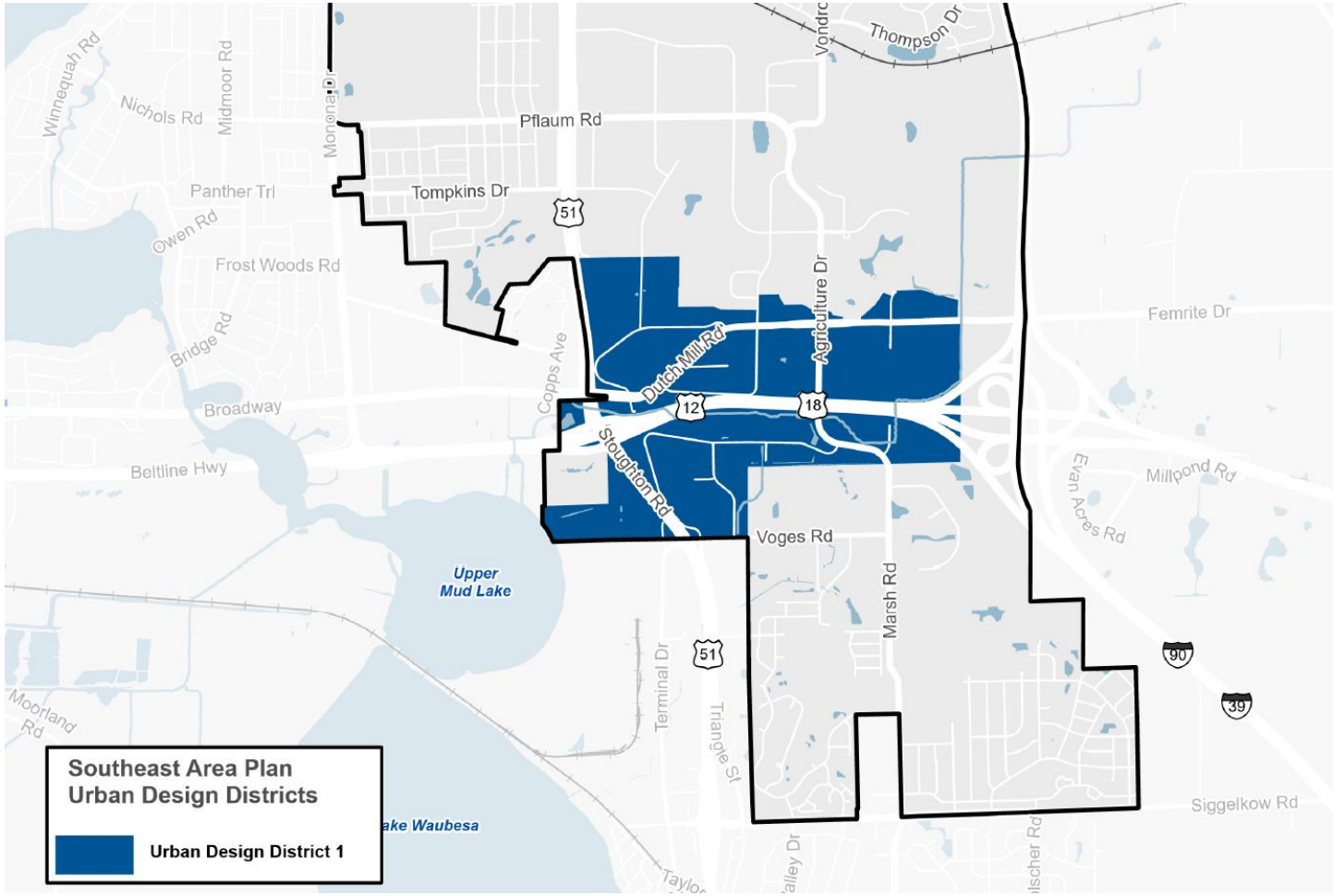


Proposed GFLU

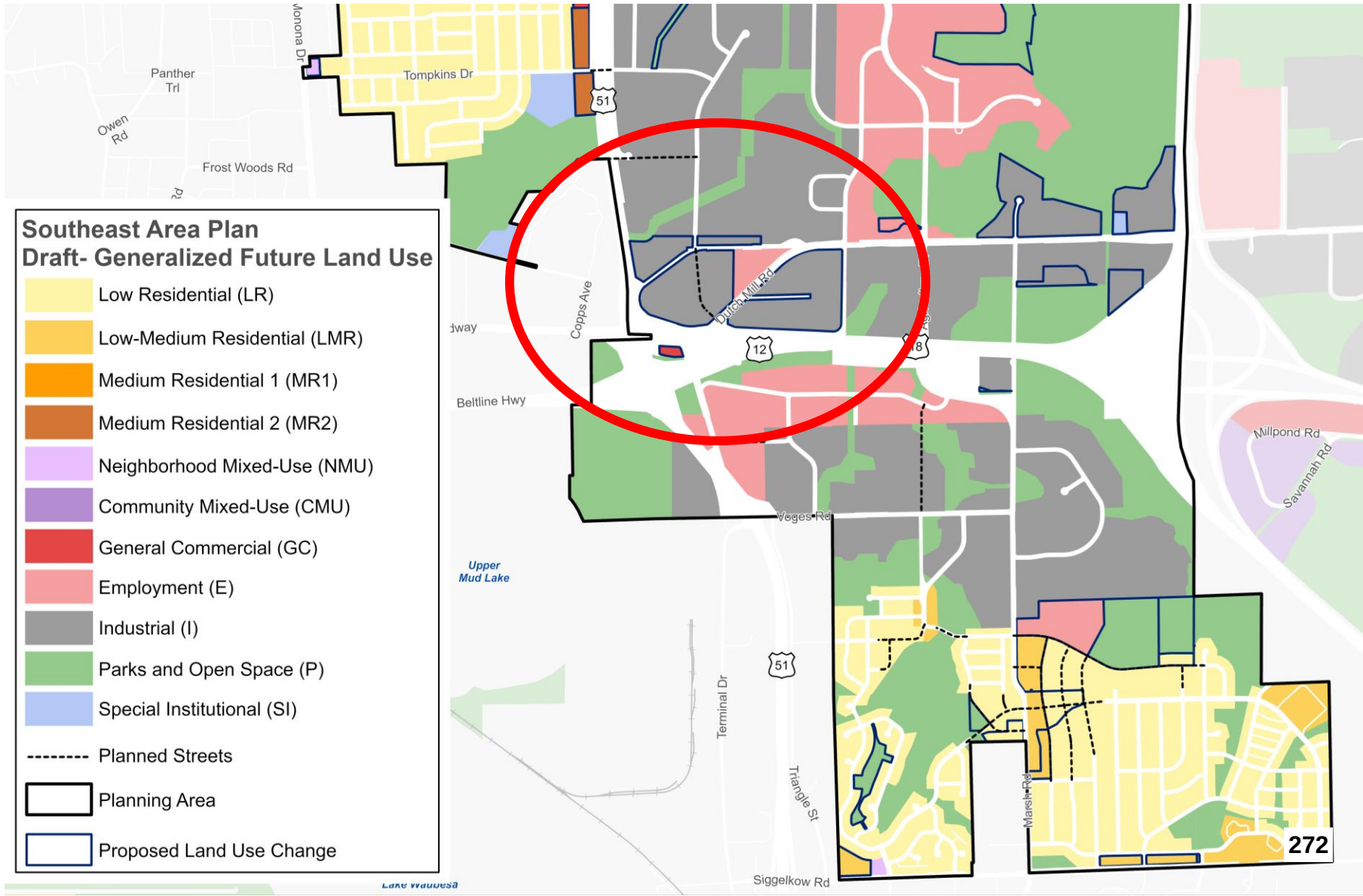


Culture and Character: Urban Design District

- Action 2: *Evaluate the need for Urban Design District (UDD) #1 within the Southeast Area and consider its removal from the existing UDD #1 in its current location as part of the UDD Update.*
  - *Existing conditions may no longer be consistent with city's goals to emphasize urban design in walkable urban center.*

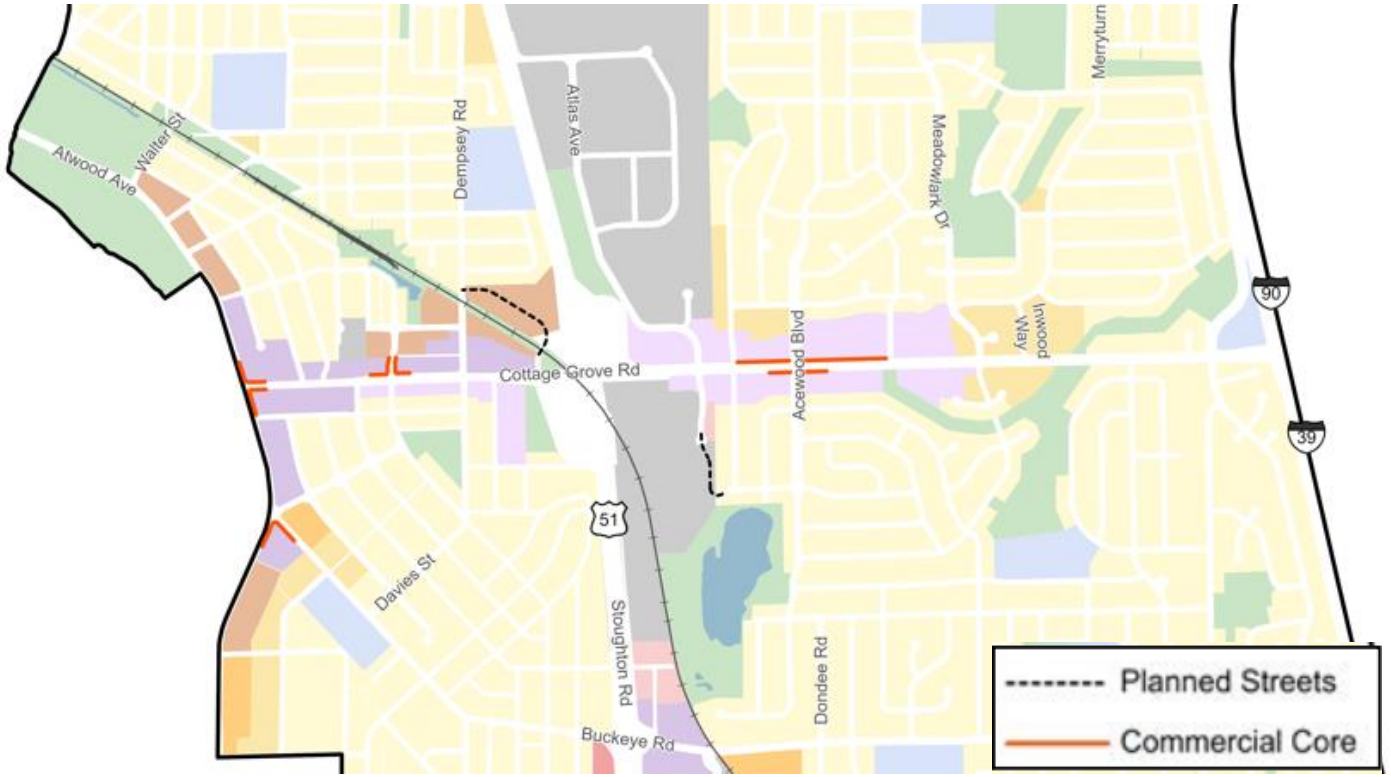


Proposed Future Land Use



Culture and Character: Commercial Core

- Action 4: *Buildings fronting Commercial Core areas shown on the GFLU Map should be set back the minimum distance required by zoning to create engaging and walkable street frontage.*
    - *Activate first floor with retail spaces*



Culture and Character: Commercial Core



Cottage Grove Road at Atwood Avenue



Cottage Grove Road



Monona Drive at Buckeye Road



Cottage Grove Road at Royster Oaks Drive

Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 13 – Board of Park Commissioners
- ✓May 20 – Urban Design Commission
- ❑June 3 – Transportation Commission
- ❑June 4– Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission
- ❑June 23 – Common Council

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Urban Design Commission
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: May 20, 2026
Subject: Southeast Area Plan – Recommendation of Approval

Background

The Southeast Area Plan is one of the two Area Plans currently going through the adoption process. Planning Division staff began working on the Southeast Area Plan in September 2024. The Southeast Area is generally bounded by State Highway 30 to the north, Interstate 90 to the east, Siggelkow Road / Village of McFarland to the south, and the City of Monona to the west. A series of engagements including public meetings, online commenting map, resident survey, community partners, focus groups, and other engagement efforts took place throughout the planning process.

Plan Highlights Related to Urban Design

Draft actions related to the Urban Design and Urban Design District (UDD) #1 guidelines and requirements and the district boundary are noted in the Culture and Character chapter of the Southeast Area Plan. The UDD #1 boundary within the Southeast Area Plan boundary is located southwest of the area of South Stoughton Road and Tompkins Drive intersection (see the Urban Design Districts map). The area is proposed for industrial in the GFLU map. The action included in this plan recommends evaluating the need and boundary for UDD #1 as part of the UDD Update because the area is not a walkable, pedestrian friendly area and may no longer be consistent with the city's policy goals to emphasize urban design in walkable urban commercial activity centers.

> *2. Evaluate the need for Urban Design District (UDD) #1 within the Southeast Area and consider its removal from the existing UDD #1 in its current location as part of the UDD Update.*

Urban design remains important outside of established districts, especially for existing and planned walkable mixed-use areas, such as the "Commercial Core" areas established in the Land Use chapter. The Plan highlights urban design goals for areas designated as "Commercial Core" areas as noted below:

4. Buildings fronting Commercial Core areas shown on the GFLU Map should be set back the minimum distance required by zoning to create engaging and walkable street frontage.

Request to Urban Design Commission

The Adoption of this Plan is being reviewed and approved through an ordinance as required by the State comprehensive Planning Statute. If UDC recommends revisions to the Final Draft of the Southeast Area Plan being considered, those revisions should be included in any motion made. Plan Commission, as the lead body, will review these revisions and make a final recommendation to the Common Council.

Attachment Links

1. Southeast Area Plan Final Draft
2. Power Point Presentation

Southeast Area Plan
Draft- Generalized Future Land Use

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential 1 (MR1)
- Medium Residential 2 (MR2)
- Neighborhood Mixed-Use (NMU)
- Community Mixed-Use (CMU)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- -------- Planned Streets
- Planning Area
- Proposed Land Use Change

Southeast Area Plan







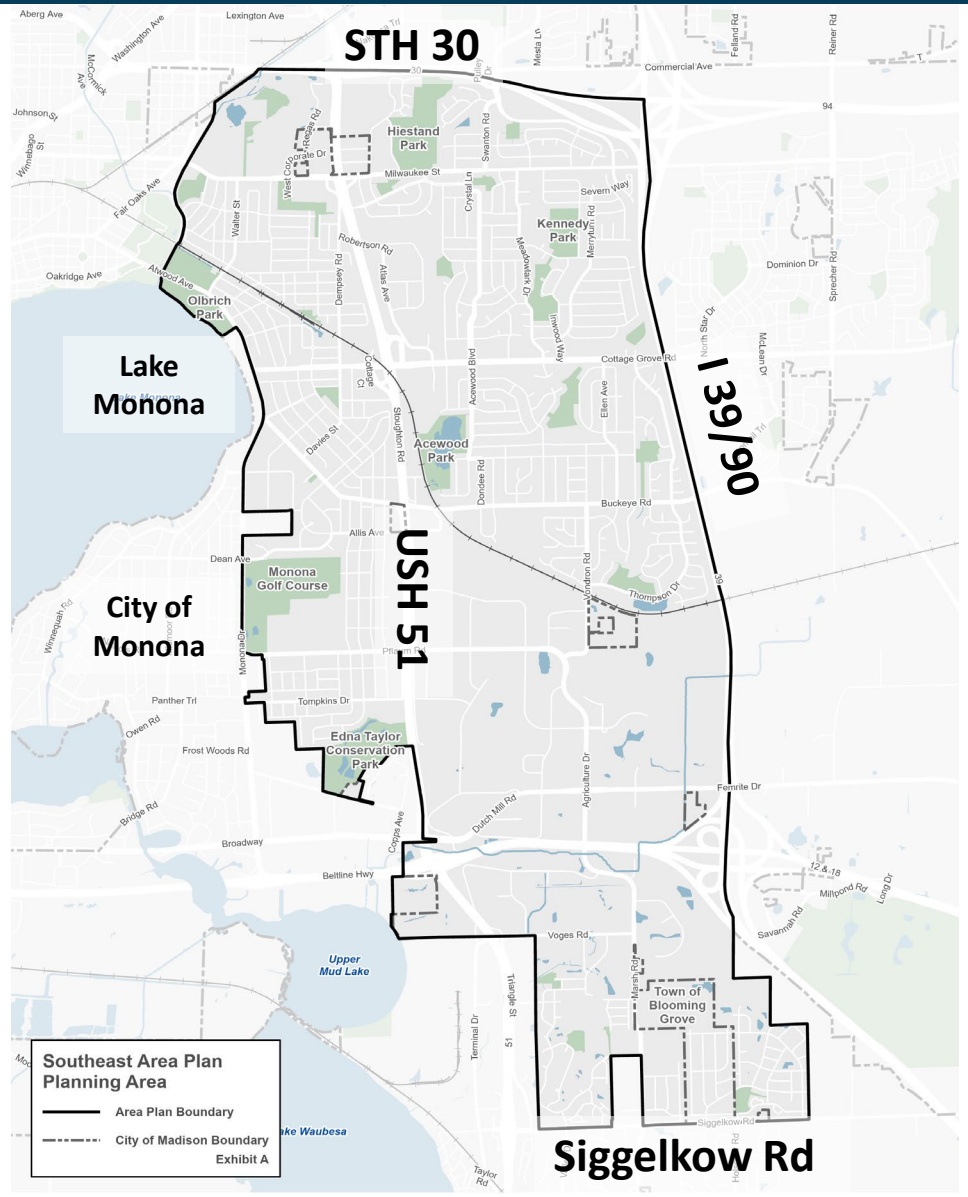




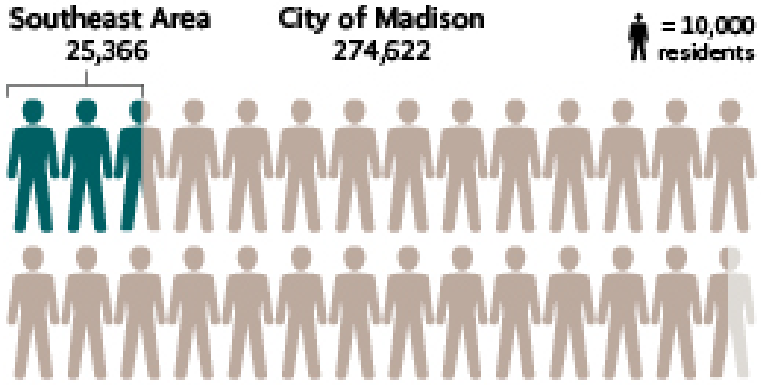


Transportation Commission: June 3, 2026

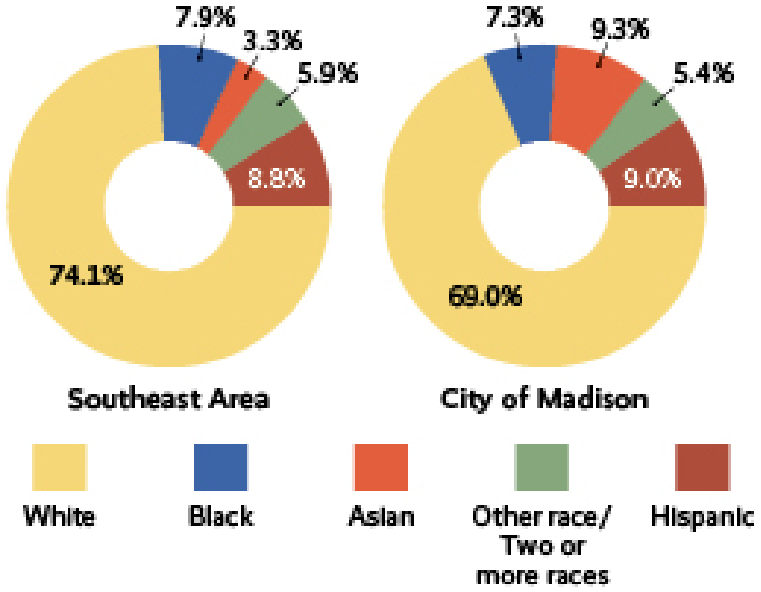
Southeast Area



Population



Racial and ethnic composition



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JUN - OCT

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NOV - MAY

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JUNE - NOV

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DEC - APR

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MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

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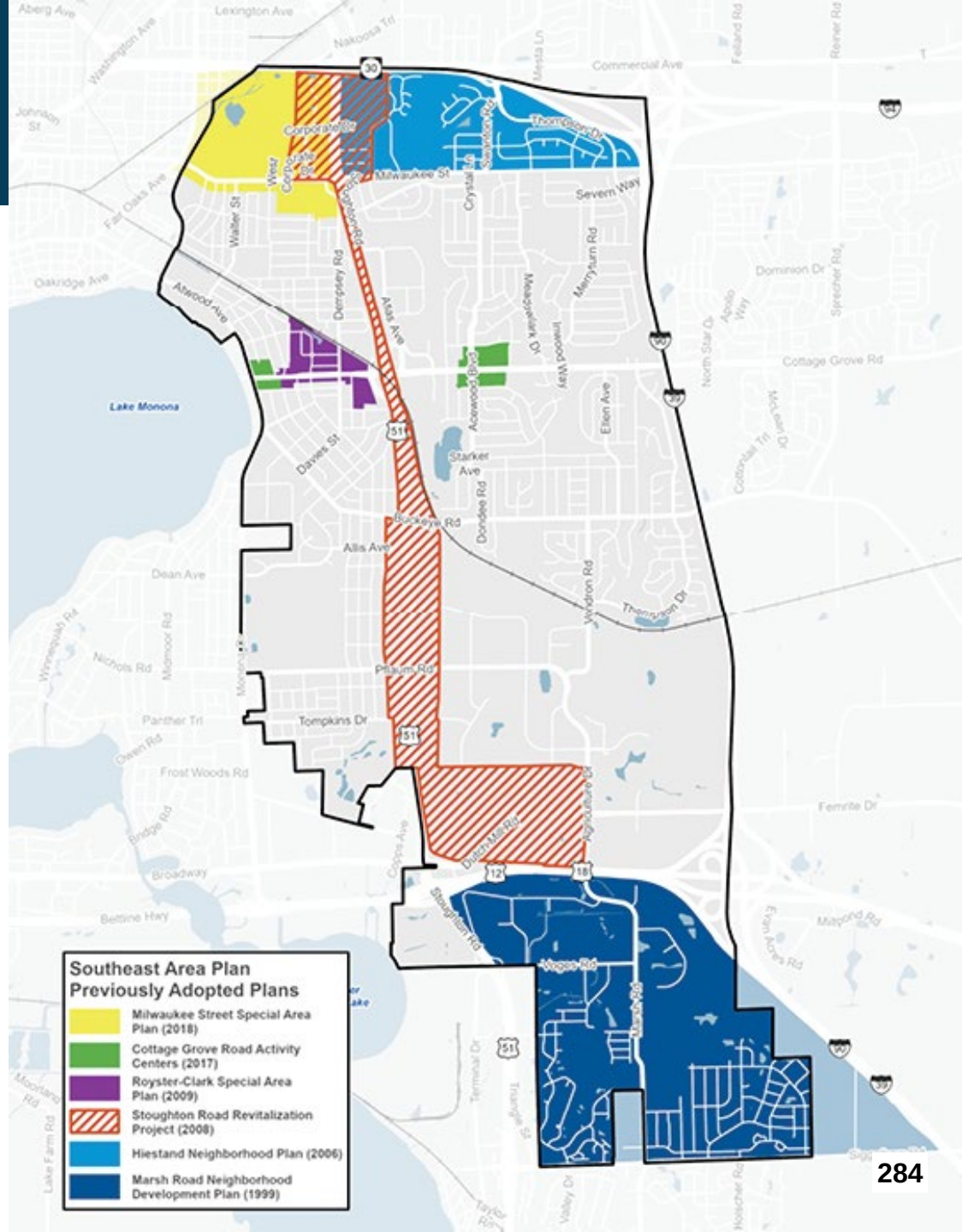

Draft Plan Format

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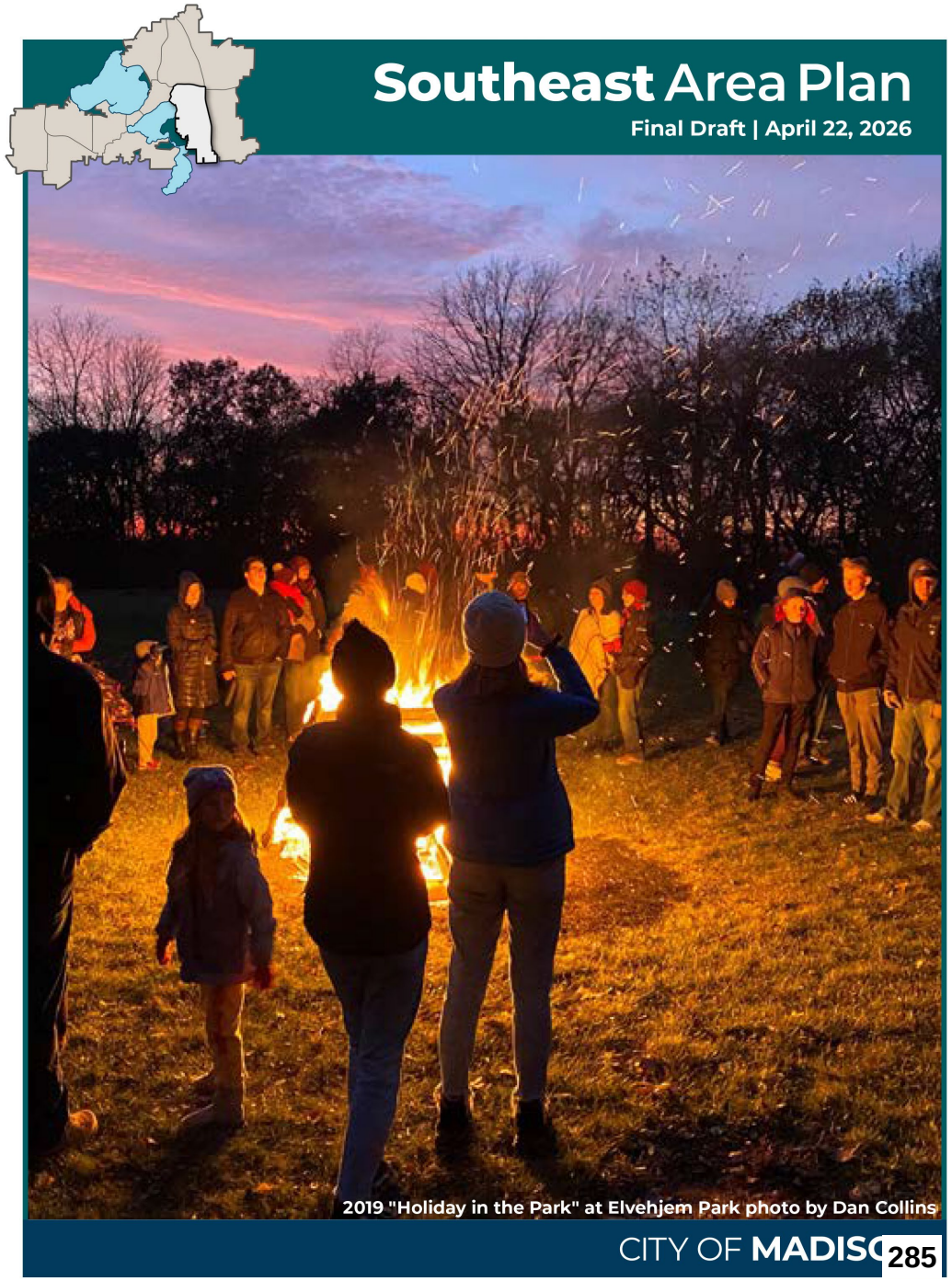


Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

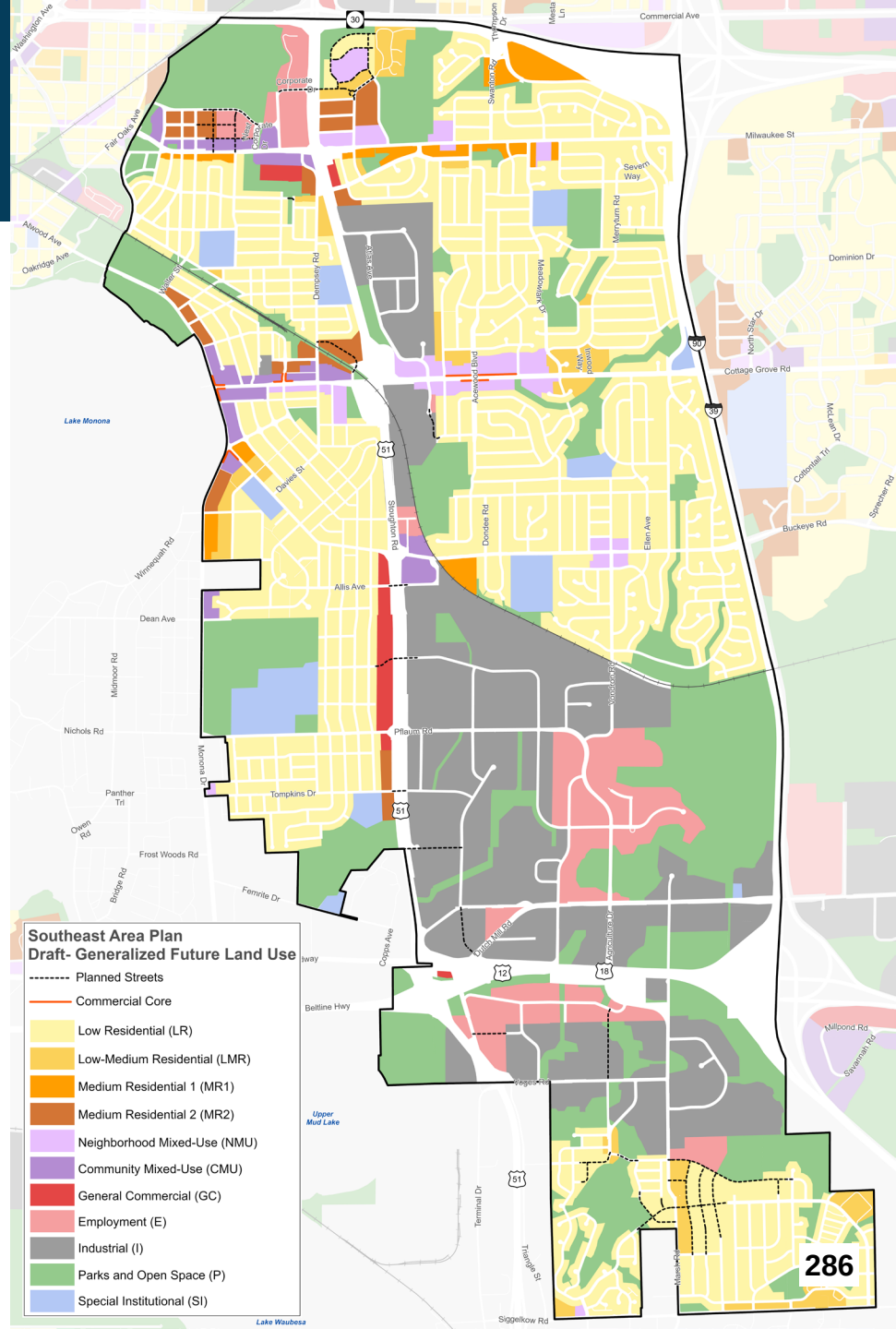


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories





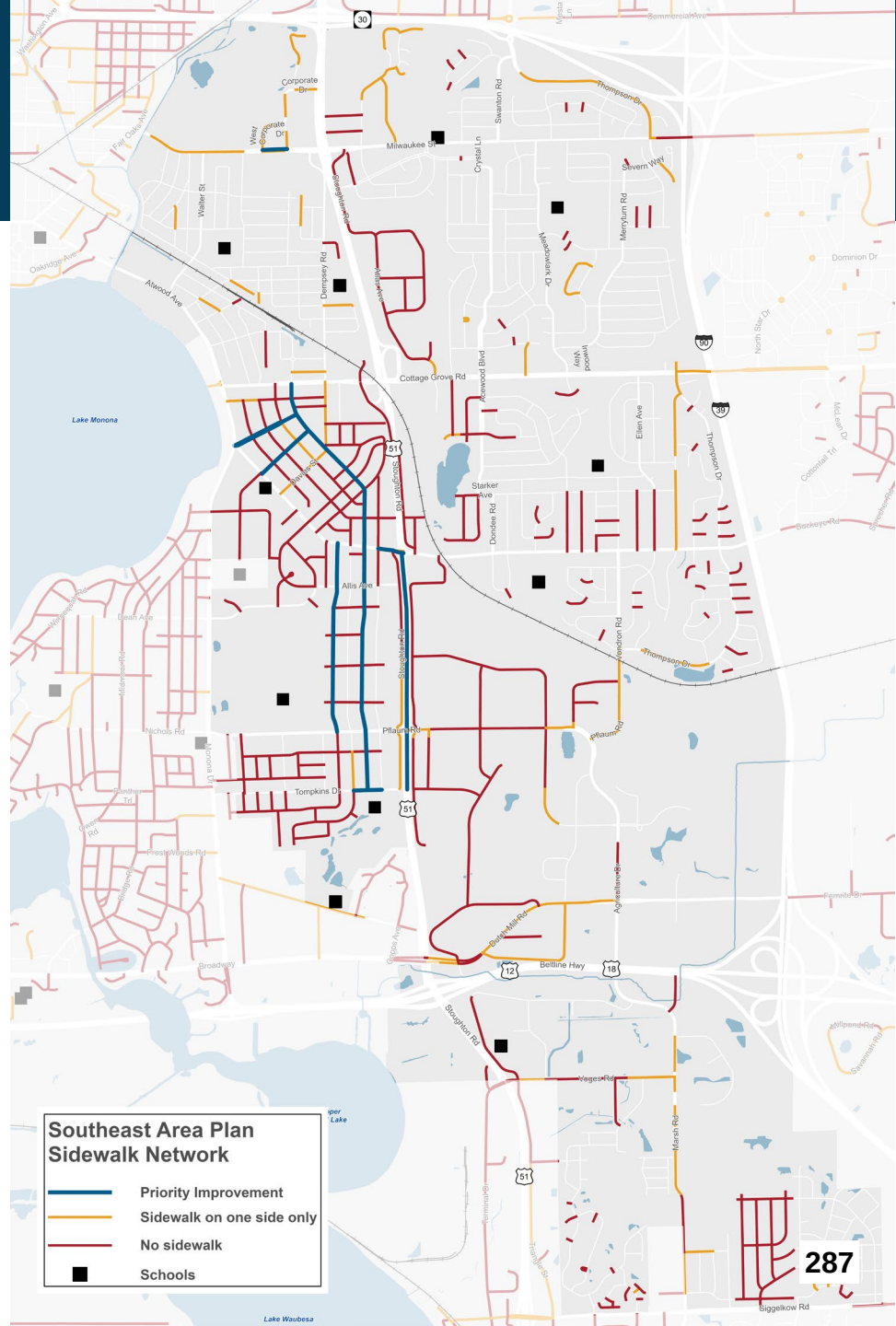
Transportation - Sidewalks

What we heard:

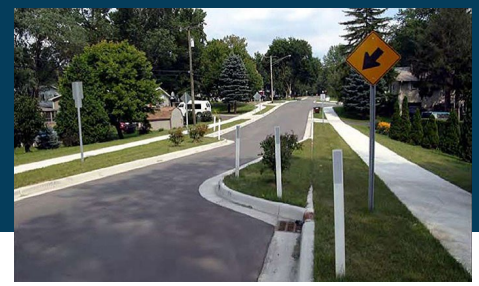
- Areas without sidewalks are unsafe for Children and pedestrians
- Hard to cross Milwaukee Street, Cottage Grove Road, Buckeye Road and Hwy 51.
- Lack of North–South Connections
- Hwy 51 is a barrier – unsafe

Actions:

1. Close gaps in the sidewalk network shown on the Sidewalk Network Map.
   - Prioritize through Safe Streets Madison
   - For projects that add sidewalks, explore options to preserve existing large trees



Transportation: Pedestrian safety

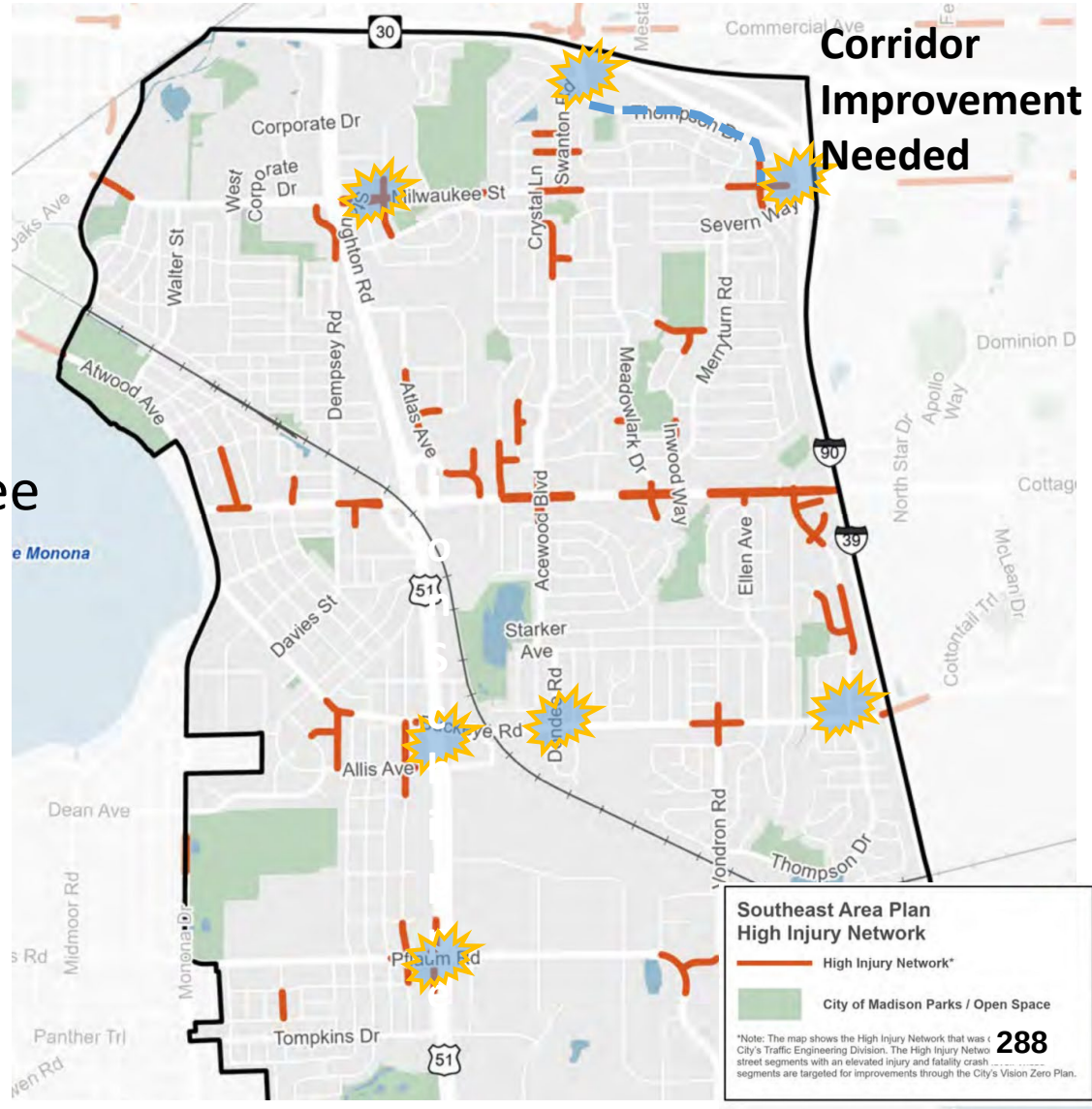


What we heard:

- Many unsignalized crossings are unsafe
- Speeding on Thompson us very unsafe
- Hard to cross Milwaukee Street, Cottage Grove Road, Buckeye Road and Hwy 51.

Actions:

2. Improve pedestrian street crossings of Milwaukee Street, S Stoughton Road, Cottage Grove Road:
   - Signalized and non-signalized intersections,
   - Improve pedestrian safety and lighting under bridges.
3. Evaluate and improve street lighting for pedestrian safety on Piccadilly Drive, Trafalgar Place, and Thompson Drive



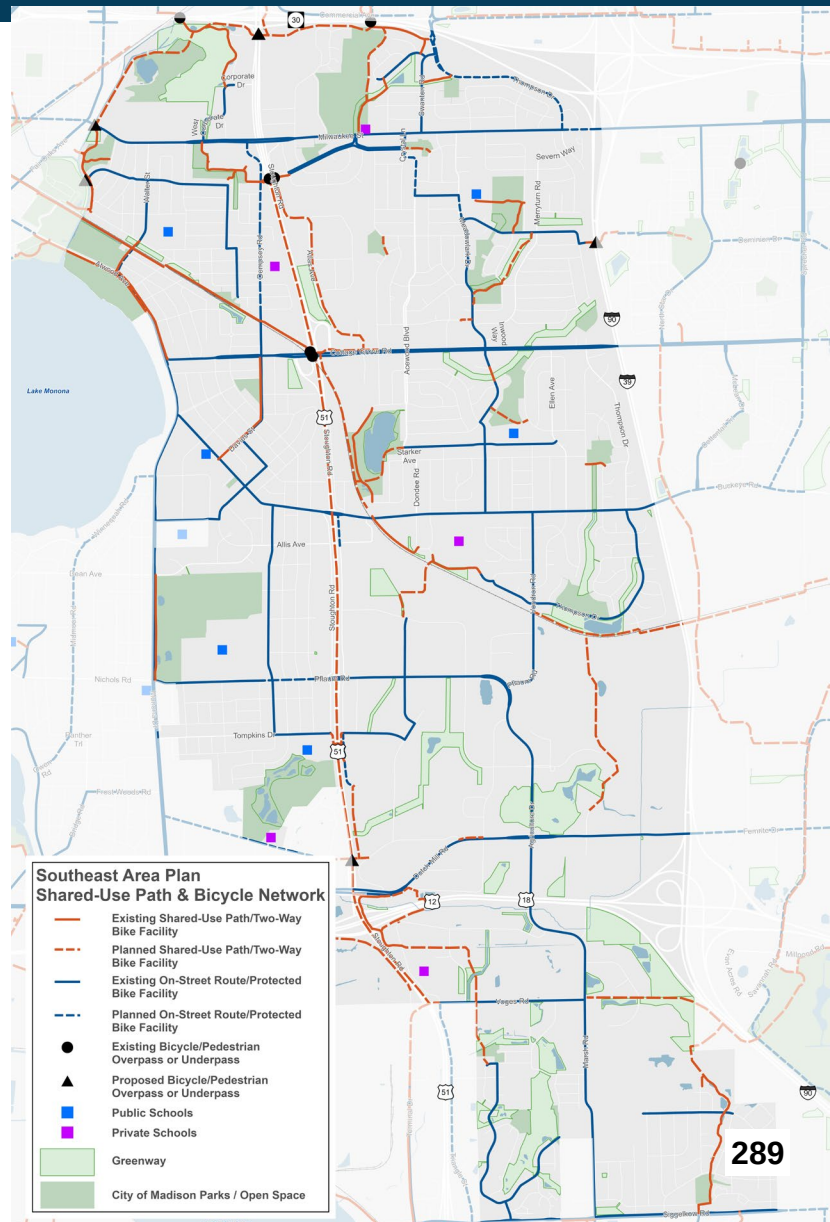
Transportation: Bicycles & Multi-use paths

What we heard:

- Need for wayfinding
- Increase safety of cyclists
- Missing links in system

Actions:

1. Bicycle facility improvements:
    - Use colored pavement markings to highlight bike facilities at intersections along Milwaukee Street
    - Increase visibility of cyclists at the intersection of Cottage Grove Road and Monona Drive.
    - Explore a wayfinding sign project on the Garver Path, Sherry Park Path, the Capital City Path, Autumn Ridge Path
    - Upgrade the Cottage Grove Road bike lane to All Ages and Abilities
2. Improve the multi-use path crossings at major streets as identified in the Safe Streets for All Program.



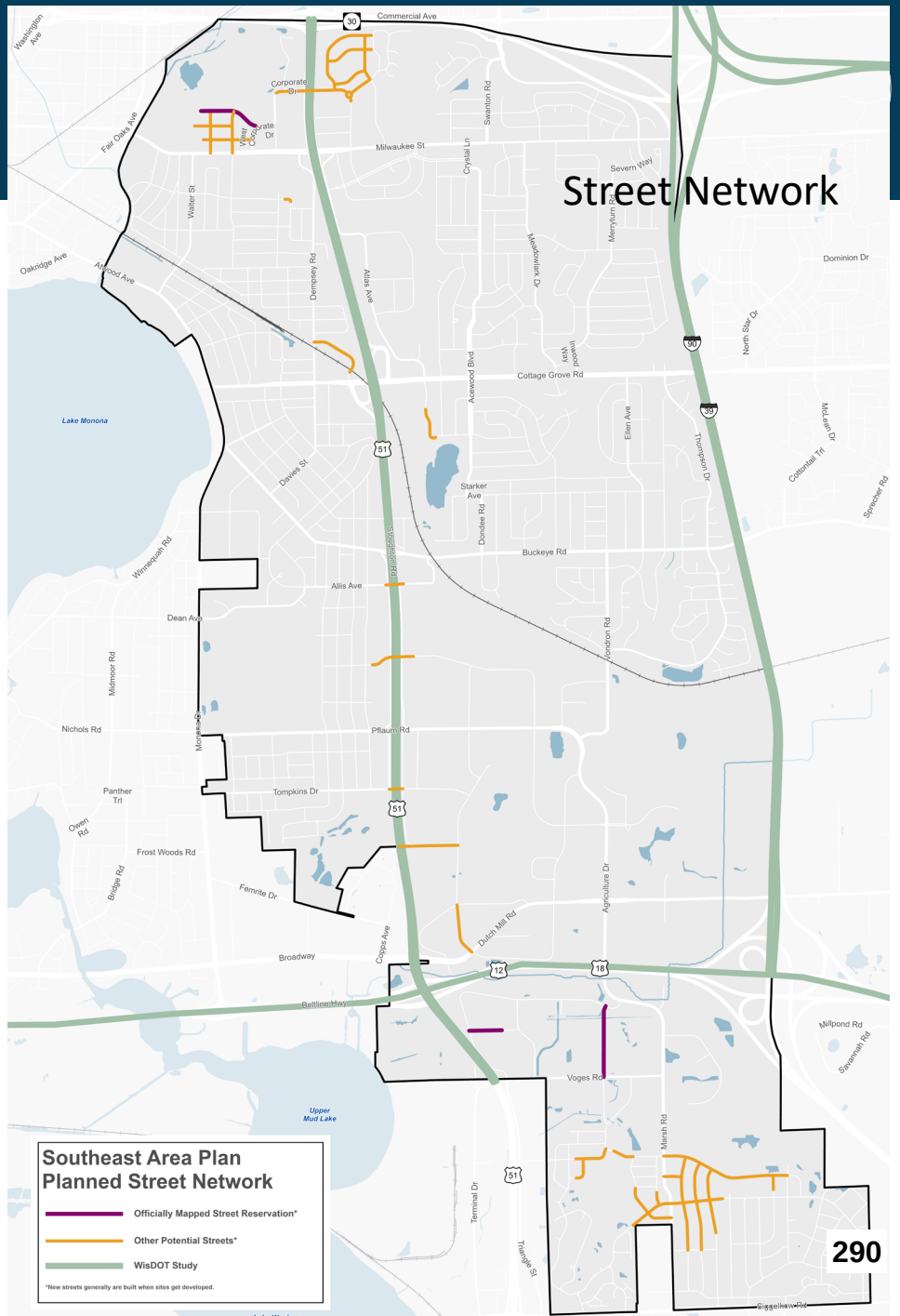
Transportation: Traffic

What we heard:

- Problem with speeding
- Difficult turning movements
- Missing links

Actions:

6. Install traffic calming / lane markings to improve safety on Milwaukee, Kurt, Swanton, and Thompson Roads.
7. Study traffic calming in Secret Places and Lost Creek
8. Study new traffic signal(s) at Fair Oaks Avenue Hwy 30.
9. Explore a “Community Main Street” designation for Milwaukee Street west of S Stoughton.
10. Connect City streets to former Town of Blooming Grove streets after property is attached to the City in 2027.



Transportation Highlights: Transit

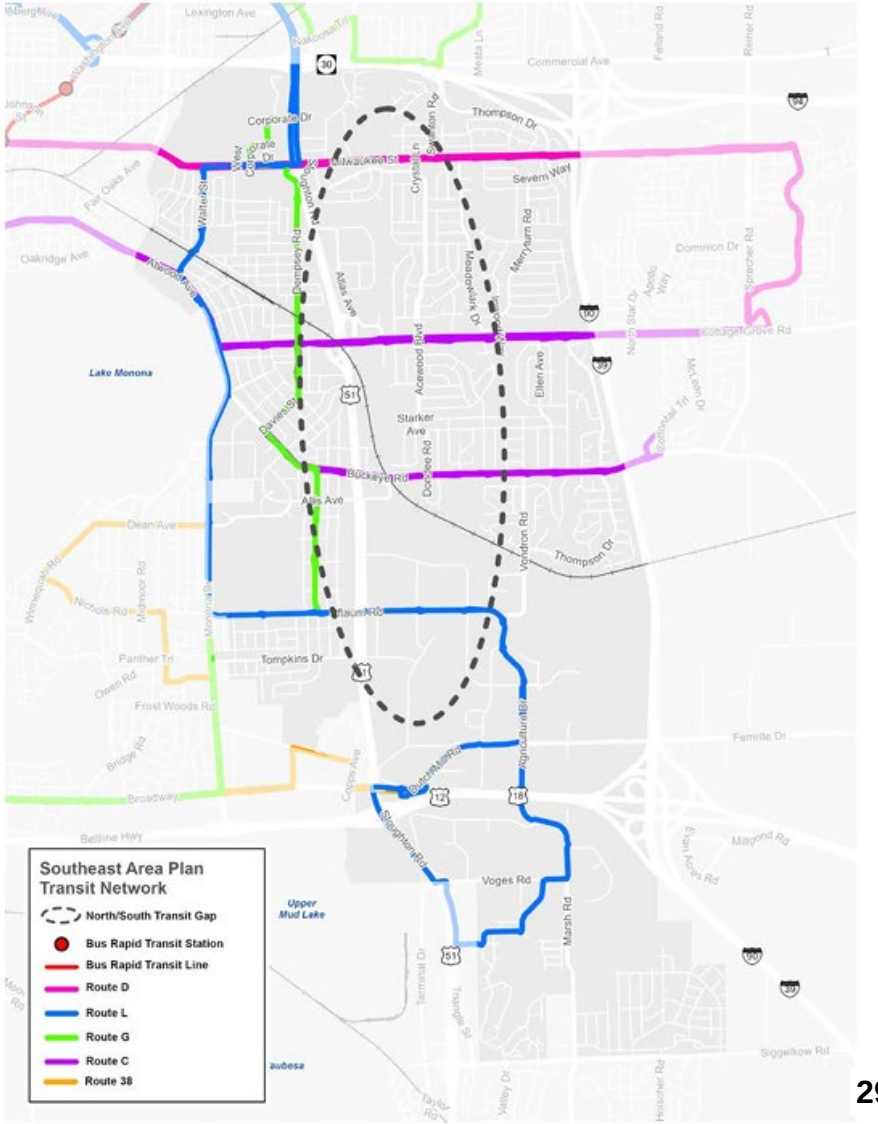
What we heard

- Lack of North–South Metro Connections
- Need for better seating and amenities for transit riders

Actions:

11 / 13. Consider N/S Metro Transit routes to increase connections between residents and job centers

12. Assess need for bus amenities



South Stoughton Road Redesign

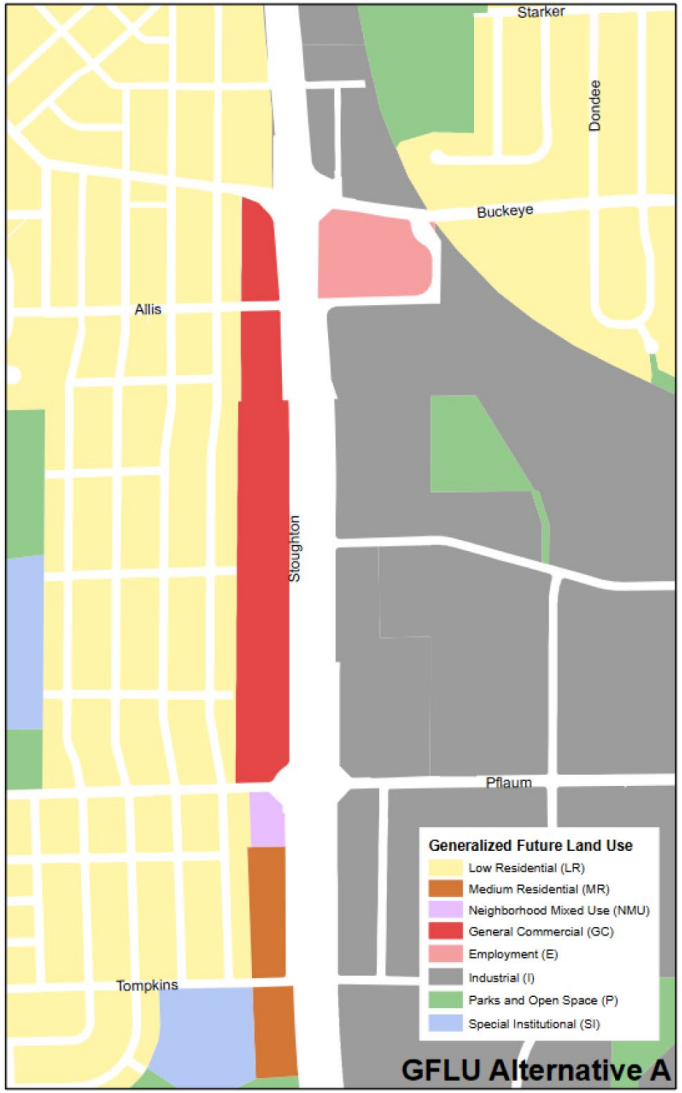
Partnership B:

- Support options that have a:
  - **35-mph speed limit** along the length of the corridor
  - Speed management, high quality bicycle & pedestrian facilities, & smart access management for **safety for all users**.
  - Could **support a future bus rapid transit** (BRT) route.
- **Support the "Urban Wide Boulevard" Design** between Buckeye Road and Tompkins Drive

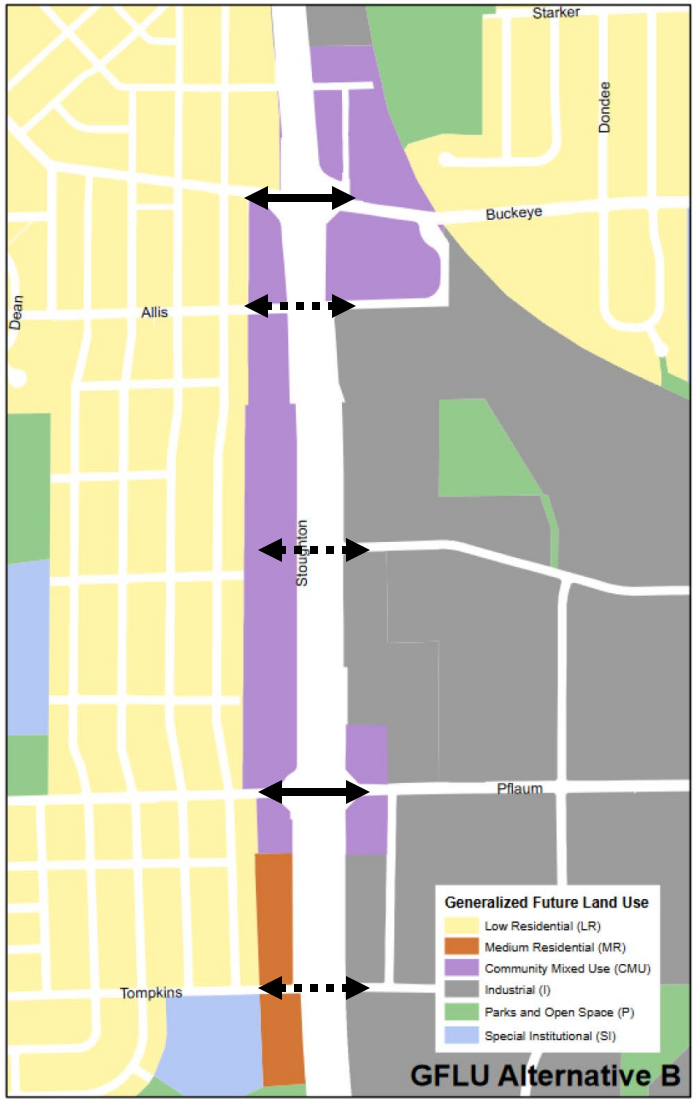


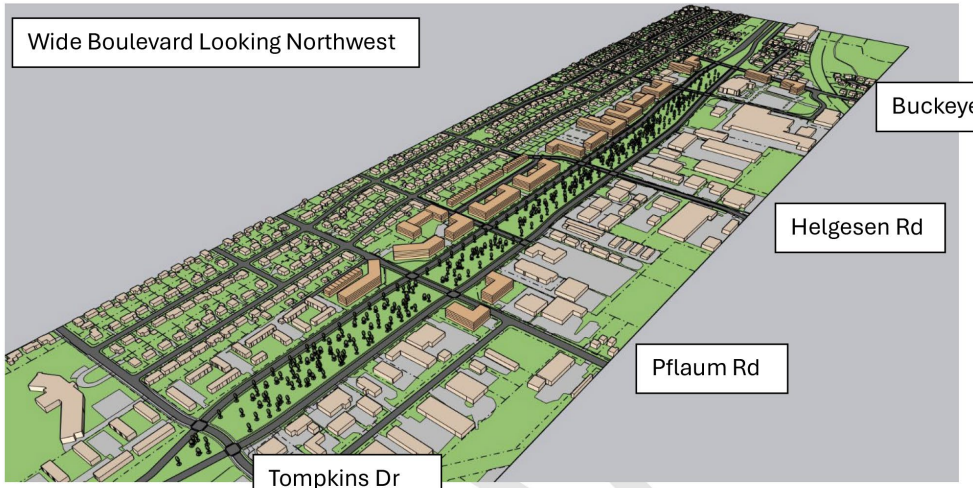
USH 51 Design Impacts

45 MPH, limited access future land uses

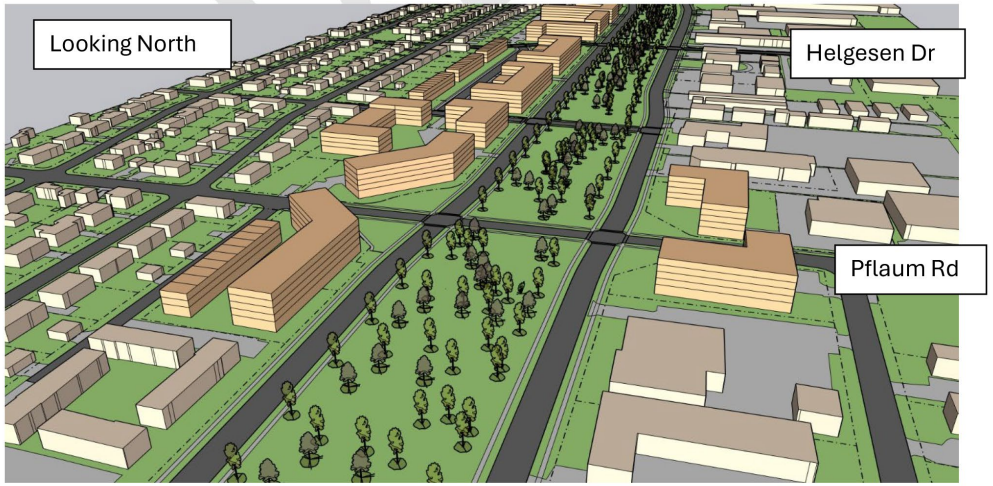


35 MPH, urban boulevard future land uses





New Street crossings at multiple intervals could be timed with one-way lights to make quicker signals that still move traffic even at slower 35 mph speeds.



New mixed use development at nodes can give visual signals to drivers to maintain safe speeds.

Transportation Partnerships

- Encourage and explore public/private funding partnerships for **installation of bicycle share (B-Cycle) stations** near community activity centers
- Continue to Coordinate with WisDOT on the **S Stoughton Road** / US 51 Corridor
- Coordinate with WisDOT on **future Beltline studies** and projects
- Coordinate with WisDOT on **Interstate Project**



Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 7 – Community Development Block Grant Committee
- ✓May 13 – Board of Park Commissioners
- ✓May 20 – Urban Design Commission
- ✓June 3 – Transportation Commission
- ❑June 4 – Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission
- ❑June 23 – Common Council

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Transportation Commission
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: June 3, 2026
Subject: Southeast Area Plan – Recommendation of Approval

Background

The Southeast Area Plan was introduced at the May 5th Common Council meeting and referred to Transportation Commission as part of its review and approval process. Introduction follows the release of Draft Actions and Maps and public feedback and review which can be found on legistar.

The Transportation Commission reviewed public engagement and draft Transportation Actions and Maps at its December 3,2025 meeting. The draft Southeast Area Plan and its actions are very similar to those presented with some revisions.

Draft Plan Highlights and Changes

The Southeast Area Plan coordinates with WisDOT on HWY 51/Stoughton Roady Study by advocating for the 35 mph Urban Boulevard option. The Plan also recommends closing gaps in the sidewalk network especially along major streets, routes to schools, and community facilities. Along with closing gaps in the sidewalks, the plans recommend improvements in safety for pedestrians and bicycles on major arterials.

Proposed Transportation Actions

1	Close gaps in the sidewalk network shown on the Sidewalk Network Map a. Prioritize new sidewalks through the Safe Streets Madison Program as streets are reconstructed, and along major streets and close to schools and community facilities which may be constructed through state and federal grants. b. For projects that add sidewalks, explore options to preserve existing large trees.
2	Improve pedestrian street crossings of Milwaukee Street, S Stoughton Road, and Cottage Grove Road, with particular attention to: a. Evaluate potential traffic signals or rapid flashing beacons/continental crosswalks on Milwaukee Street at Thompson Drive and Swanton Road. b. Install rapid flashing beacons and/or continental crosswalks at non-signalized intersections, prioritizing Walbridge Avenue and Johns Street. c. Work with WisDOT to improve pedestrian safety and lighting under the S Stoughton Road over passes at Cottage Grove Road and Milwaukee Street.

3	Evaluate and improve street lighting for pedestrian safety on Piccadilly Drive, Trafalger Place, and Thompson Drive
4	Make these bicycle facility improvements: a. Use colored pavement markings to highlight bike facilities at intersections along Milwaukee Street to highlight potential conflict zones. b. Install a bike box or colored pavement at the intersection of Cottage Grove Road and Monona Drive to increase the visibility of bicyclists making left turns from Cottage Grove Road to Monona Drive. c. Explore a wayfinding sign project on the Garver Path, Sherry Park Path, the Capital City Path, Autumn Ridge Path and other off-street multi-use paths to direct visitors to area schools, parks, libraries, restaurants, and shops. d. Upgrade the Cottage Grove Road bike lane to All Ages and Abilities (AAA) standards.
5	Improve the multi-use path crossings at major streets as identified in the Safe Streets for All Program.
6	Install traffic calming measures and traffic lane markings to improve safety on Milwaukee Street, Kurt Drive, Swanton Road, and Thompson Road.
7	Study the potential for traffic calming measures in the Secret Places and Lost Creek Neighborhoods, especially at pedestrian crossings near Marsh and Siggelkow Roads.
8	Study potential new traffic signal(s) at Fair Oaks Avenue and STH 30.
9	Explore a “Community Main Street” Complete Green Street designation for Milwaukee Street west of S Stoughton Road that is safer for pedestrians, vehicles and bicycles and supports local businesses and mixed-use development.
10	Connect City streets to former Town of Blooming Grove streets after property is attached to the City in 2027.
11	Consider a north-south Metro Transit route that connects to LaFollette High School and employment centers east of Hwy 51.
12	Assess the need for bus shelters/benches at bus stops without a bus shelter and consider programs such as ‘adopt a bus shelter’ for maintenance.
13	Consider adding a bus route to connect job centers with apartment complexes on Thompson Drive and Swanton Road neighborhoods.
14	Once the City has a Curb Management Framework, identify appropriate solutions and strategies near schools, parks, and community facilities to increase access and safety for all curb users.

Proposed Partnerships:

A.	Encourage and explore public/private funding partnerships for installation of bicycle share (B-Cycle) stations near community activity centers: Milwaukee Street by Woodman's, US Post Office; Cottage Grove Road near Acewood Boulevard and Atwood Avenue; Monona Drive near Dean Avenue and Pflaum Road.
B.	Continue to coordinate with WisDOT on the S Stoughton Road / US 51 Corridor redesign to ensure changes to the corridor align with the City’s vision for land use and transportation as discussed in this section to reduce speed, increase safety and connections, and make S Stoughton Road a wide urban boulevard with redevelopment opportunities.

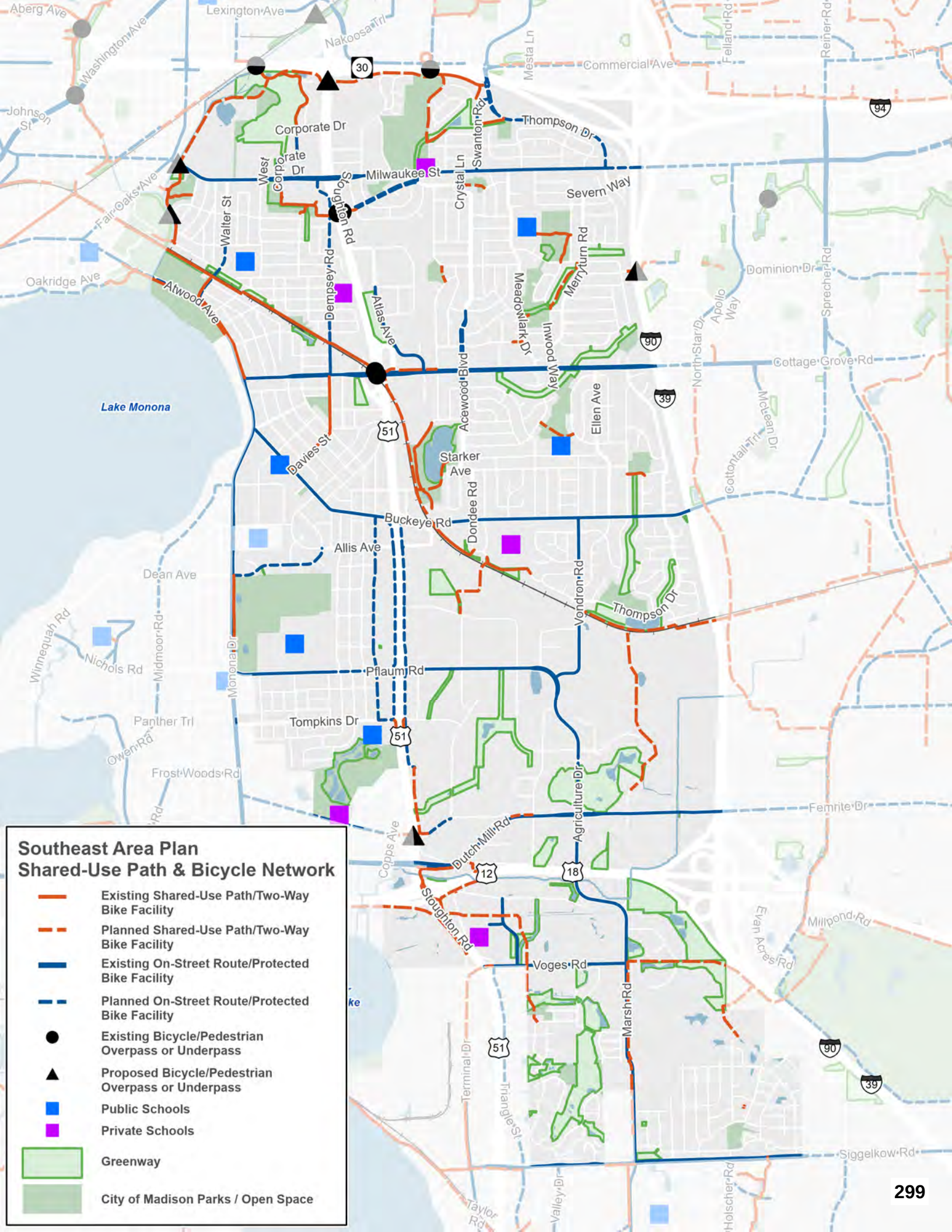
C.	Coordinate with WisDOT on future Beltline studies and projects to achieve increased access and safety improvements for bicycle, pedestrian and transit and improve access to businesses and neighborhoods to the south
D.	Coordinate with WisDOT on Interstate Project to achieve increased access and safety improvements for bicycle, pedestrian and transit for streets that cross the interstate.

Request to Transportation Commission

If Transportation Commission recommends revisions to the Introduction Draft being considered, those revisions should be included in any motion made. Plan Commission, as the lead body, will review these revisions and make a final recommendation to the Common Council.

Attachments

1. Revised Shared Use Path and Bicycle Network map
2. Southeast Area Plan Final Draft attached to Legislative File
3. Transportation Commission presentation attached to Legislative File


Southeast Area Plan
Shared-Use Path & Bicycle Network
Existing Shared-Use Path/Two-Way Bike Facility
Planned Shared-Use Path/Two-Way Bike Facility
Existing On-Street Route/Protected Bike Facility
Planned On-Street Route/Protected Bike Facility
Existing Bicycle/Pedestrian Overpass or Underpass
Proposed Bicycle/Pedestrian Overpass or Underpass
Public Schools
Private Schools
Greenway
City of Madison Parks / Open Space
Lake Monona
Aberg Ave
Lexington Ave
Nakoosa Trl
Washington Ave
Johnson St
Mesta Ln
Commercial Ave
Felland Rd
Reiner Rd
Corporate Dr
West Corporate Dr
Stoughton Rd
Swanton Rd
Thompson Dr
Milwaukee St
Crystal Ln
Severn Way
Fair Oaks Ave
Walter St
Oakridge Ave
Atwood Ave
Dempsey Rd
Atlas Ave
Meadowlark Dr
Merryturn Rd
Inwood Way
Dominion Dr
Apollo Way
Sprecher Rd
North Star Dr
Cottage Grove Rd
Acewood Blvd
Ellen Ave
Cottontail Trl
McLean Dr
Davies St
Starker Ave
Dondee Rd
Buckeye Rd
Allis Ave
Dean Ave
Vondron Rd
Thompson Dr
Winnequah Rd
Nichols Rd
Midmoor Rd
Monona Dr
Pflaum Rd
Panther Trl
Owen Rd
Tompkins Dr
Frost Woods Rd
Femrite Dr
Agriculture Dr
Copps Ave
Dutch Mill Rd
Stoughton Rd
Millpond Rd
Evan Acres Rd
Voges Rd
Marsh Rd
Terminal Dr
Triangle St
Siggelkow Rd
Taylor Rd
Valley Dr
Holscher Rd
30
94
90
39
51
12
18

From:	Nicholas Davies
To:	Transportation Commission
Cc:	tom.mohr@cityofmadison.com; Southeast Area Plan
Subject:	Southeast Area Plan transportation feedback (92878)
Date:	Sunday, May 31, 2026 12:56:36 PM

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

Dear Transportation Commission,

While the Southeast Area Plan contains a lot of recommendations on transportation that I support, there are a few areas where it could be improved before adoption.

1. Extend the AAA portion of Cottage Grove Rd
The memo proposes an AAA facility on Cottage Grove Rd from the Cap City Trail to Acewood Blvd. Cottage Grove Rd would benefit from a safer facility eastward of there as well. If you're a regular at the YMCA, or the Dine Inn, or Pinney Library, you have probably seen kids biking on the sidewalk on Cottage Grove. The on-street bike lanes are narrow, and the traffic is not calm.

2. Consult the pending AAA map update
This area plan is being developed simultaneously with an update to the AAA bike map, so there is a chance that they will end up with conflicting recommendations in some areas. For instance, there is a significant AAA gap on Monona Dr, south of Cottage Grove Rd. It's half City of Monona jurisdiction, and they've put up "no bikes on sidewalk" signs--ironic, since there often are bikes on the sidewalk, due to road conditions.

3. Avoid extraneous street connections in built-out neighborhoods
Page 32 of the draft SEAP includes a map of proposed street connections. Some of these appear to be carry-forward recommendations that haven't been reconsidered.

* Dawes in shown connecting through Eastmorland Park to Silver. This would needlessly add vehicle traffic to my neighborhood's bike boulevard and break up the park. What we actually need is a path connection to Silver, which the Parks Department is already working on, as part of the playground installation.

* Cottage Ct would extend through the AmFam site to Dempsey. This would add a street crossing to the Cap City Trail (and complicate the trail's crossing at Dempsey). The railroad would probably not welcome/approve the new street. All it would do is provide speeders with a way around the signal at Cottage Grove & Dempsey.

* Lumbermans (Stoughton Rd industrial access road) would connect to Leo Dr (residential, entrance to Acewood Conservancy). A path connection here could be an improvement, but bringing cut-through traffic onto Leo Dr would be counterproductive.

I urge you to remove these proposed street connections from the plan.

4. While there are proposed street additions, there are no proposed street subtractions
When subdivisions are initially platted, they often allow for cut-through traffic, because they don't know which entry/exit points are going to be important. But once the area is built out, we

don't need all these redundant routes in and out of these neighborhoods.

From my home, I can enter/exit my neighborhood onto 3 different arterials, at many different cross-streets. I don't need all those options! I would gladly give some up, in order to reduce cut-through traffic, and make my street a safer environment for kids to play in the front yard. This is where modal filters can come in. These area plans ought to include recommendations for where to place modal filters over time.

Street subtractions can also include things like School Streets--where the street in front of a school is closed to through traffic. There's a trial of this beginning at Marquette Elementary this month. Several schools in the Southeast area would be good candidates for this, including Schenk/Whitehorse near me.

5. Leave Milwaukee Street as a Community Connector
I rely on Milwaukee Street's existing bike facility, and the city's recent actions have shown that if Milwaukee Street is classified as a Community Main Street, it loses any guarantee of having a bike facility.

For a Community Main Street, the Complete Green Streets guide says, "Bike lanes should be included", while for the Community Connector, it says, "1 travel lane per direction, often with medians or center turn lane; on-street bike facilities"

Traffic Engineering staff have begun interpreting that "should" in the weakest possible sense, in contradiction with the intent of CGS and language elsewhere in the CGS guide. As a result, the Community Connector street type has stronger protections for the inclusion of bikes on the street (since the authors omitted that pesky verb "should") than the Community Main Street. Therefore I oppose reclassifying Milwaukee Street to Community Main Street, since that could allow the city to remove the bike facility.

Thank you,

Nick Davies
3717 Richard St

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Community Development Block Grant Committee
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: June 4, 2026
Subject: Southeast Area Plan

The Southeast Area Plan was introduced at the May 5th Common Council meeting and referred to Community Development Block Grant Committee as part of its review and approval process. Introduction follows the release of the Draft Recommendations and Maps and public feedback and review which can be found on Legistar.

The Community Development Block Grant Committee reviewed the plans' background, public engagement summary, draft actions, and feedback on the Actions and Maps at its December 4, 2025 meeting. The draft Southeast Area Plan and its recommendations are very similar to those presented with some revisions.

Draft Plan Highlights and Changes

Like previous Area Plans, the Southeast Area Plan's Community Action Strategy chapter includes recommendations in the following categories: Capacity Building, Community and Stakeholder Relationships and Smaller Scale Physical Improvements.

- Capacity Building recommendations are centered on engaging residents in neighborhood activation, placemaking and projects.
- Community and Stakeholder Relationship recommendations focus on building communication linkages to address issues in the neighborhood.
- Smaller Scale Physical Improvements generally address improving the appearance of various neighborhood locations. Note these are generally not funded with CDBG dollars and would rely on other public or private sources.

The Community Development Division anticipates a $125,000 CDBG grant allocation for the Hiestand neighborhood in 2027. Targeted public engagement efforts in Hiestand led to a community-driven and prioritized list of potential projects.

Rank	Improvement	Location	Capital Costs
1*	Splash Park	Hiestand Park	$$$$
2	Targeted traffic calming and safety improvements (lighting/cameras, speed management, crossing improvements)	Thompson, Swanton, Milwaukee, Walbridge	$$$
3*	Better restroom facilities	Hiestand Park	$$$$$
4	Path linking Honeysuckle and Hiestand Parks; better path access into Honeysuckle Park	Greenway (Stormwater)	$$$
5	Parking Lot Lighting	Hiestand Park	$$
6	Information Kiosk	Hiestand Park	$

* Outside of the scope and budget of a CAS project. Recommendations were forwarded to the Parks Division for consideration in future projects and budgets.

Request to Community Development Block Grant Committee

Common Council has referred the Southeast Area Plan Final Draft to the Community Development Block Grant Committee for review and recommendation. Staff requests the Community Development Block Grant Committee's review and recommendation on the final draft plan. Committee members are invited to suggest revisions to the draft plan as part of the committee's recommendation. Plan Commission, as the lead body, will review these revisions and make a recommendation to the Common Council.

Attachments

1. Southeast Area Plan Final Draft
2. Power Point Presentation

Southeast Area Plan







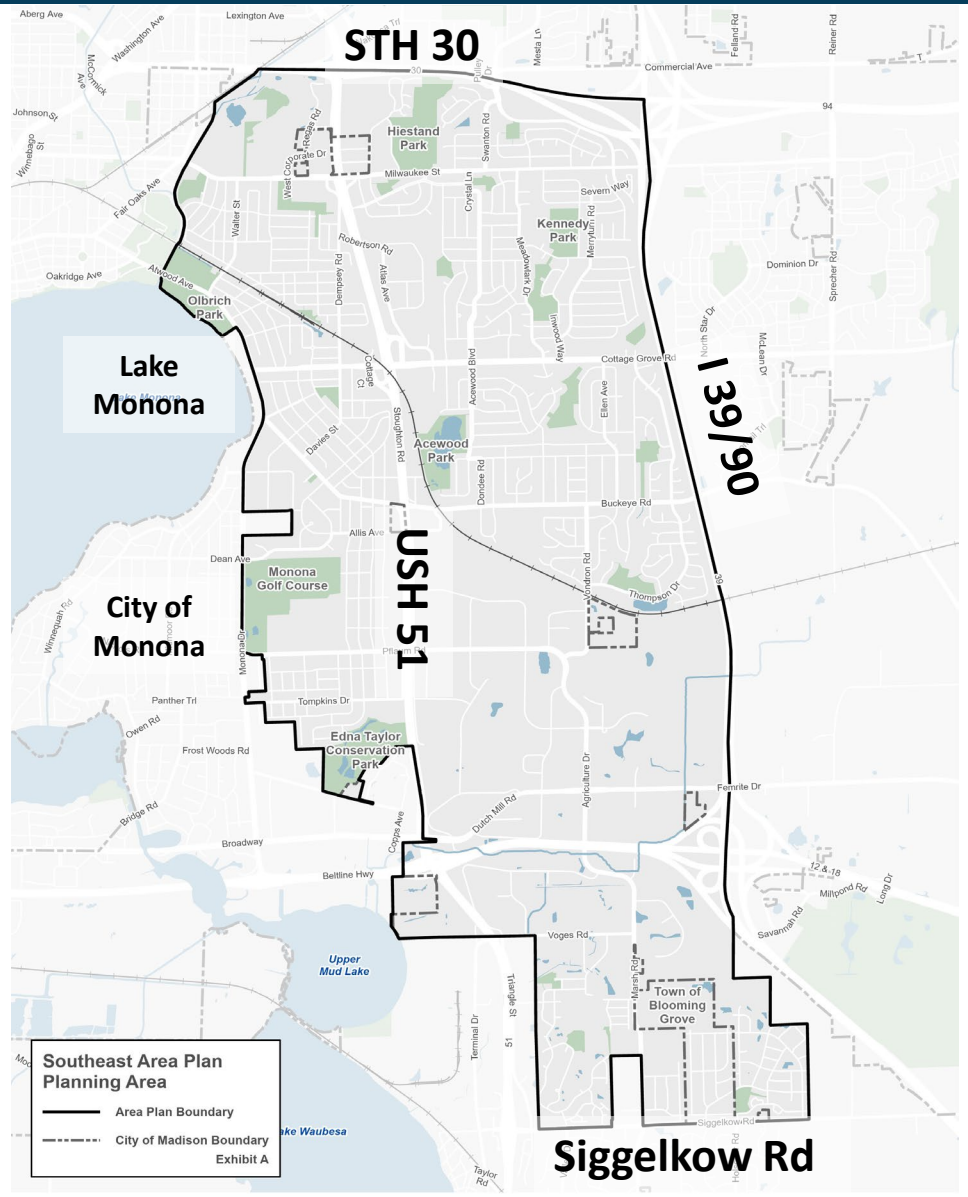




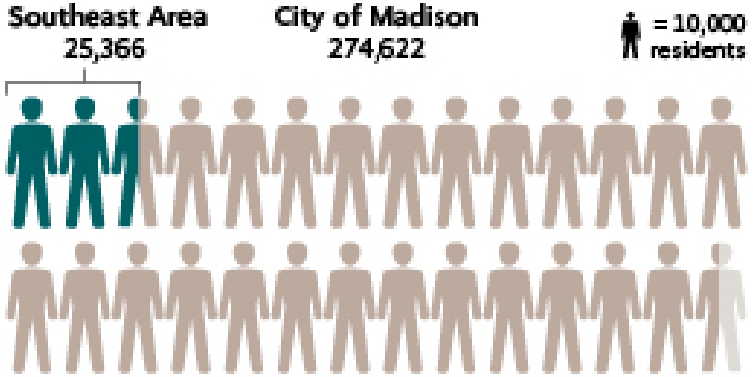


Community Development Block Grant Committee: June 4, 2026

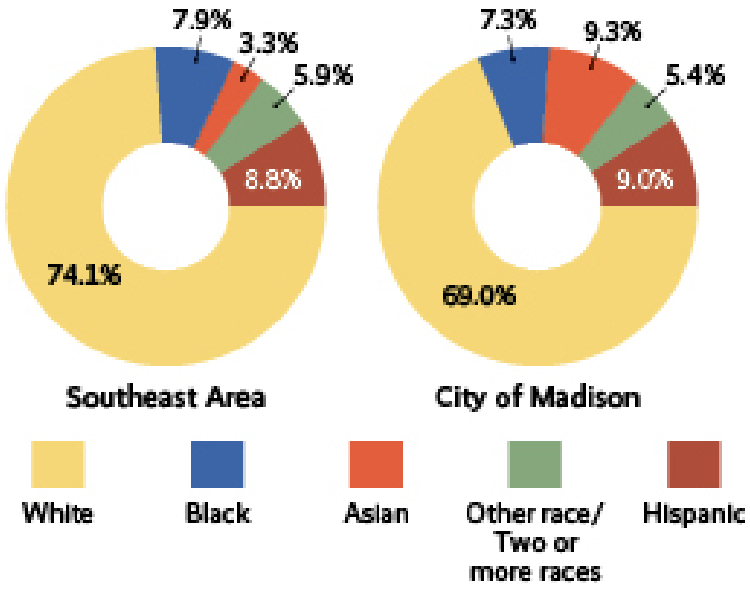
Southeast Area



Population



Racial and ethnic composition



Timeline

Planning Process and Public Engagement

Phase Zero

Data Gathering & Review

- Plan authorization by Common Council
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Small group meetings (Neighborhood Associations, events at library, etc.)
- Online interactive commenting map
- Background data gathering
- Regular email notifications and website updates (applies to all phases)

JUN - OCT

Phase One

Issues & Opportunities

- Open house and public meetings (in-person and virtual)
- Community survey
- Focus group meetings
- Pop-up outreach (resource fairs, events at library, etc.)
- Check-in with City Boards, Commissions, and Committees
- Check-in with adjacent municipalities and school districts

NOV - MAY

Phase Two

Develop Recommendations

- Outreach to businesses
- Art workshop
- Public meetings (in-person and virtual)
- Focus group meetings
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Check-in with City Boards, Commissions, and Committees

JUNE - NOV

Phase Three

Draft Plan Review

- Public feedback on Draft Plan
- Small group meetings (Neighborhood Associations, other community organizations)
- Check-in with adjacent municipalities and school districts
- Pop-up outreach (resource fairs, events at library, community dinners etc.)

DEC - APR

Phase Four

Final Draft Plan Review & Adoption

- Plan review and adoption by City Boards, Commissions, and Committees
- Implementation of Plan recommendations

MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

Public Engagement Summary





- Public Meetings: In-person Open House and a virtual meeting
- November – April: Interactive Commenting Mapping
- Survey Part 1 & 2
- Madison Madness Bracket
- NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - La Follette High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Pinney library, community events, Bike to Work week, Art Workshop
- Neighborhood walk
- Business Walk
- PC and TC check-ins (June, Aug)
- CAS events at Hiestand and Honeysuckle Parks



Comments on the Draft Plan

- Support mixed-use zoning and **denser residential options**, especially in areas currently zoned as commercial or along major corridors. Examples: Milwaukee Street, Buckeye Road, Cottage Grove Road
- Concern about **pedestrian and bicycle safety**, especially near schools and major corridors like **Stoughton Road**
- Support **sidewalk** installation where none exist, especially on student walking routes
- Want to **reduce isolation** and **improve access** to amenities and places for emergencies
- Want more youth-focused spaces, programming, and **gathering spaces within residential areas**
- Support revitalizing **Milwaukee Street** with mixed-use destinations, local amenities, dining, entertainment, and small business clusters

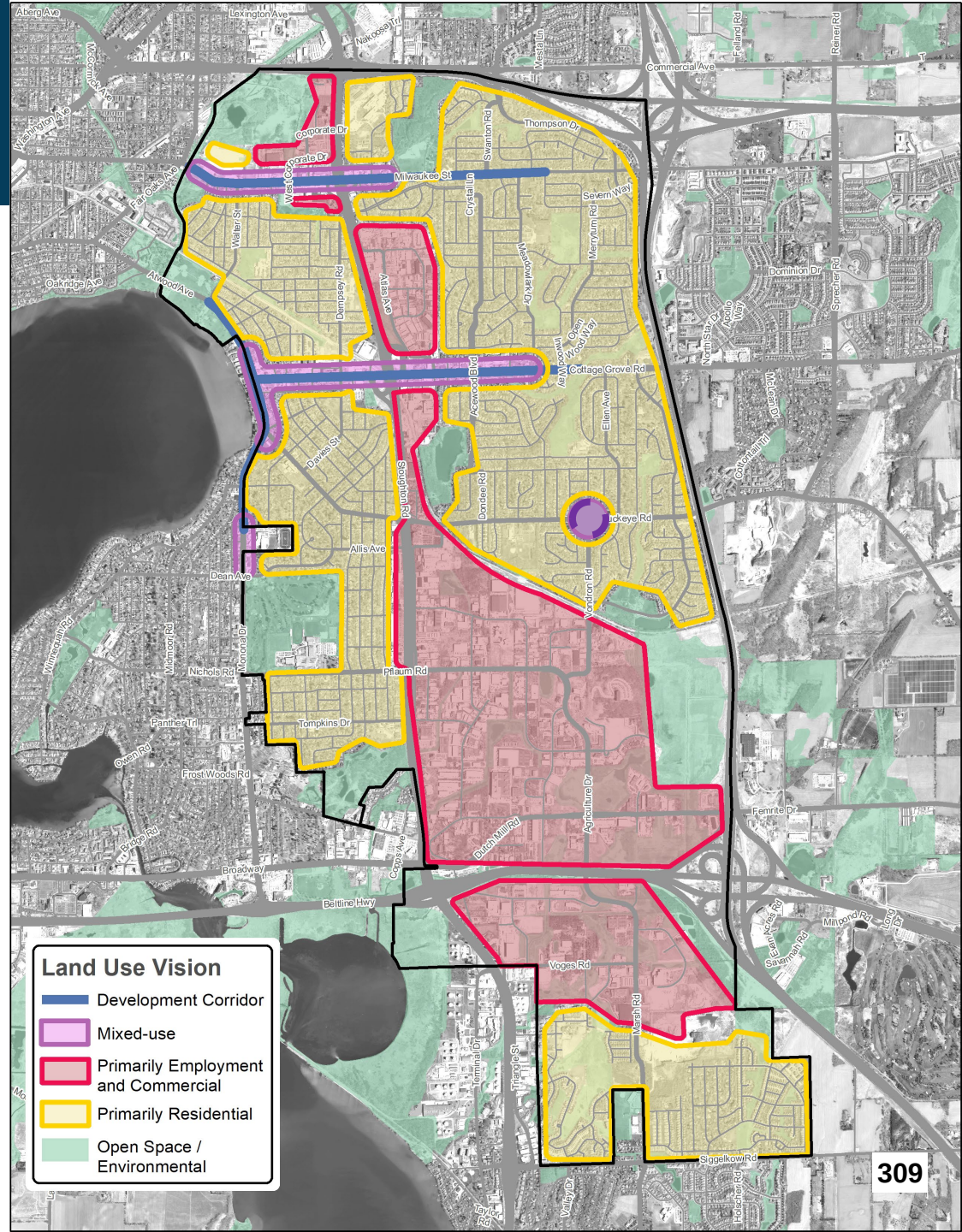
Land Use

What we heard:

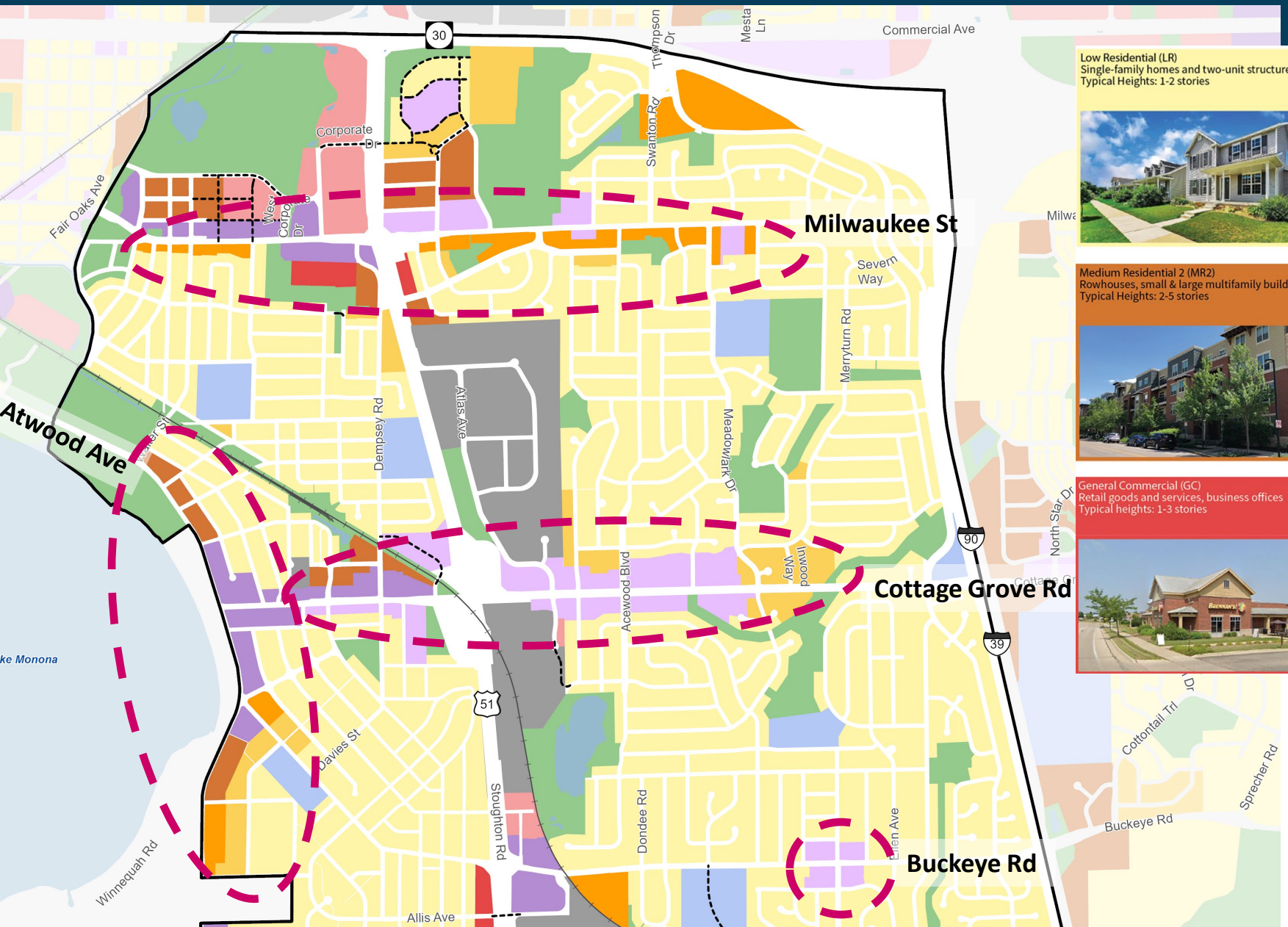
- Support more mixed-use areas/destinations within walking distance
- Allow for more housing options

Draft Actions

- Increasing allowable development and mixed-use intensity along Transit Corridors
- New mixed-use nodes for neighborhoods
- Support additional housing

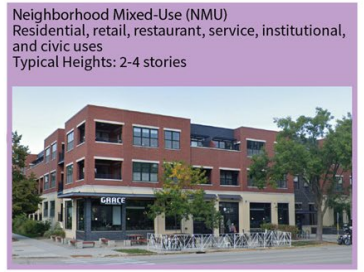


LU&T – Density along transit corridors

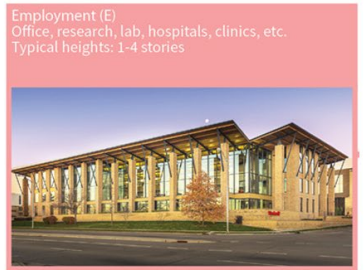


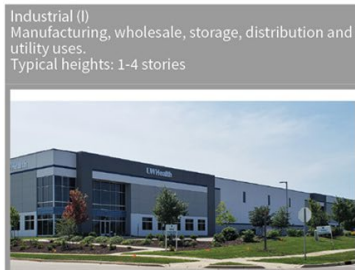






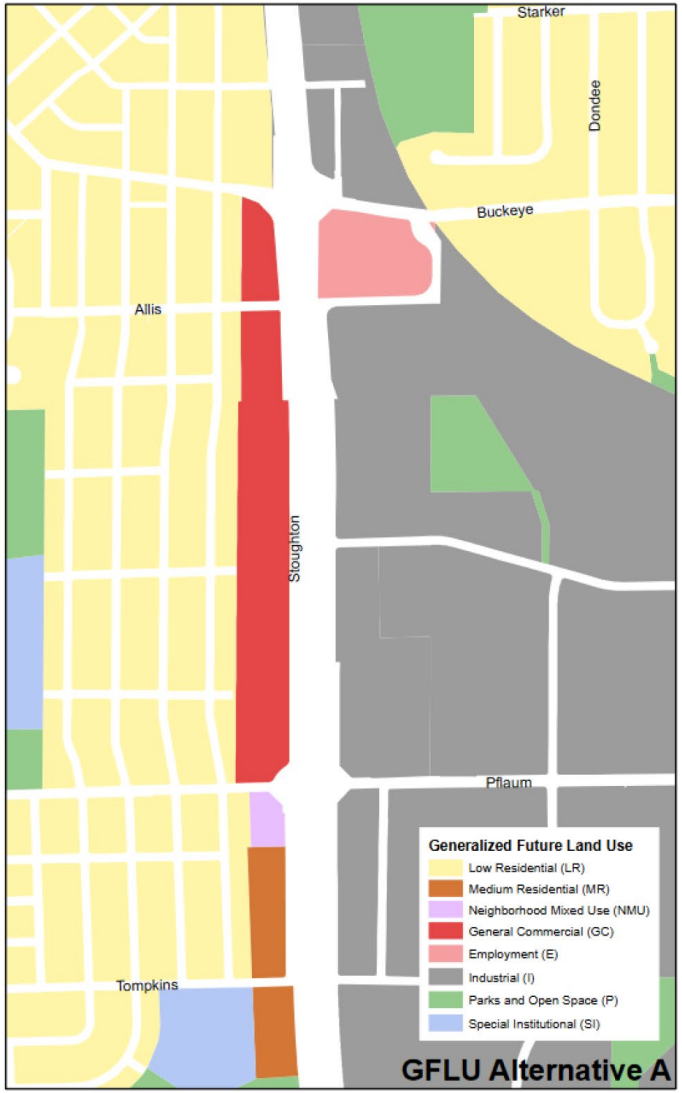




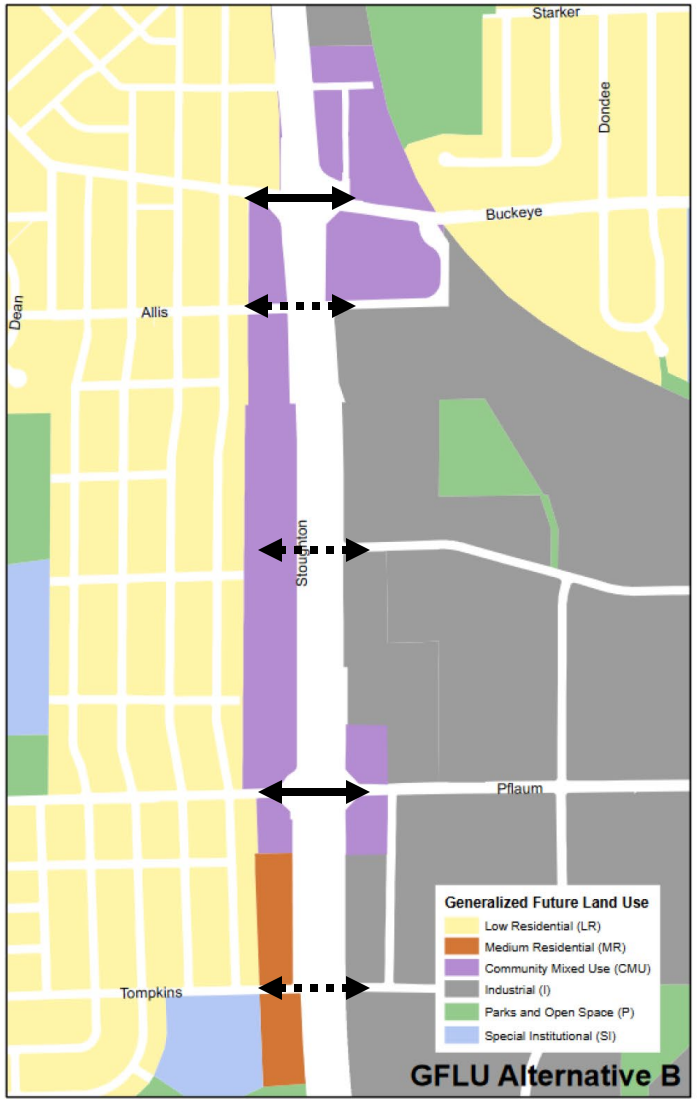


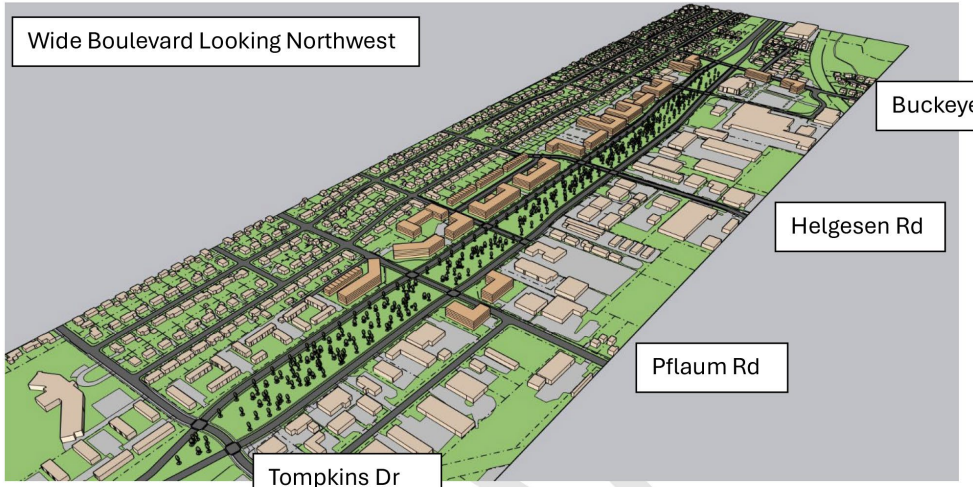
USH 51 Design Impacts

45 MPH, limited access future land uses

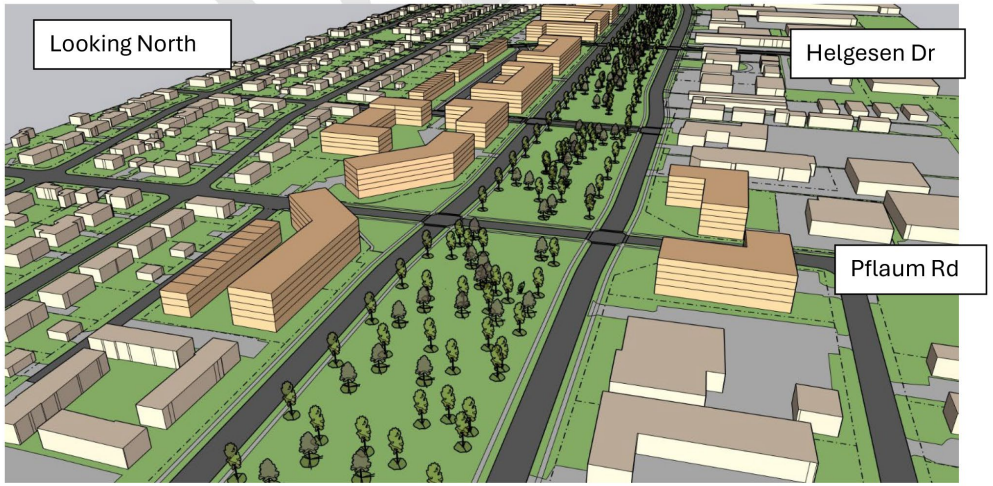


35 MPH, urban boulevard future land uses





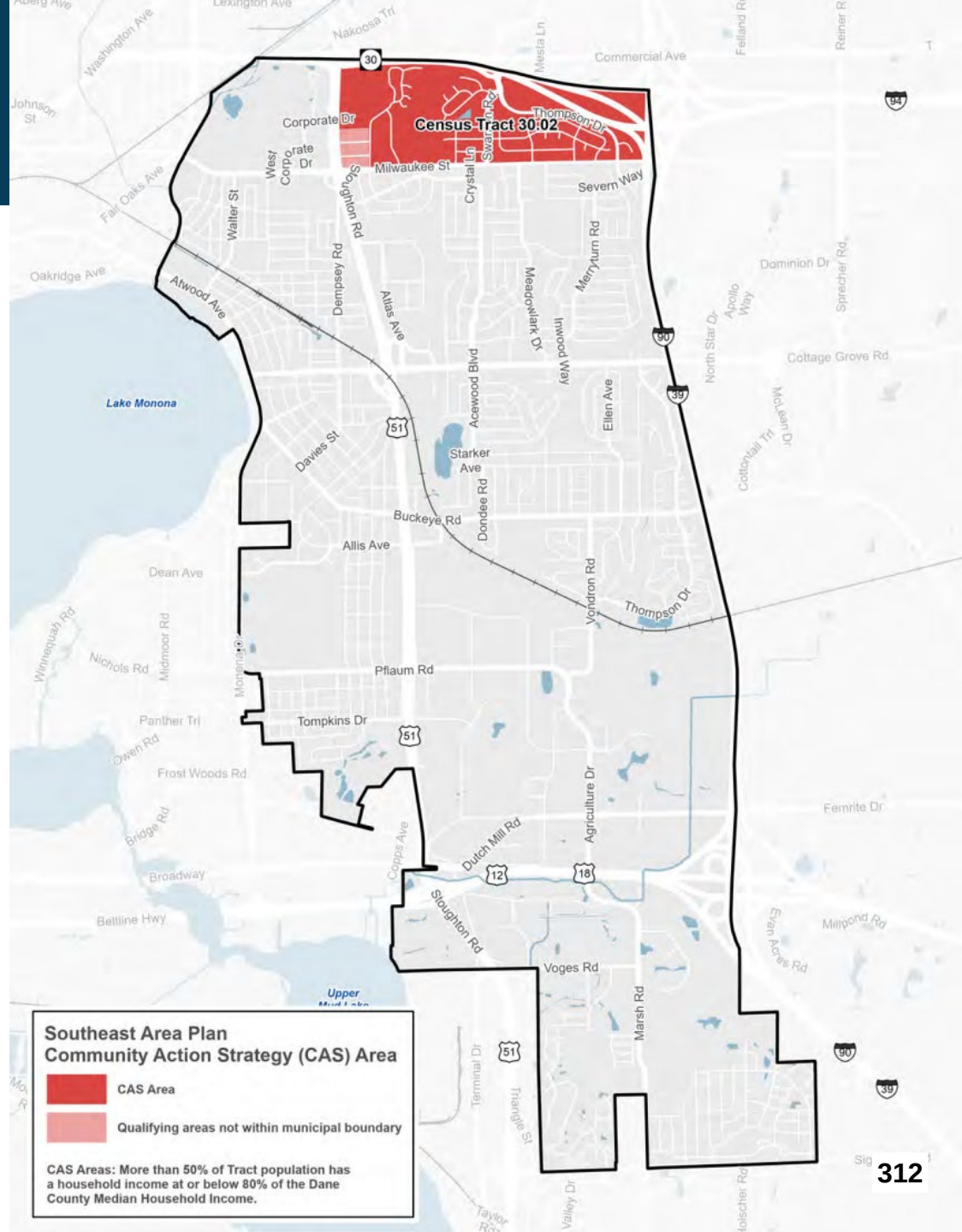
New Street crossings at multiple intervals could be timed with one-way lights to make quicker signals that still move traffic even at slower 35 mph speeds.



New mixed use development at nodes can give visual signals to drivers to maintain safe speeds.

Community Action Strategy Hiestand Neighborhood

- Capacity Building
- Community and Stakeholder Relationships
- Small-scale physical improvements
  - $100,000-$200,000 project



Community Action Strategy - Outreach









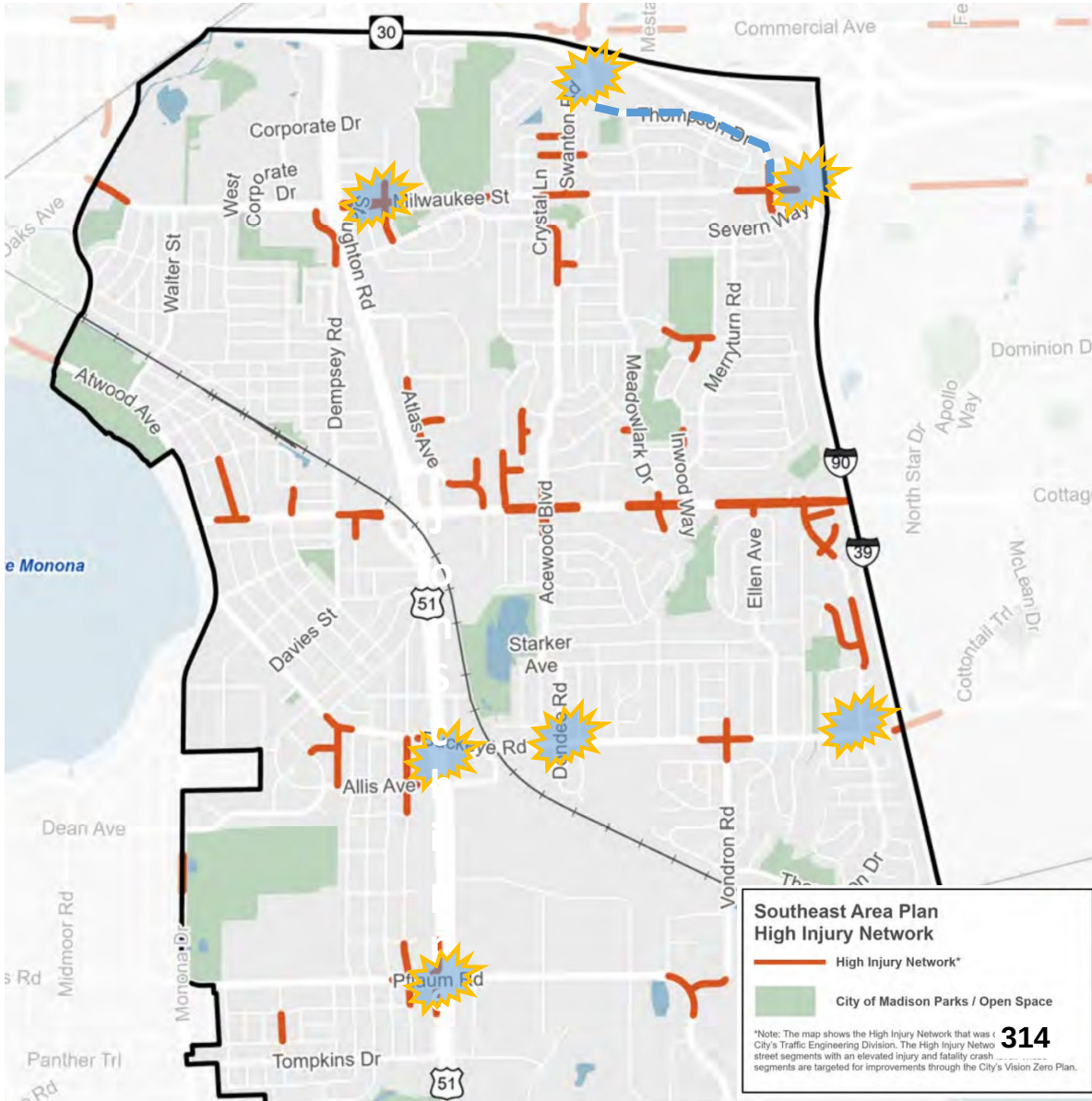
Pedestrian safety

What we heard:

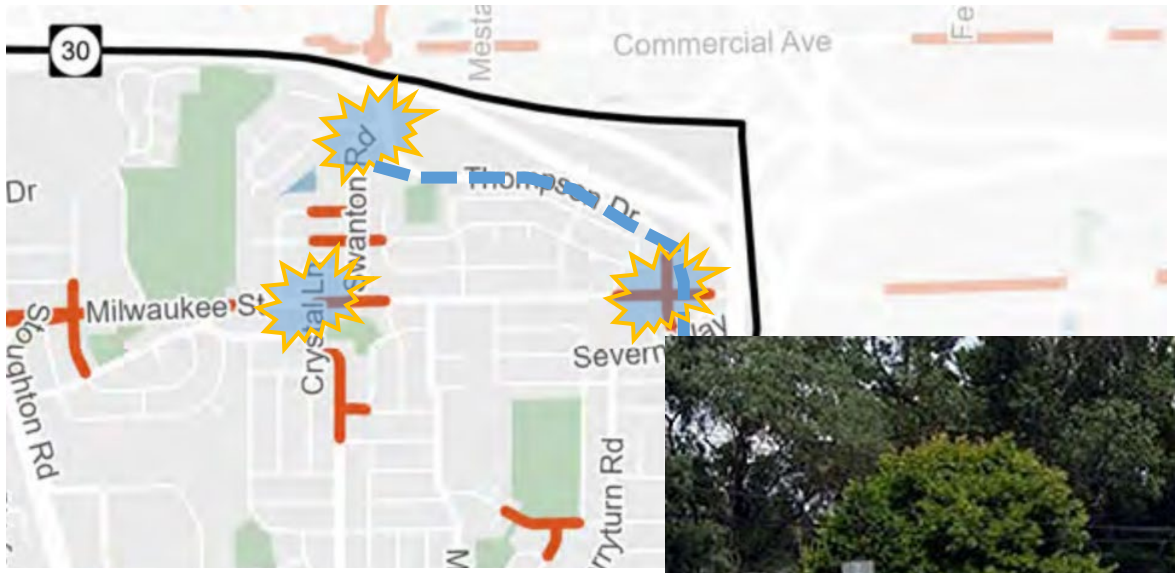
- Many unsignalized crossings are unsafe
- Speeding on Thompson us very unsafe
- Hard to cross Milwaukee Street, Cottage Grove Road, Buckeye Road and Hwy 51.

Actions:

- Intersection Improvement Needed
  - Milwaukee Street Intersections
  - Swanton @ Thompson



Pedestrian safety



Corridor Improvement Needed

- Thompson Drive









Community Action Strategy
Hiestand Neighborhood

Rank	Improvement	Location	Capital Costs
1*	Splash Park	Hiestand Park	$$$$
2	Targeted traffic calming and safety improvements (lighting/cameras, speed management, crossing improvements)	Thompson, Swanton, Milwaukee, Walbridge	$$$
3*	Better restroom facilities	Hiestand Park	$$$$$
4	Path linking Honeysuckle and Hiestand Parks	Greenway (Stormwater)	$$$
5	Parking Lot Lighting	Hiestand Park	$$
6	Information Kiosk	Hiestand Park	$

* Splash park is outside of the scope and budget of a CAS project.

Community Action Strategy Actions

Themes:

- Neighborhood capacity building
- Programming, events and activities in public spaces
- Encourage new gathering and third spaces without barriers to entry in Heistand Neighborhood.





Capacity Building Actions

1. Create opportunities for residents, both homeowners and apartment dwellers, to **become involved** in the neighborhood association and **neighborhood-related projects**.
2. Encourage neighborhood associations to **help activate open spaces** through **programming and placemaking events**.
3. Neighborhood associations should continue to apply for **grants** for **activity, art and placemaking projects**.



Community and Stakeholder Actions

4. **Strengthen relationship** between Police and neighborhood residents to assist in **addressing crime and safety issues** in the Hiestand Neighborhood
5. Establish a **neighborhood watch program** to discourage concerning activities.
6. **Build communications** between neighborhood businesses, schools, and residents (particularly renters) to improve collaboration and involve essential stakeholders within the neighborhood association.
7. Work with business alliances and the City of Madison Office of Business Resources to **recruit and/or retain small to medium sized businesses**.
8. Develop a **stronger sense of neighborhood cohesion** within the business community, possibly through the creation of **a business association**.
9. Work with community partners such as Madison Public Library, YMCA, MMSD/MSCR, and Madison Parks Division to **develop neighborhood events and programming.**



Community and Stakeholder Actions

10. Create event partnerships with local businesses to **establish food cart nights and farmers markets**.
11. Work with residents, neighborhood groups, Madison Arts and non-profit organizations to **activate Hiestand parks and other greenspaces** for people of all ages with musical performances, community meals, arts activities and recreation.
12. **Encourage new gathering and third spaces** without barriers to entry in Heistand Neighborhood.



Smaller Scale Physical Improvement Recommendations

13. **Improve recreational opportunities** in Honeysuckle Park
14. **Add lighting** to high use areas such as schools and parks.
15. **Develop joint neighborhood projects** with neighborhood businesses, Kennedy and Schenk Elementary Schools, and Senior Care Facilities.
16. **Enhance the streetscape at neighborhood gateways** to improve the sense of place. Encourage installation of neighborhood signs and banners, public art, street furniture (benches, bike racks), and utility box wraps.
17. Explore **landscaping options for the highway swale** on the north side of North Thompson Drive between Milwaukee Street and The Meadows Apartment complex.



Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 13 – Board of Park Commissioners
- ✓May 20 – Urban Design Commission
- ✓June 3 – Transportation Commission
- ✓June 4 – Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission
- ❑June 23 – Common Council

Department of Planning & Community & Economic Development

Planning Division

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Madison Municipal Building, Suite 017
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P.O. Box 2985
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Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Landmarks Commission
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: June 8, 2026
Subject: Southeast Area Plan – Recommendation of Approval

Background

The Southeast Area Plan is one of the two Area Plans currently going through the adoption process. Planning Division staff began working on the Southeast Area Plan in September 2024. The Southeast Area is generally bounded by State Highway 30 to the north, Interstate 90 to the east, Siggelkow Road / Village of McFarland to the south, and the City of Monona to the west. A series of engagements including public meetings, online commenting map, resident survey, community partners, focus groups, and other engagement efforts took place throughout the planning process.

Draft recommendations pertaining to Historic Resources are noted in the Culture and Character chapter of the plan. Staff collaborated with Preservation Planner Heather Bailey to draft a "Historic Resources" map (see page 98 of the Southeast Area Plan Final Draft). There are several designated landmarks and properties of historic interest (history and/or architecture) and archaeological potential. Identification of potential historic resources is specified in the implementation process for the Historic Preservation Plan.

Draft Plan Actions

- *Inform owners of properties of historic interest identified in this Plan of their potential eligibility for having their property listed in the National Register of Historic Places and/or as a Madison Landmark, and the benefits of those designations. See Historic Resources Review.*

Request for Landmarks Commission

The Southeast Area Plan Final Draft has been referred to the Landmarks Commission for their advisory recommendation on the Plan's discussion of historic resources in the Plan Area. Commissioners are invited to suggest revisions to the draft plan in the motion to recommend approval. Plan Commission, as the lead body, will review these revisions and propose a recommendation for approval to the Common Council.

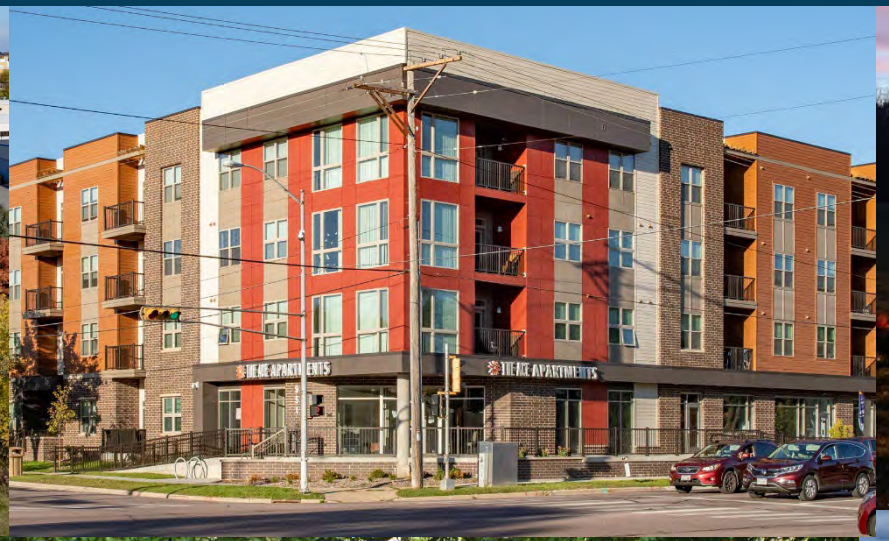
Southeast Area Plan
Draft- Generalized Future Land Use

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential 1 (MR1)
- Medium Residential 2 (MR2)
- Neighborhood Mixed-Use (NMU)
- Community Mixed-Use (CMU)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Planned Streets
- Planning Area
- Proposed Land Use Change

See PC memo for details.

Southeast Area Plan







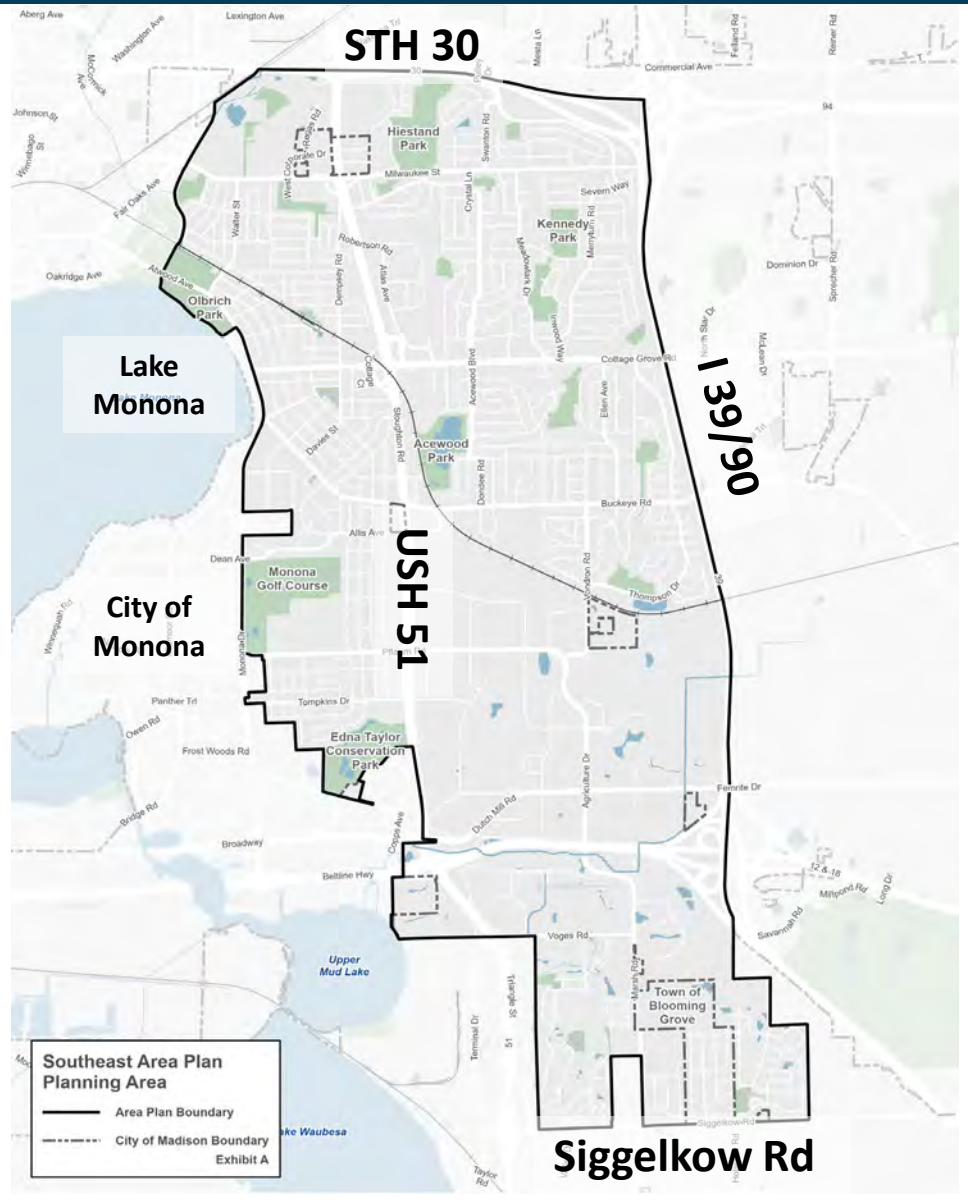


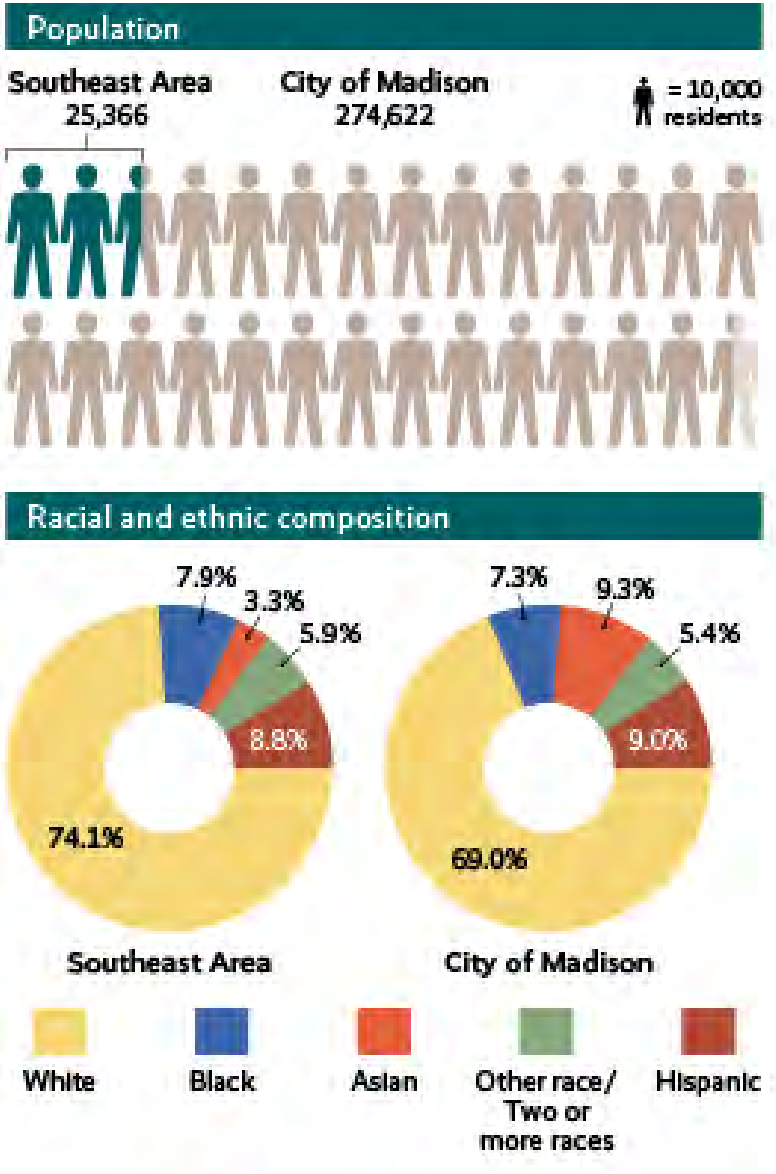




Plan Commission: June 15, 2026

Southeast Area





Timeline

Planning Process and Public Engagement

Phase Zero

Data Gathering & Review

- Plan authorization by Common Council
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Small group meetings (Neighborhood Associations, events at library, etc.)
- Online interactive commenting map
- Background data gathering
- Regular email notifications and website updates (applies to all phases)

JUN - OCT

Phase One

Issues & Opportunities

- Open house and public meetings (in-person and virtual)
- Community survey
- Focus group meetings
- Pop-up outreach (resource fairs, events at library, etc.)
- Check-in with City Boards, Commissions, and Committees
- Check-in with adjacent municipalities and school districts

NOV - MAY

Phase Two

Develop Recommendations

- Outreach to businesses
- Art workshop
- Public meetings (in-person and virtual)
- Focus group meetings
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Check-in with City Boards, Commissions, and Committees

JUNE - NOV

Phase Three

Draft Plan Review

- Public feedback on Draft Plan
- Small group meetings (Neighborhood Associations, other community organizations)
- Check-in with adjacent municipalities and school districts
- Pop-up outreach (resource fairs, events at library, community dinners etc.)

DEC - APR

Phase Four

Final Draft Plan Review & Adoption

- Plan review and adoption by City Boards, Commissions, and Committees

MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

Public Engagement Summary





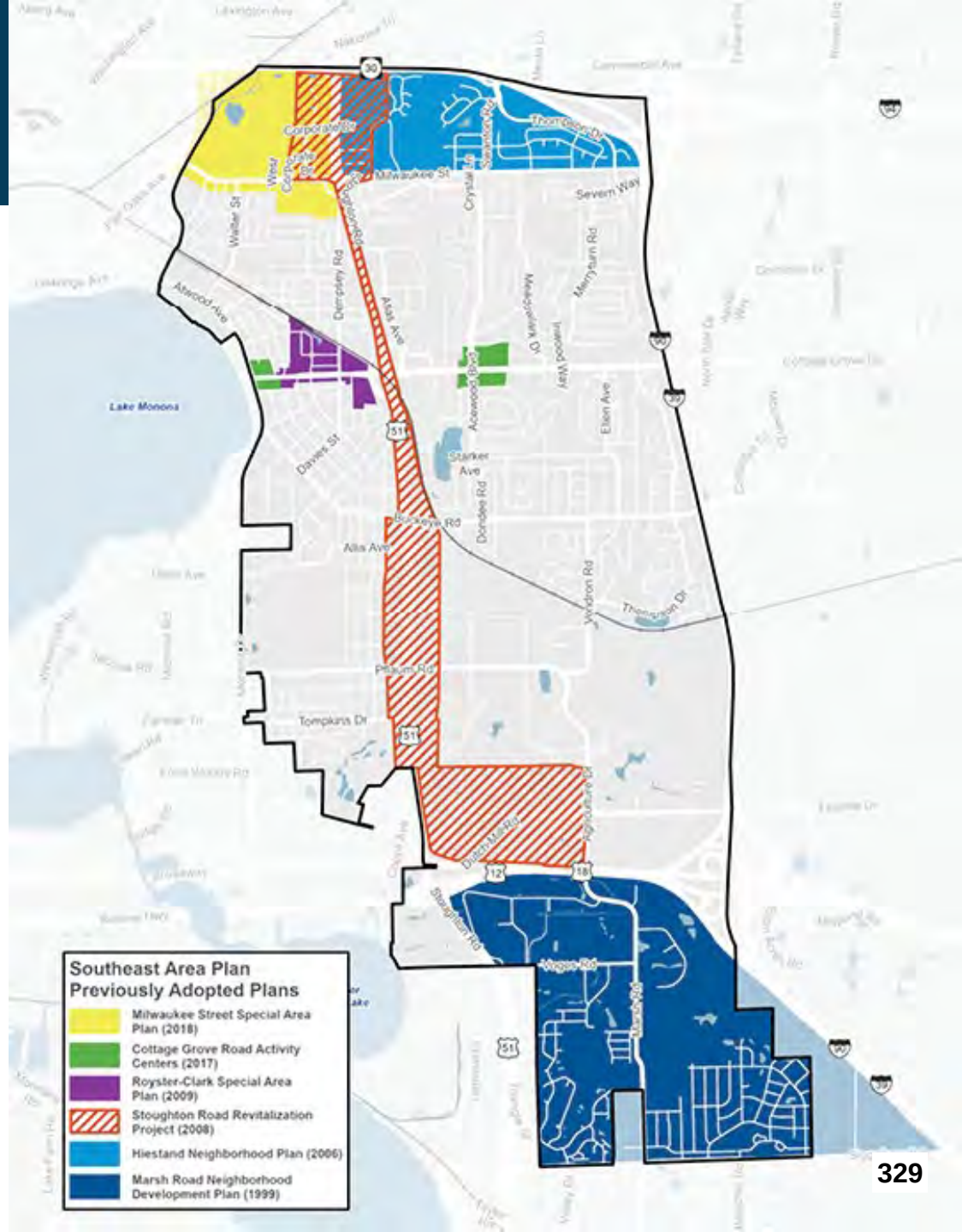
- Public Meetings: In-person Open House and a virtual meeting
- November 2024 – April 2025: Interactive Commenting Mapping
- Survey Part 1 & 2
- Madison Madness Bracket
- Neighborhood Associations, Schools, School Districts, Neighborhood Resource Teams and others
- UW PEOPLE Program - La Follette High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Pinney library, community events, Bike to Work week, Art Workshop
- Neighborhood walk
- Business Walk
- Plan Commission and Transportation Commission check-ins (June 2025, Dec 2025)
- CAS events at Hiestand and Honeysuckle Parks



Plan Archiving

- Existing plans to be archived with adoption of Southeast Area Plan

- Incorporated relevant recommendations into Southeast Area Plan



Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

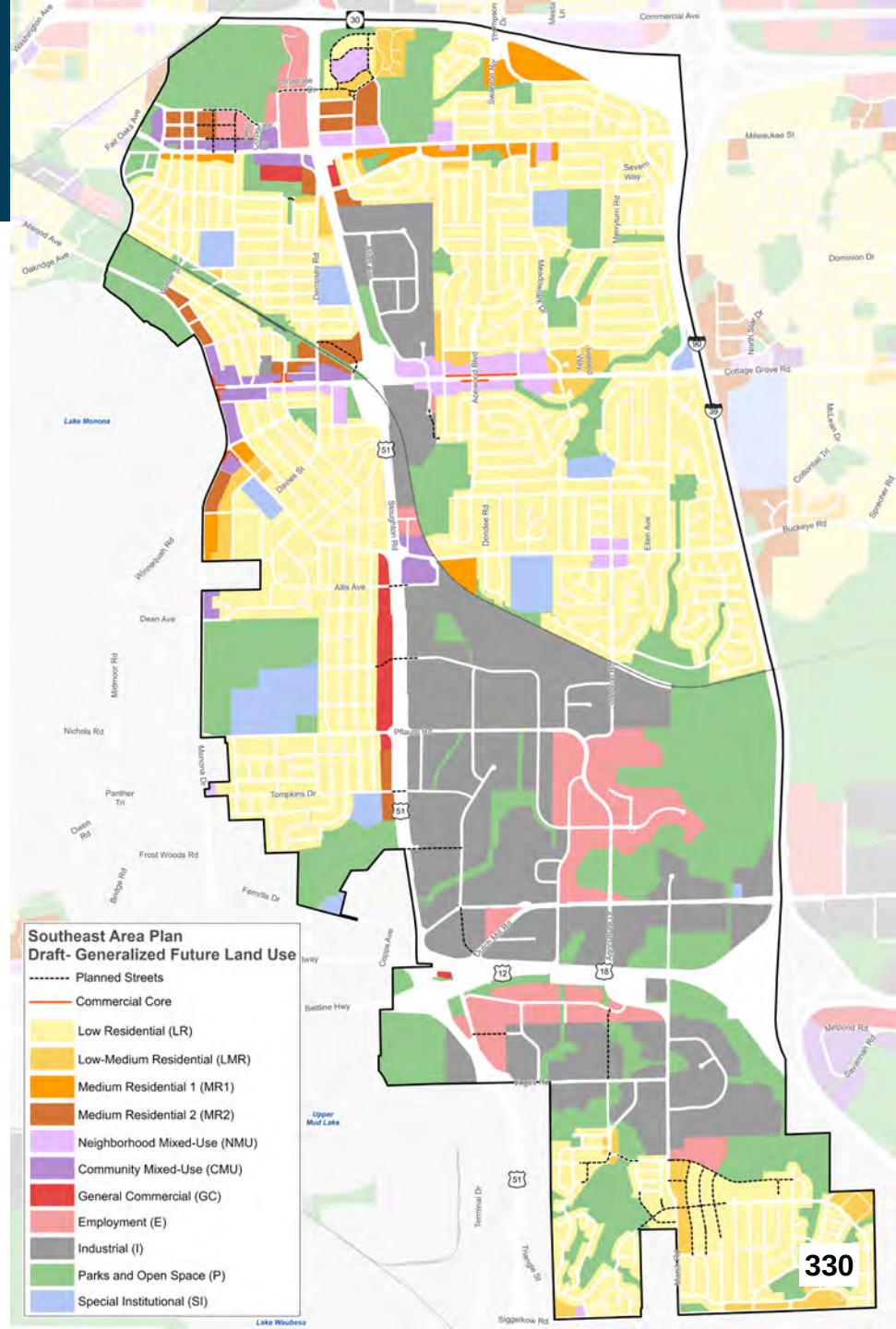


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



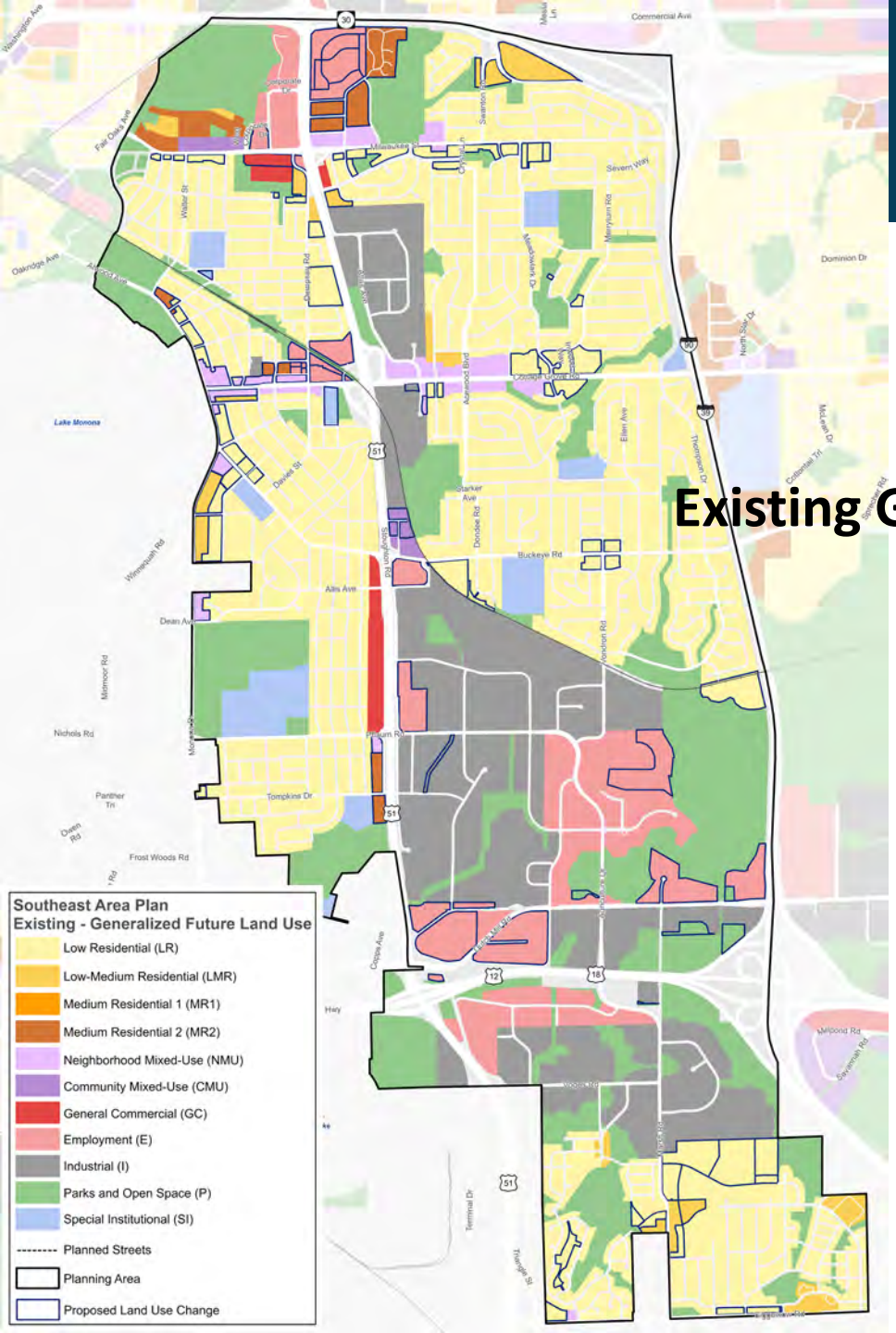
Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories



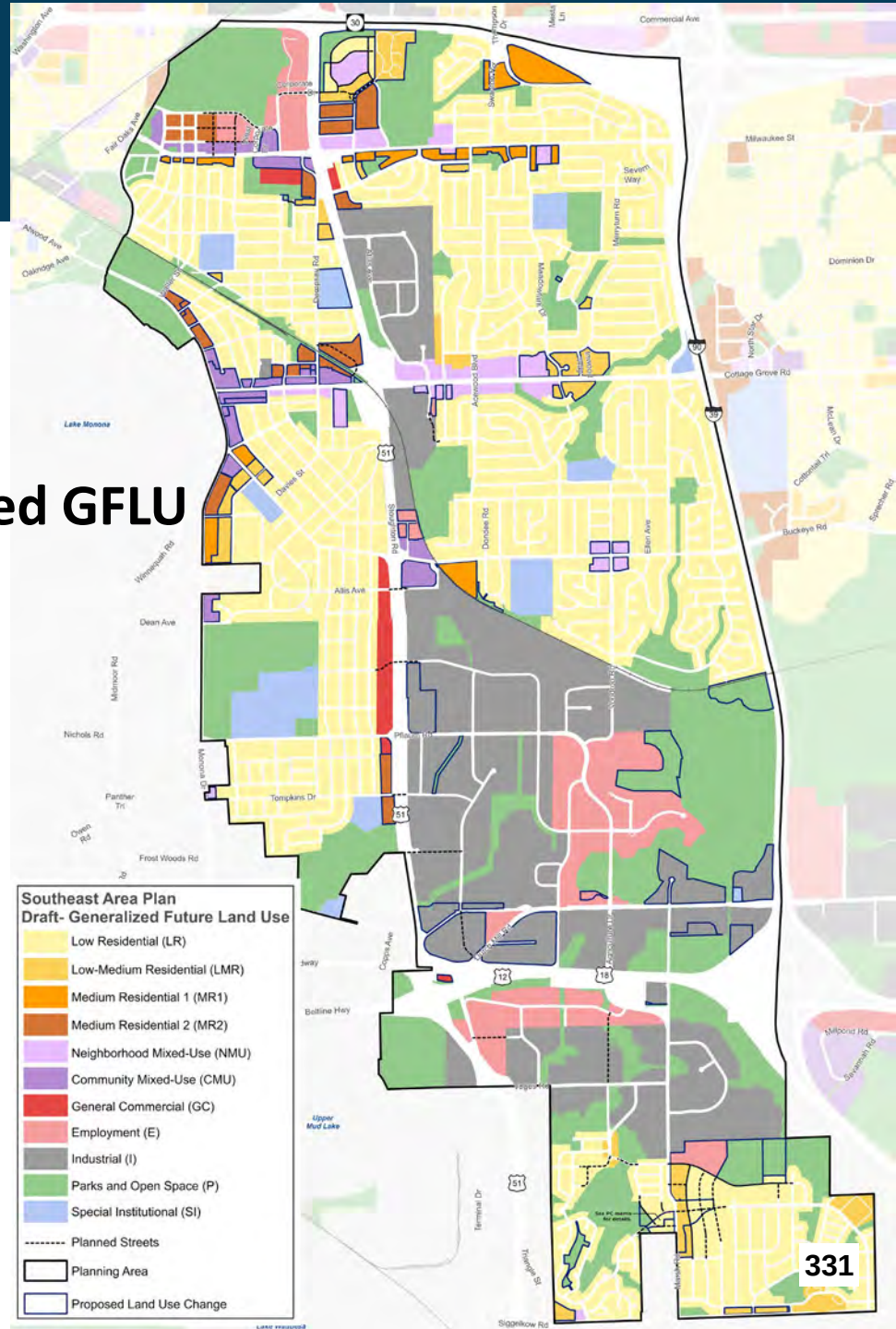


Proposed Land Use Changes

Existing GFLU



Proposed GFLU



Former American Family Site

- 41-acre site: vacant office building, parking lots, & pedestrian paths.
- Recommends a mix of housing types on a grid of public streets.
- Two options:
  - Reuse of the existing office building
  - Or demolish the office building.









Cottage Grove Road at Atwood Avenue

- Sites near the intersection of Cottage Grove Road and Atwood Avenue were identified in the *Cottage Grove Road Activity Centers Plan* as potential development sites.
- The sites are currently occupied by a Walgreens (1.8 acres) and Old National Bank (0.7 acres).
- The Plan recommends the two sites be developed as community mixed-use.



Milwaukee Street at Milo Lane

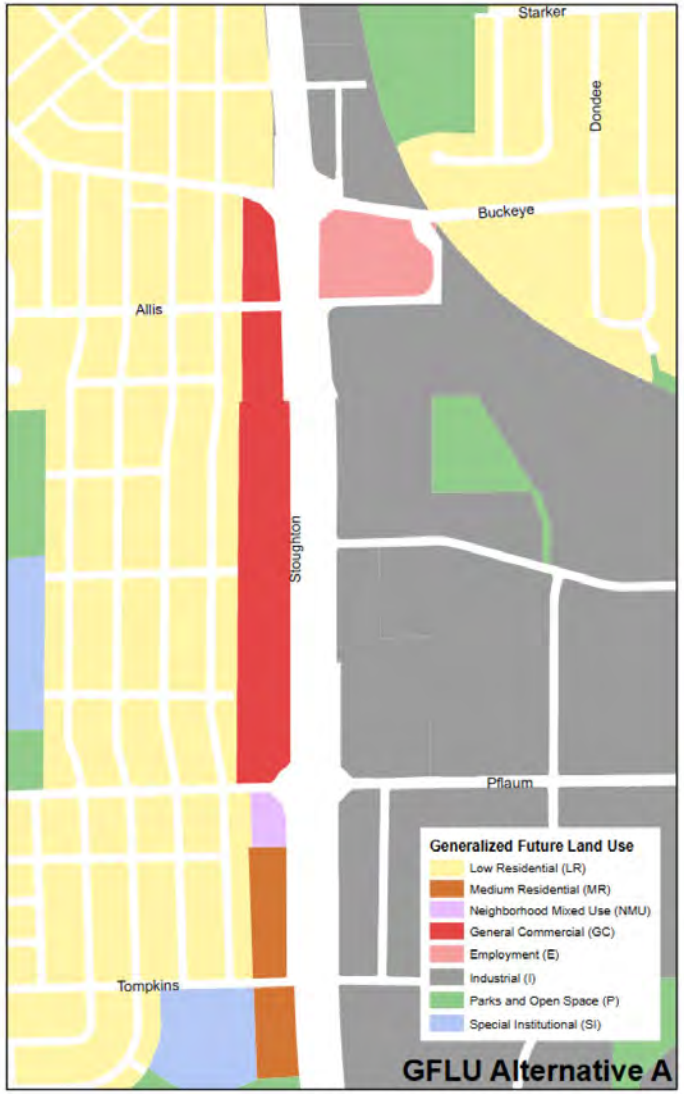
- Site near Hiestand Park on Milwaukee Street.
- The sites are currently occupied by a Family Shelter in a former Nursing Home Facility
- The Plan recommends the site be developed as Neighborhood mixed-use.





USH 51 Design Impacts – Land Use Alternatives

45 MPH, limited access future land uses



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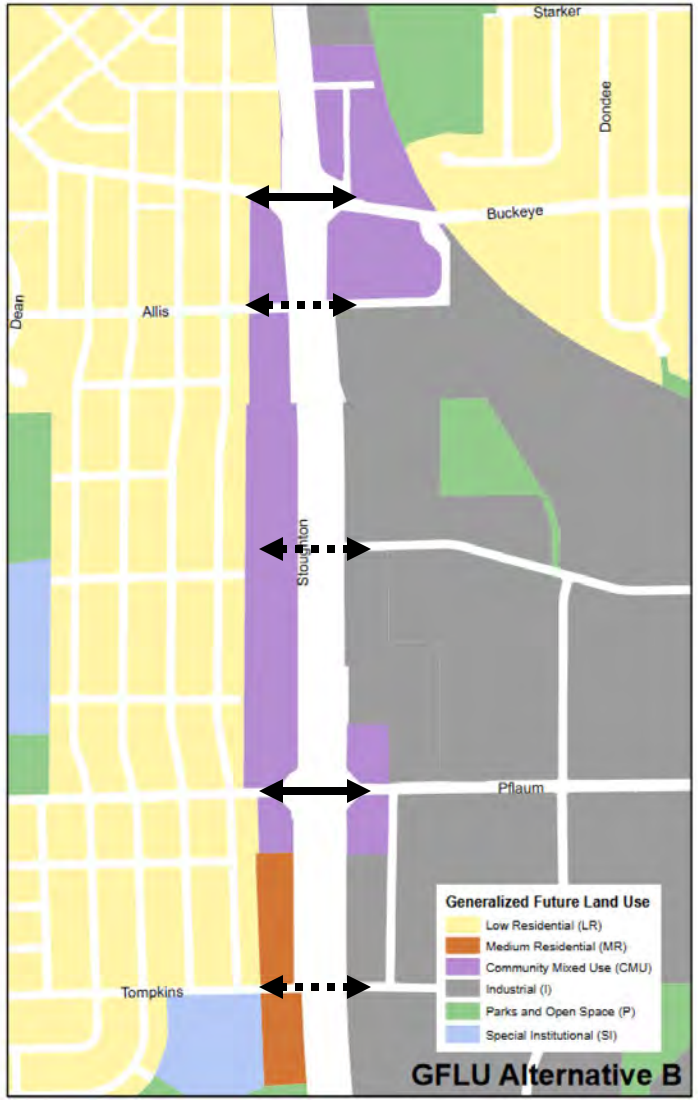
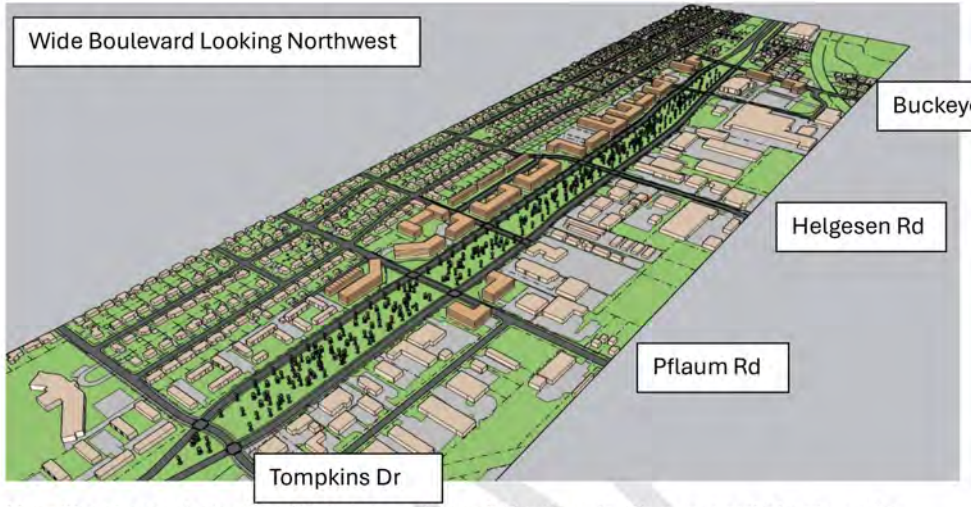




New Street crossings at multiple intervals could be timed with one-way lights to make quicker signals that still move traffic even at slower 35 mph speeds.



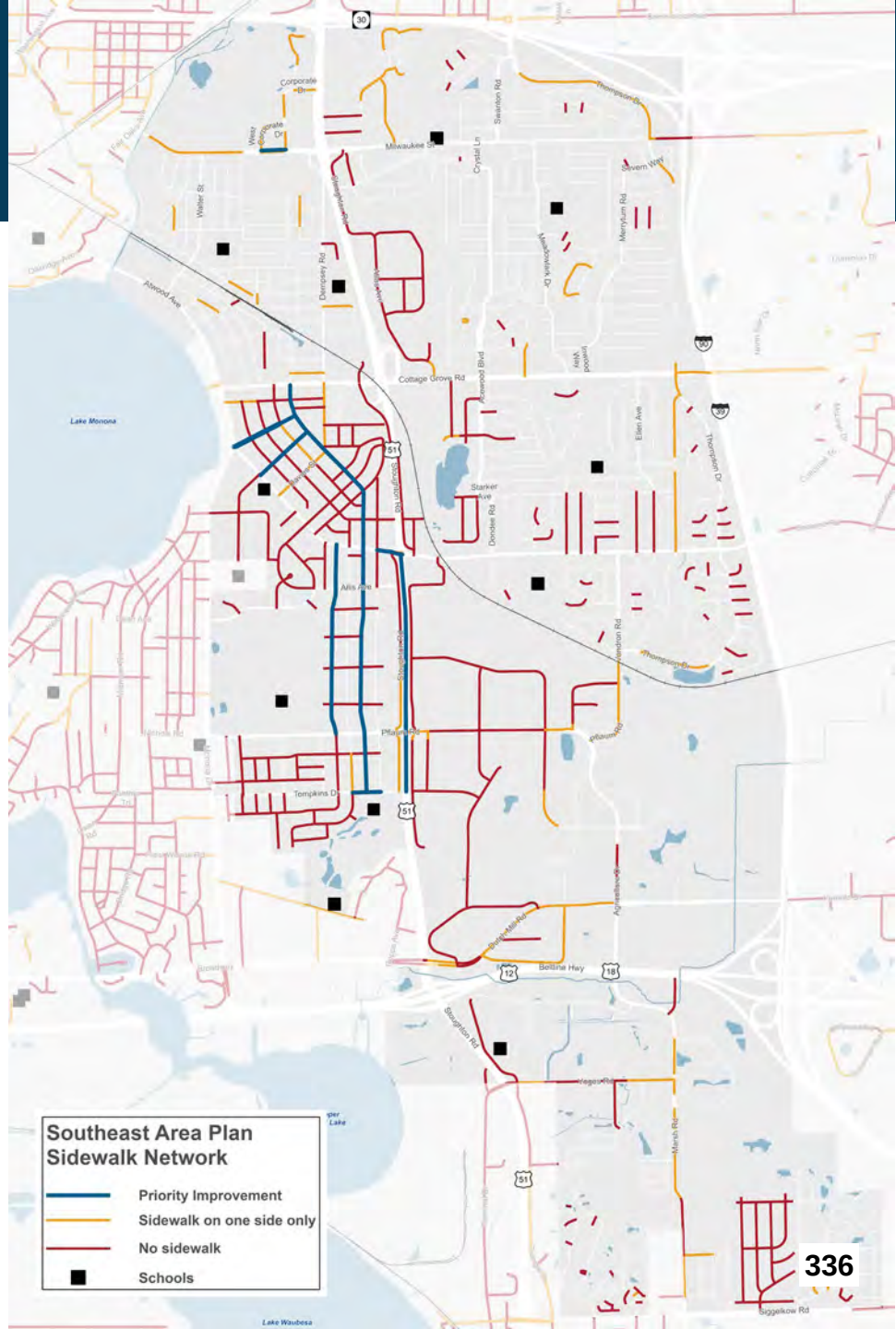
New mixed use development at nodes can give visual signals to drivers to maintain safe speeds.

Transportation

Action Summary

- Close gaps in the sidewalk network.
- Improve pedestrian street crossings of major streets.
- Evaluate and improve street lighting for pedestrian safety.
- Make bicycle facility improvements.
- Improve the multi-use path crossings at major streets.

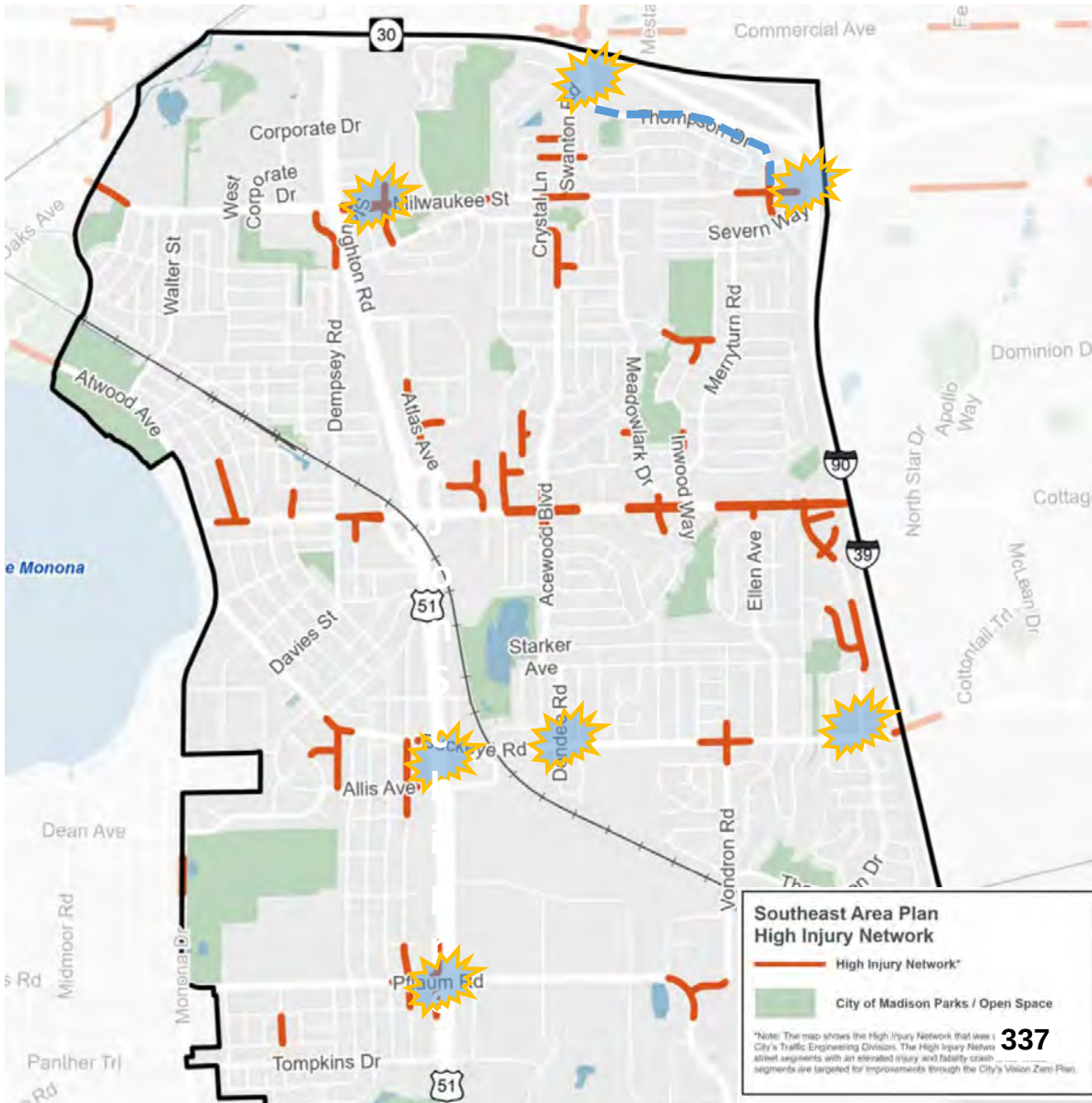




Transportation: Pedestrian safety

Action Summary

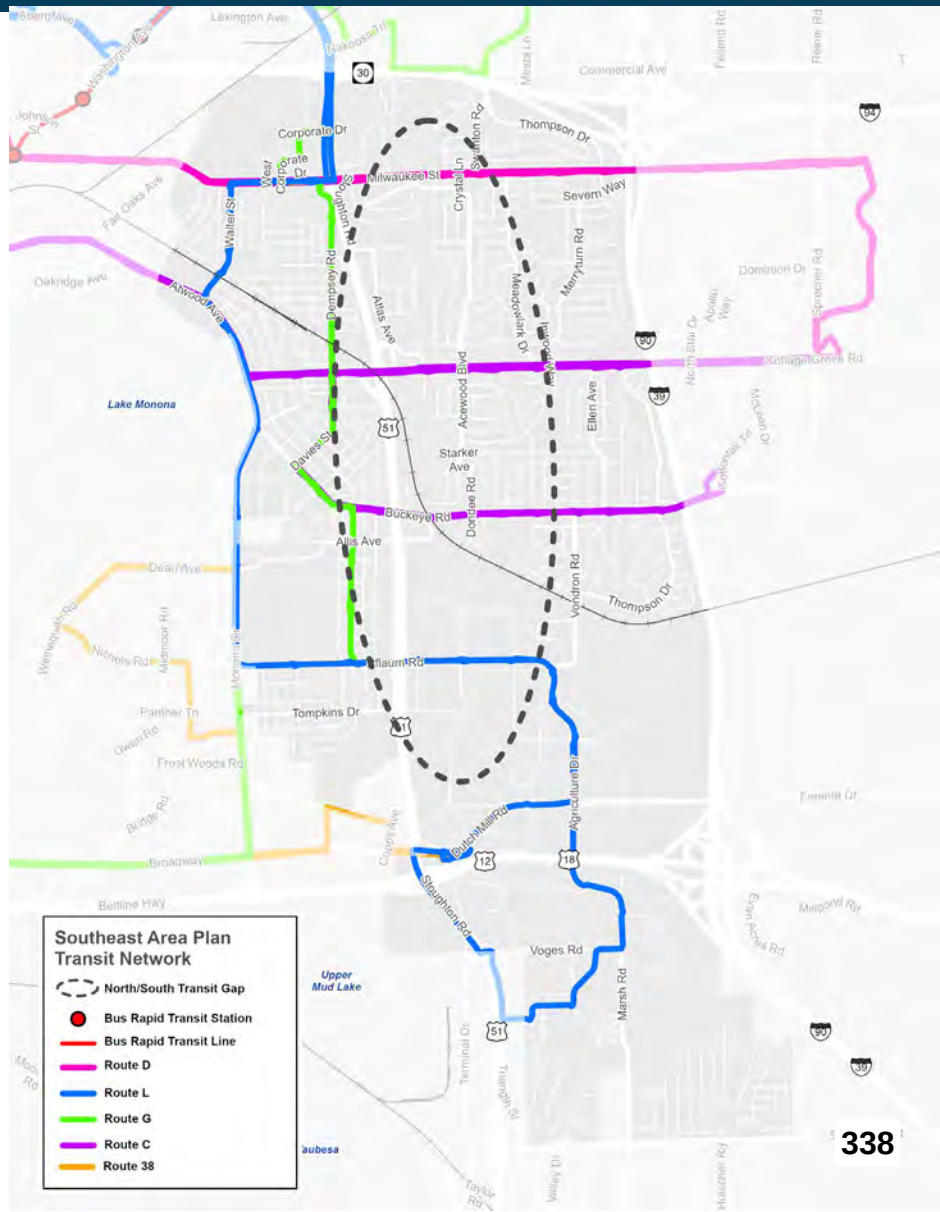
- Install traffic calming measures and traffic lane markings to improve safety.
- Study the potential for traffic calming measures in the Secret Places and Lost Creek Neighborhoods.
- Study potential new traffic signal(s).
- Explore a “Community Main Street” Complete Green Street designation for Milwaukee Street west of S Stoughton Road.
- Connect City streets to former Town of Blooming Grove streets after Town is attached to the City in 2027.



Transportation

Action Summary

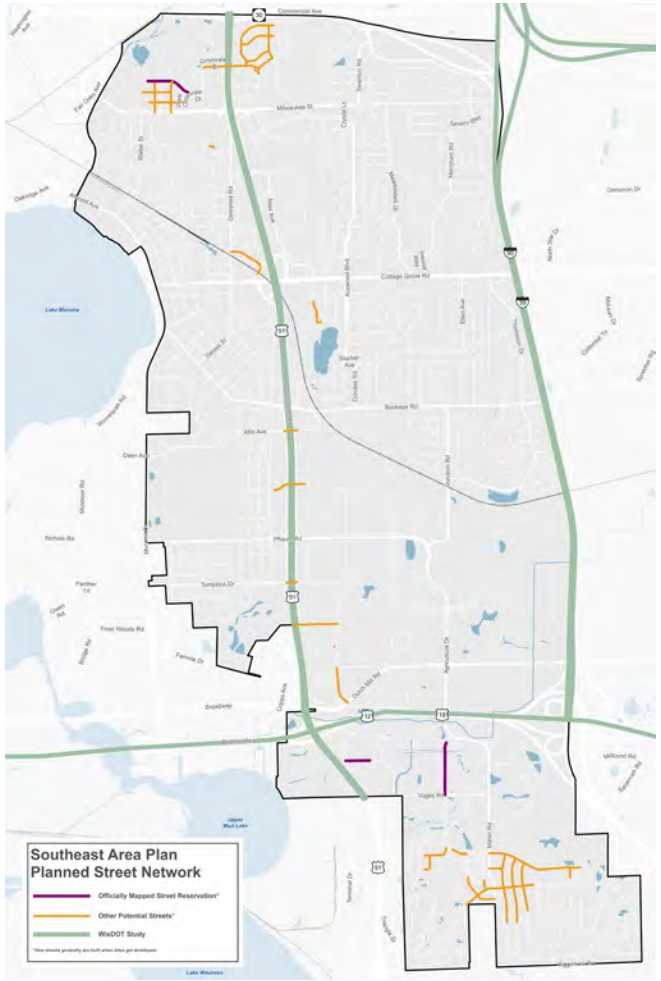
- Consider a north-south Metro Transit route connecting LaFollette High School and employment centers.
- Assess the need for bus shelters/benches.
- Connect residential neighborhoods with job centers.
- Increase access and safety for all curb users.



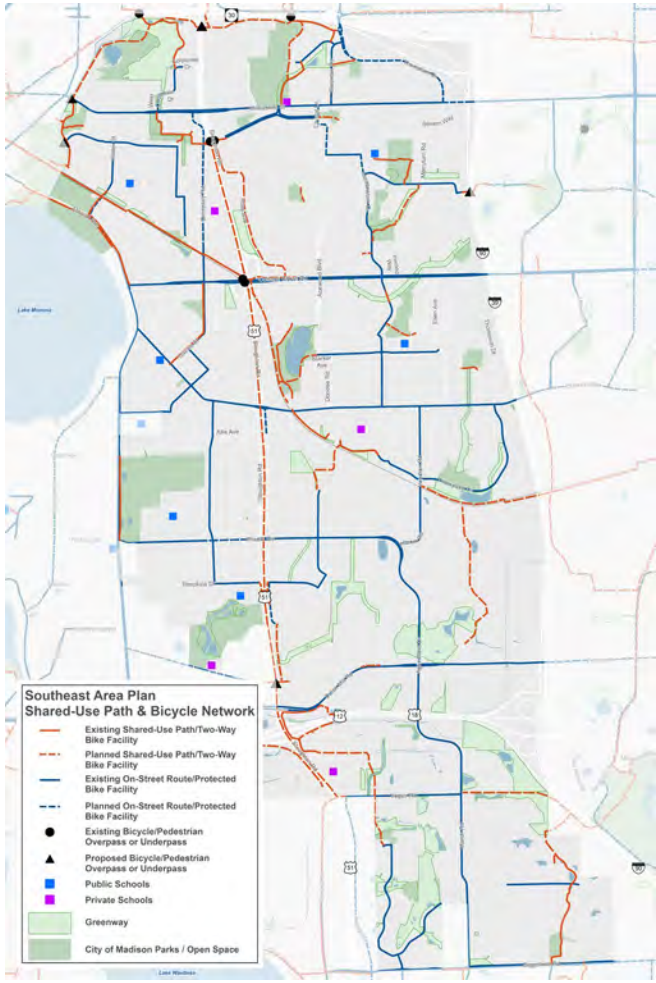
Transportation Highlights:
Street Network/ Bicycles / Multi-use Paths

Action Summary

- Create well–connected streets in newly developing areas.
- Provide additional connections across S Stoughton Road as part of the redesign.
- Encourage 35 MPH Wide Boulevard Design.
- Increase Paths to AAA standards.



Street Network



Bike Facilities Network

Neighborhoods and Housing

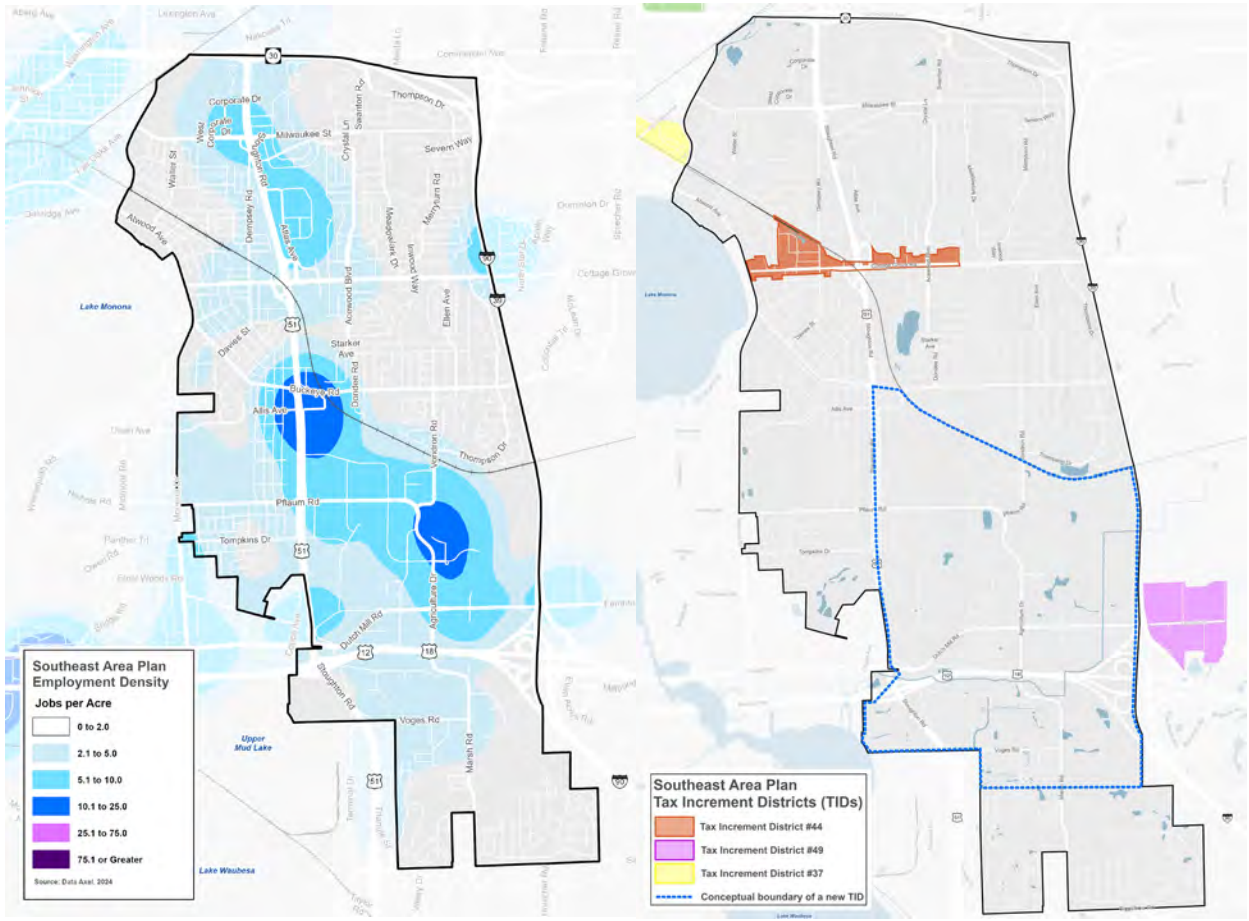


- **Action Summary**
- **Support affordable housing**
- **Incentivize and promote programs** that support **owner occupied housing** opportunities within neighborhoods
- **Consider zoning changes to allow more home-based businesses and micro commercial uses** in neighborhoods to increase opportunities for resident wealth building, integrate housing with essential serves and amenities, and create opportunities for “Third-spaces” to increase community cohesion.
- **Invest in food retail** through funding and technical assistance.

Economy and Opportunity

Action Summary

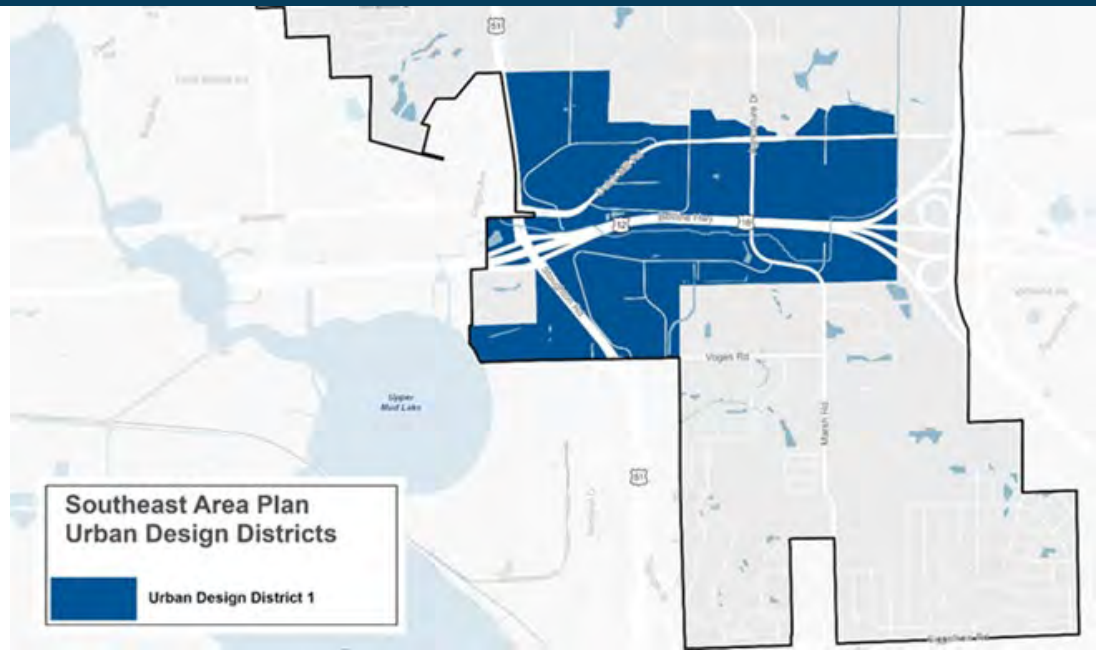
- Support new TID, support naturally-affordable' business spaces.
- Examine City Owned Sites.
- Explore Other Opportunities for the City to Land-Bank.
- Increase Business support and work to revitalize Transit/Commercial Corridors like Milwaukee Street.



Culture and Character

Action Summary

- **Evaluate Urban Design District #1**
- **Commercial Core Design**
- Establish **place-making/public art** that builds neighborhood identity /gateways



Additional Highlights:

Action Summary

Green and Resilient:

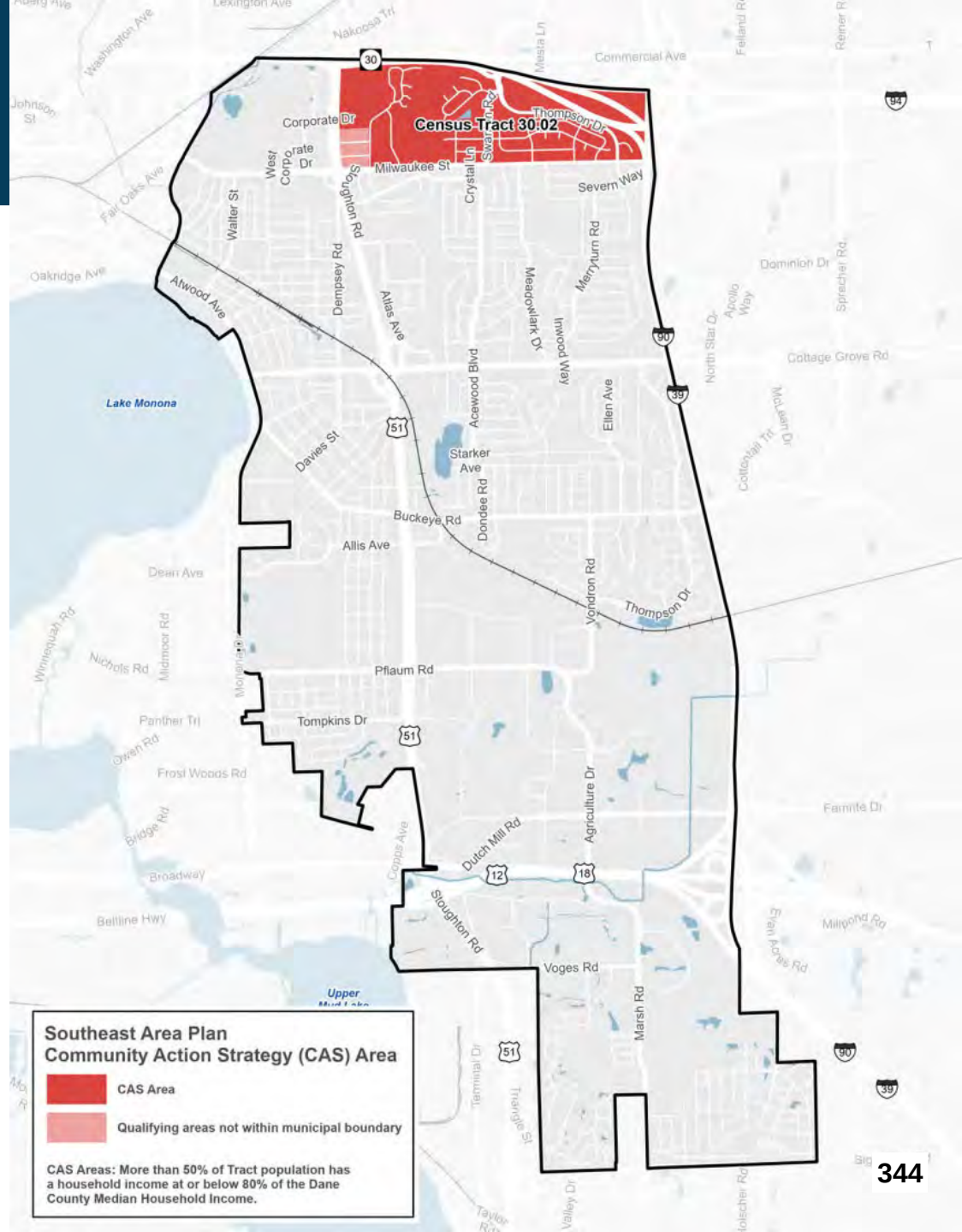
- Increase tree canopy, support Parks Master Planning for Olbrich, others
- Support Parks Development Processes

Effective Government:

- Coordinate on sanitary sewer needs for future developments
- Work with adjacent municipalities on boundary adjustments

Community Action Strategy Hiestand Neighborhood

- Capacity Building
- Community and Stakeholder Relationships
- Potential for small-scale physical improvements
  - $100,000-$200,000 project



Community Action Strategy
Hiestand Neighborhood

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5	Parking Lot Lighting	Hiestand Park	$$
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* Outside of the scope and budget of a CAS project.

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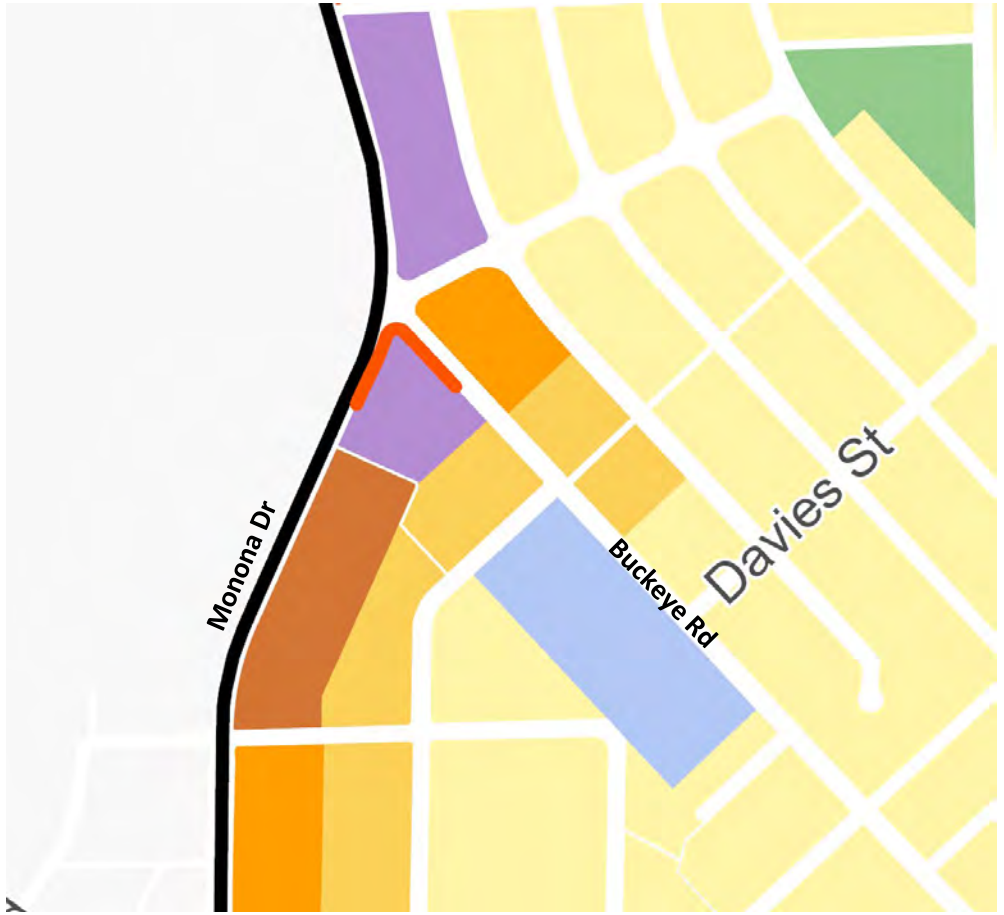
- ❑June 15 – Plan Commission
- ❑June 23 – Common Council

* Recommended adoption ** Recommended adoption with comments

Monona Drive at Buckeye Road



Current Comp Plan Generalized Future Land Use Map





Draft Southeast Area Plan Generalized Future Land Use Map

Land Use comments – Areas of LR

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family – Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

** Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.*

*** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.*

~ Or taller, if specified by an approved sub-area plan or PD zoning.

' Dormers or partial third floors are permitted.

Current Comp Plan

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building	(asterisk deleted)				
Single-Family Attached	(asterisk deleted)				
Small Multifamily Building	*	(asterisks deleted)			
Large Multifamily Building		**			
Courtyard Multifamily Building		**			
Podium Building					
Number of Stories	1-2'	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

** Permitted Appropriate in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.*

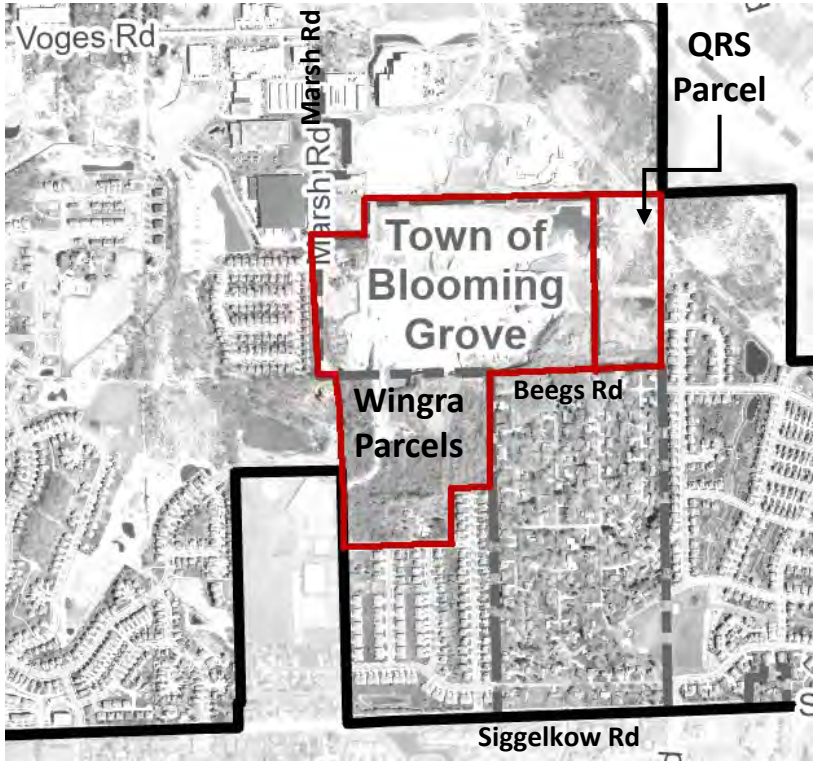
*** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. This clause does not apply to the Southwest or Southeast Areas.*

~ Or taller, if specified by an approved sub-area plan or PD zoning.

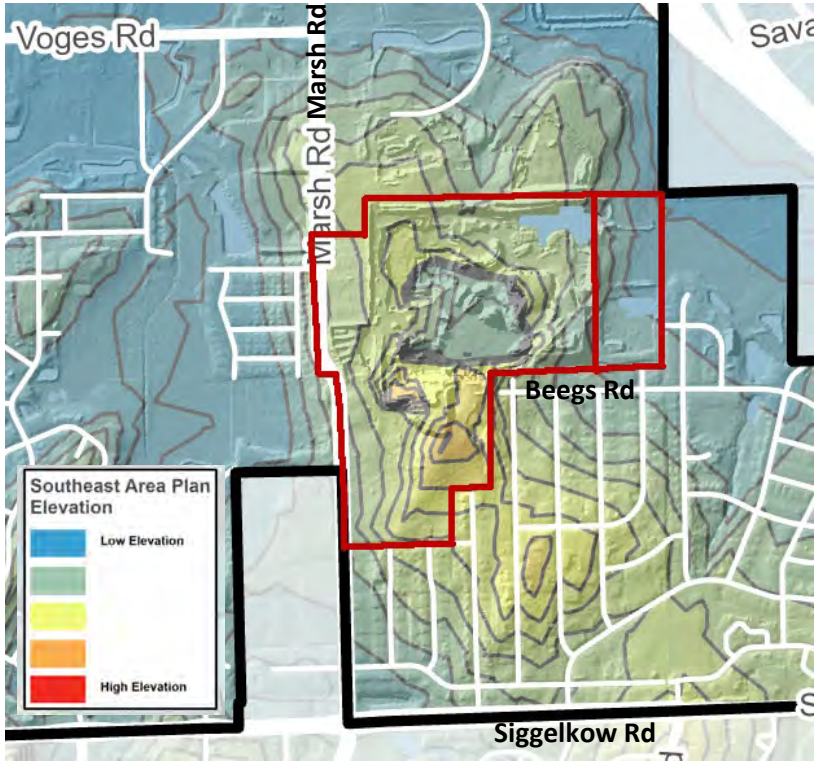
' Dormers or partial third floors are permitted.

Proposed Changes to Comp Plan

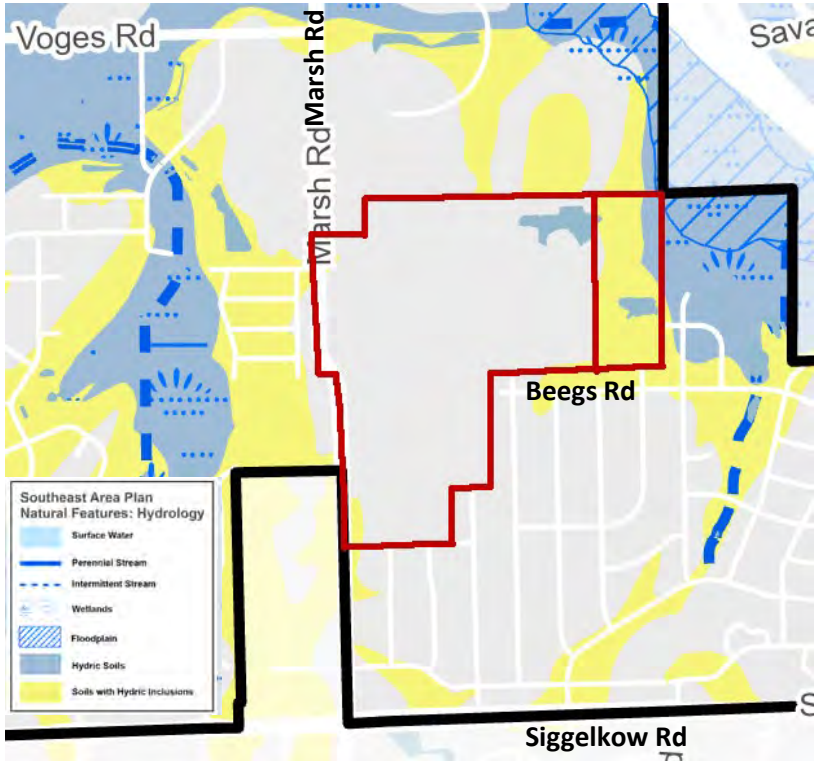
Wingra Quarry & 4450 Red Barn Run



Aerial Photo



Elevation

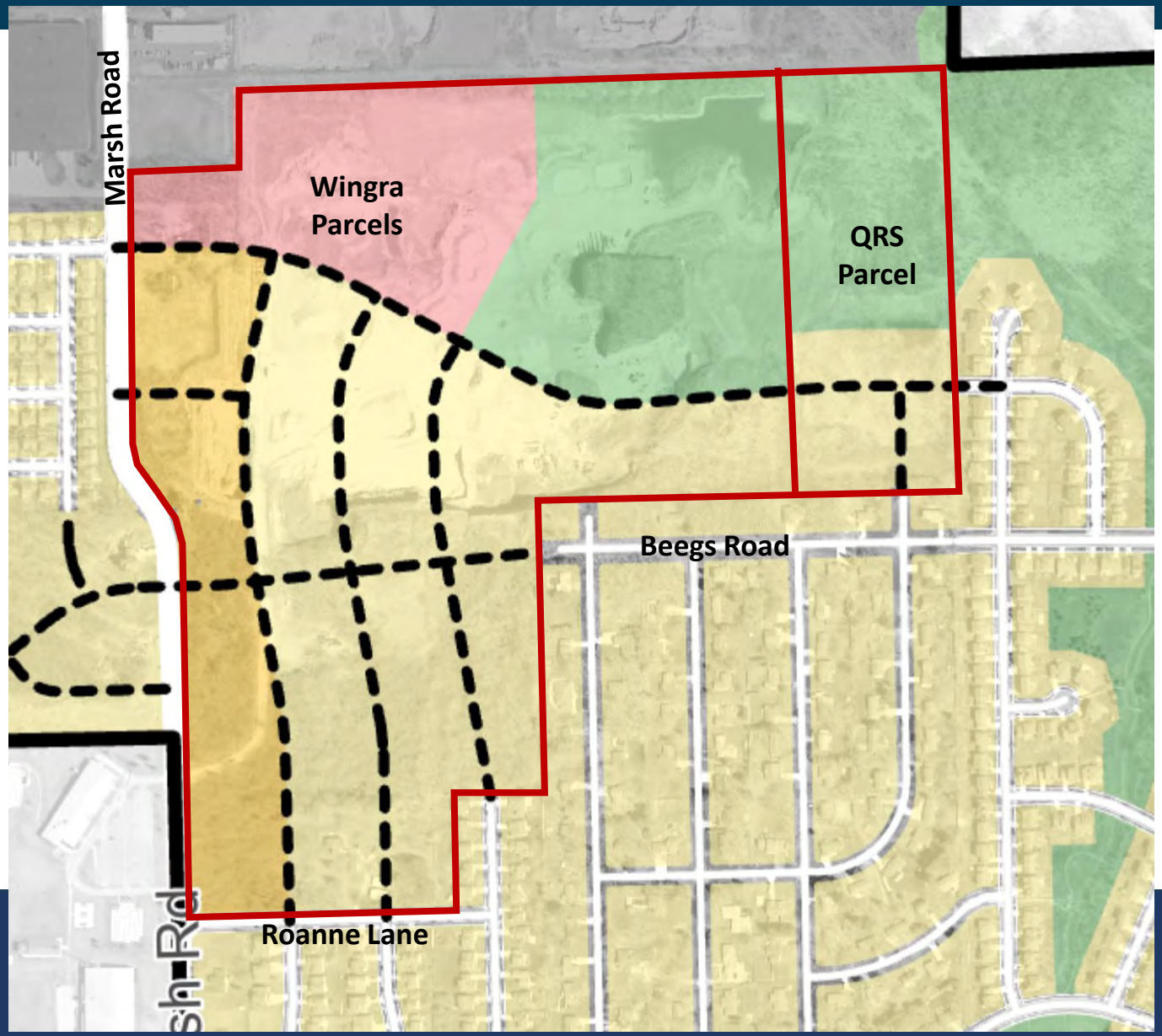


Natural Features

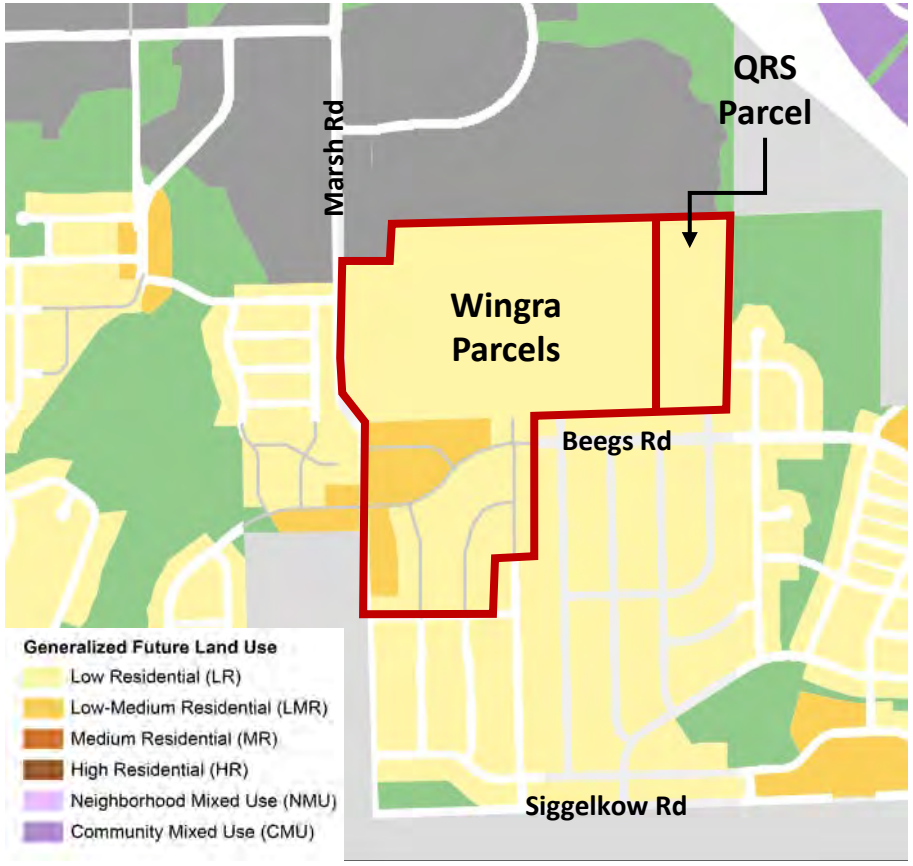
Wingra Quarry & 4450 Red Barn Run



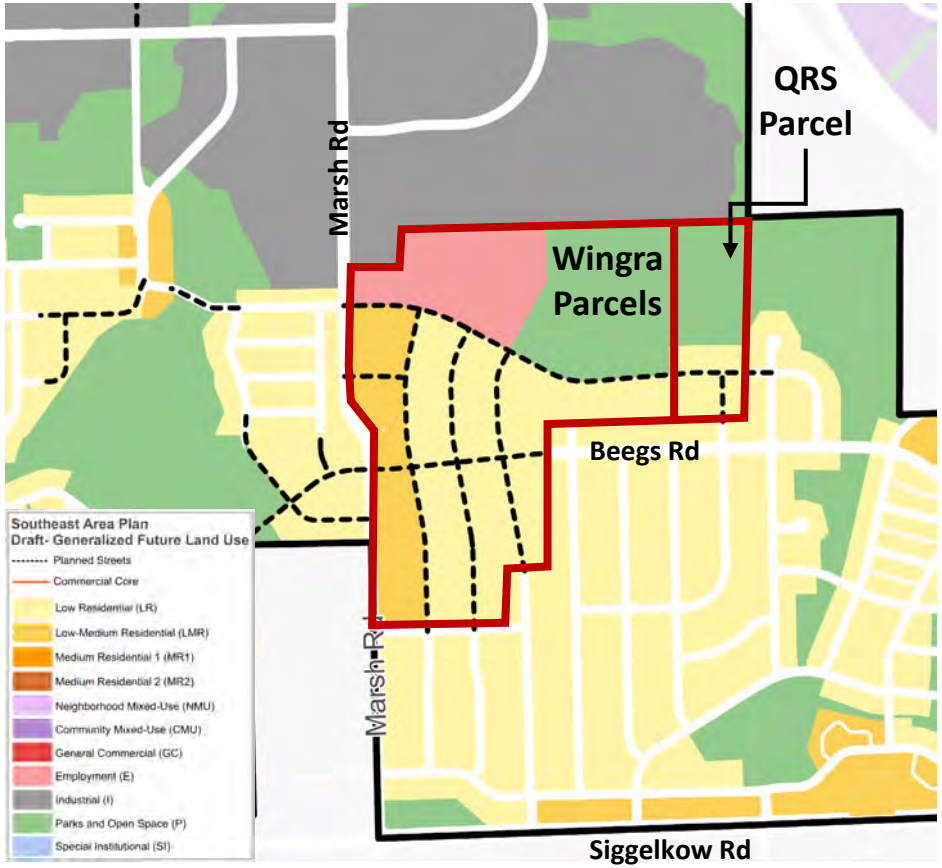
Wingra Quarry & 4450 Red Barn Run



Wingra Quarry & 4450 Red Barn Run



Current Comp Plan Generalized Future Land Use Map



Draft Southeast Area Plan Generalized Future Land Use Map

Suggested Map Note:

"This area is designated Parks and Open Space due to the presence of cultural resources and a potential stormwater management area serving future development. Future detailed planning for development may demonstrate portions of this area are suitable for additional streets to support additional Low Residential development."

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Plan Commission
From: Rebecca Cnare, Jeff Greger - Southeast Area Plan Project Managers
Date: June 15, 2026
Subject: Southeast Area Plan – Recommendation of Approval, Comprehensive Plan Amendment

Background

The Southeast Area Plan Final Draft was referred to Plan Commission after introduction at Common Council on May 5, 2026. This final draft follows the Public Review of the Draft Southeast Actions and Maps, published in October 2025. Staff provided an update on the Southeast Area Plan to the Plan Commission on December 15, 2025, where public engagement efforts and draft actions and maps were shared for review.

Changes Since the Last Meeting with Plan Commission

Since the December 15, 2025 Plan Commission check-in, staff have made the following additions/revisions based on feedback.

- The Plan advocates for the 35 mph Urban Boulevard design alternative for Stoughton Rd. Added language to the Plan stating that if the Urban Boulevard alternative is selected Stoughton Road could become a future BRT corridor.
- A north-south pedestrian/bicycle path is shown on the Stoughton Road graphics.
- The potential future north-south transit corridor was extended south into the employment area to connect residential to jobs.
- Royster Commons lots added to City-owned land tables.
- Parks Division requested streamlining of actions in Green & Resilient Chapter.

As a reminder: based on feedback and discussion at the August 25, 2025 Plan Commission meeting the Generalized Future Land Use (GFLU) Map includes these changes:

- The Low-Medium Residential "select conditions" footnote (also referred to as 'Escalator Clause') in the Comprehensive Plan would no longer apply to the Southeast Area. As the Southeast GFLU Map was developed, areas were explicitly mapped as either Low-Medium Residential or Medium Residential 1.
- As the Southeast GFLU Map was developed, areas previously recommended for General Commercial and Employment on the GFLU Map were evaluated for appropriateness for residential development. Areas that are suitable for residential development are now recommended for a Mixed-Use or Residential land use category. Areas that remain mapped as General Commercial or Employment are not considered appropriate for residential uses.

Summary of Board/Committee/Commission Recommendations

On May 5, 2026, the Common Council referred the Southeast Area Plan to the following boards/committees/commissions (BCCs), including the Plan Commission (the lead BCC). The Referrals and the recommendations are below:

May 13 – Board of Park Commissioners - Recommended Adoption

May 20 – Urban Design Commission - Recommended Adoption

June 3 – Transportation Commission - Recommended Adoption with the following motion: "Recommend approval with an update to section 4d to specify that after the All Ages and Abilities Plan is completed that staff should update the Southeast Area Plan."

Staff suggest the following changes to help simplify the process since updating the Southeast Area Plan after adoption would require formal amendment to the Southeast Area Plan:

- Replace Action 4d (page 43 – Transportation chapter): "*Upgrade the Cottage Grove Road bike lane to All Ages and Abilities (AAA) standards.*" with the following: "*Support the recommendations of the forthcoming AAA Plan and implementation of those recommendations.*"
- Add language to the Plan text about why the proposed new street connections are important. The Transportation Commission mentioned this would be a helpful addition to the Plan:
    - *Lumberman's Trail to make better multi-modal connections between Lumberman's and Leo Drive.*
    - *Extension of Cottage Court to Dempsey Road to support the creation of a new residential neighborhood if the land is redeveloped into mixed-use or residential uses.*
    - *Dawes Street to Silver Road connection only if a larger residential redevelopment is considered in the future, otherwise a multi-modal connection is sufficient.*

Staff support the above recommended changes to achieve the intent of the Transportation Commission feedback.

June 4 – Community Development Block Grant Committee: Recommended Adoption

June 8 – Landmarks Commission: Recommended Adoption with the following motion: "Recommend approval with the addition of the following wording: "a historic district" to Action 7.

Action 7 - Culture and Character chapter:

"Inform owners of properties of historic interest identified in this Plan of their potential eligibility for having their property listed in the National Register of Historic Places, or as a Madison Landmark, **and/or a local historic district***, and the benefits of those designations. See Historic Resources Review."*

Staff support the recommended change.

Staff- Recommended Edits to the Southeast Area Plan

In addition to the Boards, Committees, and Commissions (BCC) recommended edits above, staff recommend the following minor and technical edits to the draft Plan as introduced:

Culture and Character chapter (page 64)

- Capitalize the word drive in the last paragraph on page 64 (Tompkins **Drive** intersection)
- Change the word "the" to "there" so the sentence reads: ***There*** *are several older Urban Design districts that were based upon vehicular gateways to the City.*

Actions Table (pages 104 & 106)

- Add Neighborhood and Housing Actions 8 and 9 to table.
- Add Green and Resilient Action 6 to table and renumber actions in table to match the chapter text.

Generalized Future Land Use Map (GFLU)

- Staff suggested correction: The Southeast GFLU Map inadvertently showed part of the area west of Marsh Road, north of the McFarland Park as changing from Low-Medium Residential (LMR) to Low Residential (LR). A property owner inquired with staff regarding the land use change, which brought this needed correction to staff's attention. Staff recommend this area continue to be recommended for Low-Medium Residential as it has in the past.
- Staff suggested modification: In this same vicinity, staff are suggesting the remaining area south of the proposed extension of Brandenburg Way be changed from Low Residential (LR) to Low-Medium Residential. The property owner is aware of this modification.



Comprehensive Plan Amendment

The companion amendment to the Comprehensive Plan would update specific maps and text in the Comprehensive Plan to reflect adoption of the Southeast Area Plan. Under state law, Plan Commission approval of Comprehensive Plan amendments must happen by resolution.https://docs.legis.wisconsin.gov/document/statutes/66.1001(4)(b) Consequently, the Commission will be voting on two items:

- Approve the resolution which recommends adoption of an amendment to the Comprehensive Plan;
- Recommend to Common Council to approve the ordinance that adopts both the Southeast Area Plan and the amendment to the Comprehensive Plan. Staff requests any motion to recommend approval of the ordinance include reference to integrating the staff-recommended edits listed above.

Attachments

- Southeast Area Plan Final Draft
- Southeast Area Plan presentation
- Southwest and Southeast Area Plan-Related Comprehensive Plan Amendment

AXLEY

Robert C. Procter
rprocter@axley.com
608.283.6762

June 12, 2026

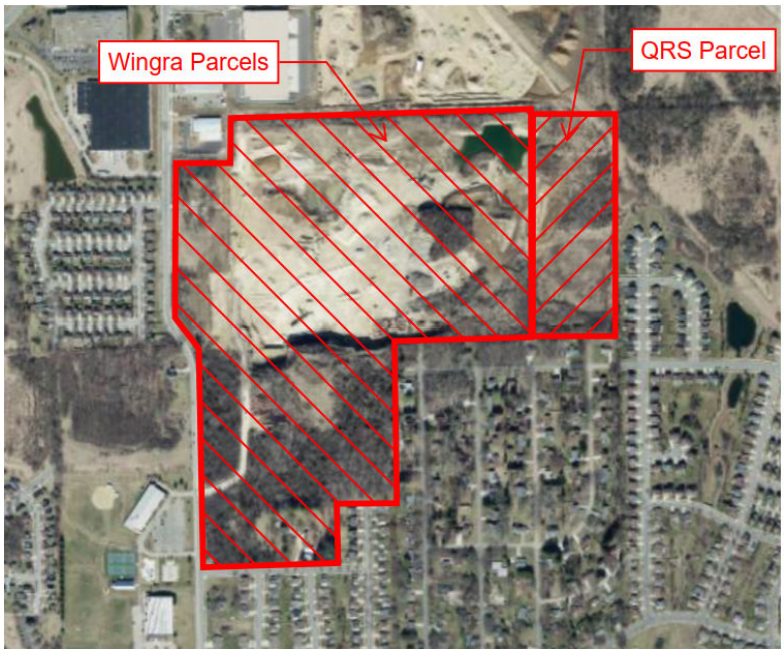
To: **Plan Commission**

From: **QRS Company, LLC (owner, 4450 Red Barn Run) and Wingra Real Estate LLC (owner, Wingra Marsh Road Lands)**

Re: **June 15, 2026 Public Hearing Agenda Items 15 and 16.**
Conditional GFLU Map Note for 4450 Red Barn Run & Wingra Marsh Road Lands

Request

QRS Company and Wingra are requesting a conditional map note to the Generalized Future Land Use (GFLU) map for the QRS lands at 4450 Red Barn Run and the adjacent Wingra Marsh Road Lands, so the map more clearly reflects the future land use direction for these parcels. The owners are planning to do owner-occupied, low-density single-family residential on a portion of the property in the near future.



The draft Plan maps a portion of these parcels as Parks and Open Space (P) to reflect current quarry-disturbed conditions. The requested map note would clarify that upon completion of final grading, wetland delineation, stormwater planning, and a street connectivity plan these lands may be appropriate for Low Residential (LR) development.

The subject lands are the remains of decades of sand and gravel extraction and related fill operations. They are industrial in appearance, with disturbed grades, berms, and temporary ponding typical of quarry sites—not parkland or permanent natural open space. Any surface water visible today reflects extraction activity rather than a natural water feature. These conditions explain the draft P designation, but they do not represent the site's long-term or intended condition.

The quarry lands are surrounded by established single-family residential neighborhoods to the south, west, and east, with additional residential areas nearby. The prevailing context is quiet, owner-occupied housing—precisely the setting in which Low Residential is the most compatible future use. Planning for a thoughtful transition from disturbed industrial land to neighborhood-scale housing is consistent with the existing pattern and community expectations.

The Planning Issue

Under Wis. Stat. § 66.1001, rezoning must be consistent with the Comprehensive Plan, and the GFLU map is the City's primary consistency tool. Parks and Open Space (P) is not consistent with Low Residential (LR). Without a clarifying map note, any future residential rezoning, no matter how thoroughly site conditions are resolved, would remain inconsistent unless the Plan is amended first.

The practical result is that, without guidance, these quarry lands would likely remain unusable in their current disturbed state for an extended period. The site is privately owned, physically enclosed by berms and grading, screened from public view, and not accessible to the public—nor is it likely to become accessible. The Parks and Open Space designation, without more clarification, leaves the property open space in name only, providing no public benefit while foreclosing a compatible residential outcome.

Alignment with the Southeast Area Plan

The Southeast Area Plan already points toward urban outcomes for these parcels. It recommends extending the Central Urban Service Area to include the Wingra Quarry and QRS properties and illustrates a future street framework across the sites. Planning staff have indicated a willingness to consider a map note to allow reevaluation once final grades and environmental information are available. The requested note would align the GFLU map with these policy signals and with the Plan's overall direction for the sites.

The Proposed Map Note

We respectfully request inclusion of the following GFLU map note:

> ***"Map Note: 4450 Red Barn Run, 5550 Roanne Lane, 4601 Marsh Road, 4501 Marsh Road, 4345 Marsh Road, and parcel 71026391509 — The Parks and Open Space (P) designation on the GFLU Map for portions of these properties reflects current site conditions resulting from quarry and construction-related activities, not permanent natural features. Upon completion of final grading, wetland delineation, stormwater planning, and a street connectivity plan, these lands may be appropriate for Low Residential (LR) development. A future rezoning request meeting these conditions would be considered consistent with this Plan."***

This language does not change the current Parks and Open Space designation. It simply clarifies how the Plan anticipates the site may transition from current quarry-related conditions to a future residential use once the specified conditions are met.

This is a modest, positive refinement to the Plan. 4450 Red Barn Run and the Wingra Marsh Road Lands are not permanent open space; they are disturbed industrial lands embedded within a single-family residential context. A concise, conditional GFLU map note is the appropriate planning tool to reflect that reality, align future rezoning with the Plan, protect environmental review, and preserve a sensible residential option for the future.

We respectfully ask the Plan Commission to include the proposed map note and recommend adoption of the Plan with this clarification. Thank you for your consideration.

Sincerely,



Axley LLP

From:	Nicholas Davies
To:	Plan Commission Comments
Cc:	Southeast Area Plan; Martinez-Rutherford, Dina Nina
Subject:	Southeast Area Plan land use (92878)
Date:	Sunday, June 14, 2026 1:12:00 PM

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

Dear Plan Commission,

It's troubling to see how much of the Southeast Area Plan land use map is still light yellow--Low Residential--which would only support single-unit or duplex uses (with possibility for slightly more via TOD and ADUs). I see a couple problems with this:

* It's inaccurate, relative to current usage. For instance, there are small-scale apartment buildings here in Eastmorland, in areas where the plan shows Low Residential. It would be a real problem if these properties had to rebuild--due to disaster or end-of-life for the current structures--and couldn't at least rebuild at the current level of housing.

* It reflects a lacking level of understanding/urgency about Madison's housing shortage. Leaving huge swathes of land as single-unit-only leaves too few available outlets for pressure on the housing market. Eastmorland has multi-unit housing in it and all around, and it's nothing to be afraid of. I would love to see more neighbors be able to live here. If you want to see smaller-scale multi-unit housing ("missing middle"), you have to at least allow it! Showing Eastmorland as LMR would have only a gradual effect, but that kind of organic, incremental densification is exactly what we need, and exactly what would be enabled, without the zoning code's stranglehold on our housing supply.

Thank you,

Nick Davies
3717 Richard St

URBAN DESIGN COMMISSION MEETING REPORT May 20, 2026

Agenda Item #: 4

Project Title: Adopting the Southeast Area Plan and the related Amendment to the Comprehensive Plan. (District 3, District 15, District 16)

Legistar File ID #: 92878

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Staff Present: Breana Collins, Planning Division

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE** the Southeast Area Plan and the related Amendment to the Comprehensive Plan.

Summary of Commission Discussion and Questions:

The Commission asked about how the plan dovetails or is influenced by the WDOT Stoughton Road Study. Staff noted that there are two potential design alternatives for the corridor that WDOT is looking at. One that does not reflect much change, but that changes the speed to 45 MPH, with commercial. The other that changes the design to more of an urban boulevard, 35 MPH, which could open doors and more need for urban design. We do not know where the design is going at this point.

The Commission asked if the 35 MPH alternative was pursued, how that would effect this plan; would a plan amendment be necessary. Staff noted that there is language in the plan already that addresses that scenario.

The Commission inquired about any input received from industrial users related to current conditions, and if employees within those industrial zones have quality of life in where they work, transportation, and safety in terms of the city fabric. Staff noted that yes, there has been feedback. Generally, there seemed to be pride for the industrial place and this type of work in the city. Comments generally centered on having more food options and better transportation, which the plan looks to increase. There were also comments about beautifying, cleaning up along Dairy Drive, but nothing too major.

The Commission asked about comments related to uses along the bike path, where there is a lot of residential, greenspace fronting the path, but opportunity for other uses that activate that bike path, such as mixed-use. Staff noted that comments did mention having destinations along the path, and gathering spaces.

The Commission commented that this looks like a good plan, with corridors for stormwater management, pedestrian walkways parallel, and passive amenities through those greenspaces.

The Commission commented on removing UDD 1, noting that one of the strengths of the UDC is how the city appears when you enter, even through that industrial corridor. These area plans have been so thoughtfully put together with a lot of community feedback.

The Commission inquired about how are the recommendations in the areas plans held up, supported, or used when a development comes through that doesn't follow it? Staff noted that plan consistency is evaluated by the Plan Commission.

Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE**. The motion was passed on a vote of (4-0).

City of Madison

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

Master

File Number: 92879

File ID:	92879	**File Type:**	Ordinance	**Status:**	Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/27/2026
File Name:	Southwest Area Plan Amendment			**Final Action:**	

Title: Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Notes: 7047SouthWestAreaPlan

Sponsors: John W. Duncan, Yannette Figueroa Cole, John P. Guequierre And Badri Lankella

Effective Date:

Attachments: Southwest Area Plan Final Draft, Summary_CompPlanAmend.pdf, Southwest Area Adopting Memo.pdf, Executive Summary, BPC Memo_04_20_2026.pdf, BPC_PPT_May13_2026.pdf, Issues & Opportunities - Feedback Summary #1, Issues & Opportunities - Focus Groups Summary Report #1, Recommendations - Feedback Summary #2, Recommendations - Focus Groups Summary Report #2, 92879 Southwest Area Plan Public Submittal BPC 5.13.pdf, 92879 Southwest Area Plan Public Submittal #2 BPC 5.13.pdf, UDC_SWAP_Slides_2026_05-20.pdf, UDC_SWAP_Memo_2026_05-20.pdf, Proposed changes to the GFLU map, 2026-06-03_SWAP_TC_PPT.pdf, 2026_06-03_TC_Memo.pdf, 6-4-26 CDBG Memo.pdf, 6-4-26 CDBG_Presentation.pdf, Veldran Comments SW Area Plan Final Draft.pdf, Southwest Area Plan transportation feedback (92879).pdf, SWAP_Landmarks_Memo_2026_06_08.pdf, SWAP_PC_presentation.pdf, SWAP_PC_Memo_2026_06-15_final.pdf, Public Comments 6-13-26.pdf, 92879 SW Area Plan UDC Report 5-20-26.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Attorney's Office	04/27/2026	Referred for Introduction			

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (6/15/26), Board of Park Commissioners (5/13/26), Urban Design Commission (5/20/26), Transportation Commission (6/3/26), Community Block Grant Committee (6/4/26), Landmarks Commission (6/8/26), Common Council (6/23/26)

1	COMMON COUNCIL	05/05/2026	Refer For Public Hearing	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes: Additional referrals to Board of Park Commissioners, Urban Design Commission, Transportation Commission, Community Development Block Grant Committee, Landmarks Commission.

1	PLAN COMMISSION	05/05/2026	Refer	BOARD OF PARK COMMISSIONERS	05/13/2026

Action Text: This Ordinance was Refer to the BOARD OF PARK COMMISSIONERS

1	PLAN COMMISSION	05/05/2026	Refer	URBAN DESIGN COMMISSION	05/20/2026

Action Text: This Ordinance was Refer to the URBAN DESIGN COMMISSION

1	PLAN COMMISSION	05/05/2026	Refer	TRANSPORTATION COMMISSION	06/03/2026

Action Text: This Ordinance was Refer to the TRANSPORTATION COMMISSION

1	PLAN COMMISSION	05/05/2026	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026

Action Text: This Ordinance was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

1	PLAN COMMISSION	05/05/2026	Refer	LANDMARKS COMMISSION	06/08/2026

Action Text: This Ordinance was Refer to the LANDMARKS COMMISSION

1	BOARD OF PARK COMMISSIONERS	05/13/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: This Agenda Item was taken out of order after Item 23.

Economic Development Urban Planner Angela Puerta presented the plan and answered questions.

Motion made by Williams, seconded by Hasburgh, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE PLAN COMMISSION. Motion passed by voice vote/other.

1	URBAN DESIGN COMMISSION	05/20/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Asad, seconded by Mbilinyi, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

1	TRANSPORTATION COMMISSION	06/03/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	Pass

Action Text: Planner Ben Zellers with Planning Division provided verbal reports and, along with Planner Urvashi Martin, Planner Tim Parks, and Traffic Engineer Sean Malloy, was available for questions.

Registrants as follows: Neither support nor oppose, wish to speak; Nicholas Davies, Richard St; Jesse Dettmer, Welton Dr
Oppose, wish to speak; Jay Close, Prairie Rd

Harrington-McKinney moved to Return to Lead with the Recommendation for Approval, seconded by Field. The motion passed by voice vote/other.

1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	

Action Text: A motion was made by Alder Glenn and seconded by Miller to return to lead with the recommendation to approve Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Motion passed unanimously.

1	LANDMARKS COMMISSION	06/08/2026	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/15/2026	Pass

Action Text: A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

Notes: A motion was made by Harris, seconded by Morrison, to Return to Lead with the Recommendation for Approval with the recommendation to add “or a historic district” to the draft plan action. The motion passed by voice vote/other.

1	PLAN COMMISSION	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING			Pass

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

Notes: On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission recommended approval of the Southwest Area Plan and associated amendments to the Comprehensive Plan to the Common Council subject to the recommendations from reviewing boards, committees, and commissions and the staff recommendations contained in the attached memo dated June 15, 2026. The motion to recommend approval passed by voice vote/ other.

Text of Legislative File 92879

Fiscal Note

No City appropriation required with the adoption of this plan and amendment to the Comprehensive Plan.

Title

Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Body

DRAFTER’S ANALYSIS: This ordinance adopts the Southwest Area Plan and the related amendment to the Comprehensive Plan.

****

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

WHEREAS, on August 2, 2022 the City of Madison Common Council authorized the Planning Division’s shift to a planning framework with twelve (12) Area Plans that cover the entire city and are updated every ten (10) years (RES-22-00577); and

WHEREAS, the planning framework indicates that the Generalized Future Land Use Map developed through each area plan process will directly update the Comprehensive Plan’s Generalized Future Land Use Map; and

WHEREAS, on October 8, 2024 the City of Madison Common Council authorized the Planning Division to prepare the Southwest Area Plan and adopted a public participation plan, as

required by Wis. Stat. § 66.1001(4) to amend the Comprehensive Plan, which described how the City intended to make the process accessible to all (RES-24-00614); and

WHEREAS, consistent with RES-22-00577, archiving of previously adopted plans within the Southwest Area Plan boundary was considered as part of the development of the Southwest Area Plan and the adopted plans were reviewed to identify the recommendations from each adopted plan that should be incorporated into the Southwest Area Plan before being archived; and

WHEREAS, the public participation process included engagement through a project website, an interactive mapping exercise, virtual meetings, in-person meetings, emailed project updates to interested parties, distribution of informational materials, focus groups, neighborhood association visits, social media posts, and board/committee/commission progress updates throughout the process; and

WHEREAS, the public participation process also included contracting with several Community Partners and coordinating with the City's Neighborhood Navigators to engage traditionally underrepresented residents through focus groups and participation in community events and activities; and

WHEREAS, the Southwest Area Plan's Actions (primarily led by the City) and Partnerships (primarily led by entities other than the City) are based on citywide policies including the Comprehensive Plan, recommendations in underlying plans, and feedback received from the community; and

WHEREAS, the Plan focuses on guiding changes to the physical aspects of the Southwest Area that occur incrementally over decades, such as development initiated by the private sector and infrastructure improvements typically carried out by the public sector; and

WHEREAS, as part of the planning process, the City evaluated updates to the Generalized Future Land Use Map to address concerns about implementation of the Low-Medium Residential land use category; and

WHEREAS, the Community Action Strategy includes actions for physical improvements and capacity building in the Allied, Park Edge/Park Ridge, and Meadowood areas; and

WHEREAS, notice was provided pursuant to Wis. Stat. § 66.1001(4)(d) and the Plan Commission held a public hearing on the proposed amendment to the Comprehensive Plan on June 15, 2026; and

WHEREAS, the Plan Commission, by a majority vote of the entire Commission recorded in its official minutes, adopted a resolution recommending the Common Council adopt an amendment to the City of Madison Comprehensive Plan to include a new Generalized Future Land Use Map category of Medium Residential 1, update the Residential Future Land Use Categories chart, the Generalized Future Land Use Map, Bicycle Facilities Map, and maps and text to reflect adoption of the Southwest Area Plan and archiving previously adopted plans.

NOW, THEREFORE BE IT RESOLVED the Common Council of the City of Madison, pursuant to Wis. Stat. § 66.1001(4)(c). does, by the enactment of this ordinance,

UPDATE portions of the Comprehensive Plan's Generalized Future Land Use Map and Bicycle Facilities Map that overlap the Southwest Area to reflect the Southwest Area Plan; and

ADD a new Generalized Future Land Use Map category of Medium Residential 1, which is used in the Southwest Area, to the Comprehensive Plan; and

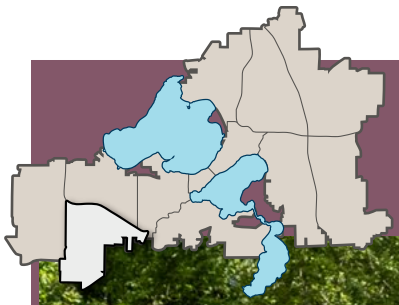
INCORPORATE adjustments to the Residential Future Land Use Categories chart to add the Medium Residential 1 category and make updates to the chart's select conditions clauses in the Comprehensive Plan; and

ARCHIVE the Cross Country Neighborhood Development Plan, Allied-Dunn's Marsh Neighborhood Plan, Allied-Dunn's Marsh-Belmar Neighborhoods Physical Improvement Plan, Southwest Neighborhood Plan, and the portion of the High Point-Raymond Neighborhood Development Plan that overlaps the Southwest Area Plan boundary, which means these previously adopted plans no longer guide the City's planning and decision-making processes; and

UPDATE relevant maps and text in the Comprehensive Plan to reflect adoption of the Southwest Area Plan and archiving of the above-listed plans; and

BE IT FURTHER RESOLVED the Southwest Area Plan is adopted.

BE IT FURTHER RESOLVED staff is directed to implement the Southwest Area Plan, including Community Development Block Grant-funded projects in the Community Action Strategy areas.



Southwest Area Plan

Final Draft: April 22, 2026



CITY OF **MADISON**

Table of Contents

Acknowledgments 1

Introduction 2

Land Use 14

Transportation 28

Neighborhoods and Housing 42

Economy and Opportunity 48

Culture and Character 58

Green and Resilient 63

Effective Government 70

Health and Safety 76

Community Action Strategy 81

Appendix 88

Acknowledgments

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Public Health Madison and Dane County
Justin Svingen

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Edwin Chavez
Extended Hands Pantry
JustDane
nINA Collective
Mellowhood Foundation

Plan Highlights

EO

- Support local job creation by potential creation of new Tax Incremental Finance Districts (TIDs).

GR

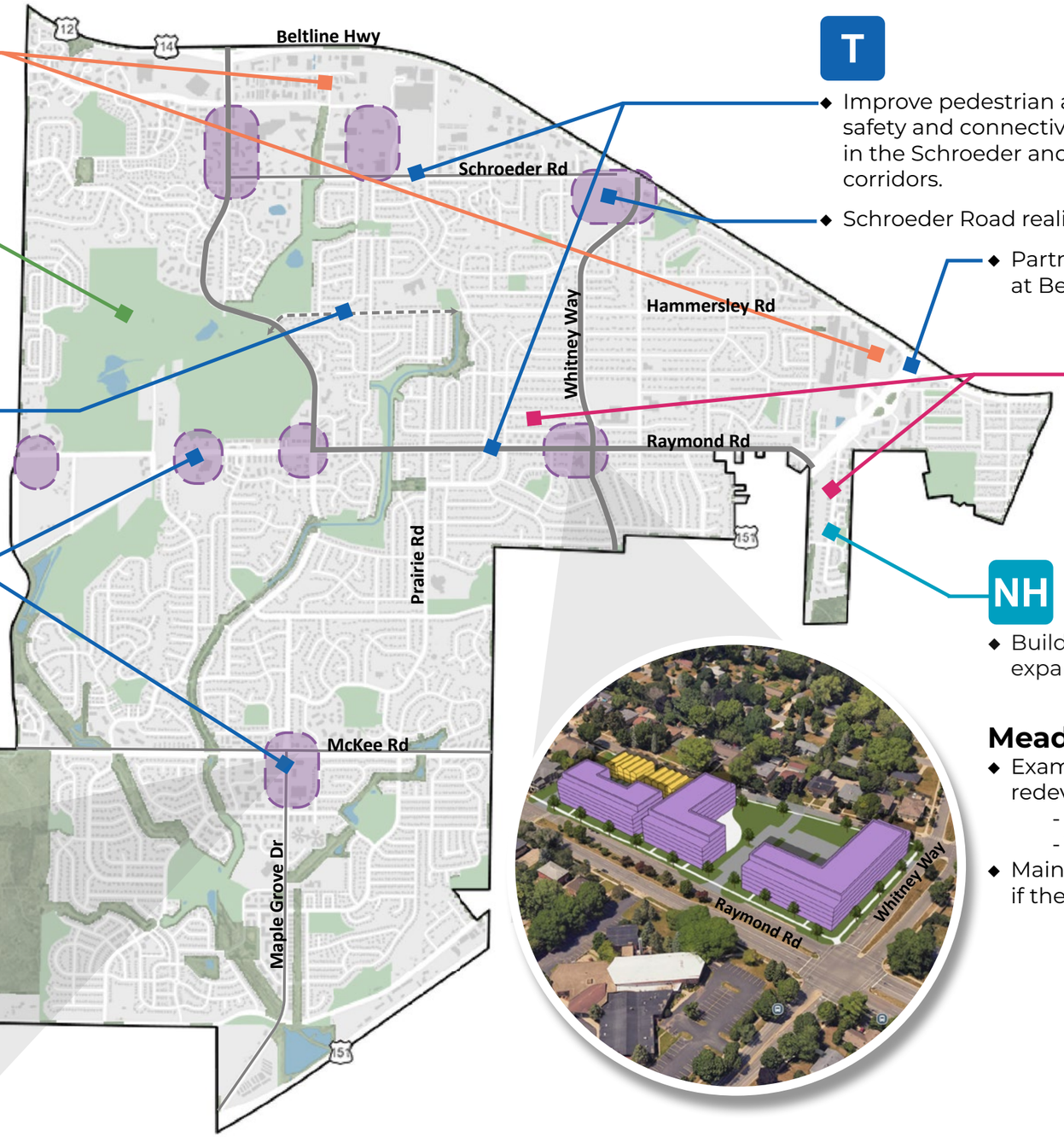
- Elver Park: prepare master plan, increase access and connections.

T

- Hammersley Road shared-use path extension to Elver Park.

LU

- Opportunities for mixed-use development at key locations.



T

- Improve pedestrian and bicyclist safety and connectivity, especially in the Schroeder and Raymond corridors.
- Schroeder Road realignment if Vitense Golfland redevelops.
- Partner with WisDOT to make improvements at Beltline interchanges.



HS

- Evaluate street lighting to improve safety and visibility in areas such as:
  - Allied Dr
  - McKenna Blvd
  - Raymond Rd
  - Russett Rd

NH

- Build townhomes in the Allied area to expand home ownership opportunities.

Meadowood Shopping Center

- Example illustration of potential redevelopment:
  - Mixed-use (purple)
  - Townhomes (yellow)
- Maintain community space at Meadowood if the shopping center redevelops.

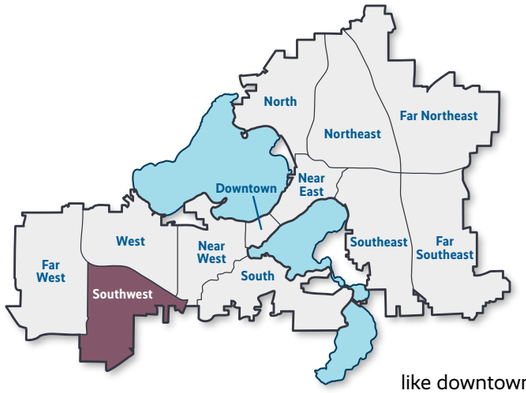
McKee Road-Maple Grove Drive

- Example illustration of mixed-use redevelopment.



1 LU Land Use
2 T Transportation
3 NH Neighborhoods & Housing
4 EO Economy & Opportunity
5 CC Culture & Character
6 GR Green & Resilient
7 EG Effective Government
8 HS Health & Safety

Introduction



The Southwest Area of the City of Madison began to develop quickly in the 1950s, as the city pushed beyond the then-rural Beltline to accommodate the continuing post-World War II demand for single-family homes. Shopping opportunities followed with the opening of the Meadowood Shopping Center in 1963 and Nakoma Plaza in 1969. Residential growth continued largely unabated through the mid-2000s, with some multifamily homes scattered throughout the Area. The opening of West Towne Mall in 1970 limited commercial growth until the mid-1980s, when Woodman's opened, followed by Walmart and Sam's Club in the late 1980s. Throughout its growth, the Area tended to develop as a series of neighborhoods housing employees commuting to the city's major employment centers, like downtown, and, later, University Research Park, Old Sauk Trails Business Park, and Epic Systems.

With construction commencing on the Midpoint Meadows neighborhood in 2024, the Area's period of "greenfield" residential growth is closing, but interest in redevelopment continues to expand in older commercial areas close to the Beltline. The Area's neighborhoods treasure their connection to parks and natural spaces, hosting Elver Park, the Ice Age Junction Natural Resource Area, and adjoining Badger Prairie County Park. This Plan creates a framework to guide changes in the Area in the coming years while continuing to value the features that make Southwest Madison special.

How This Plan Is Used

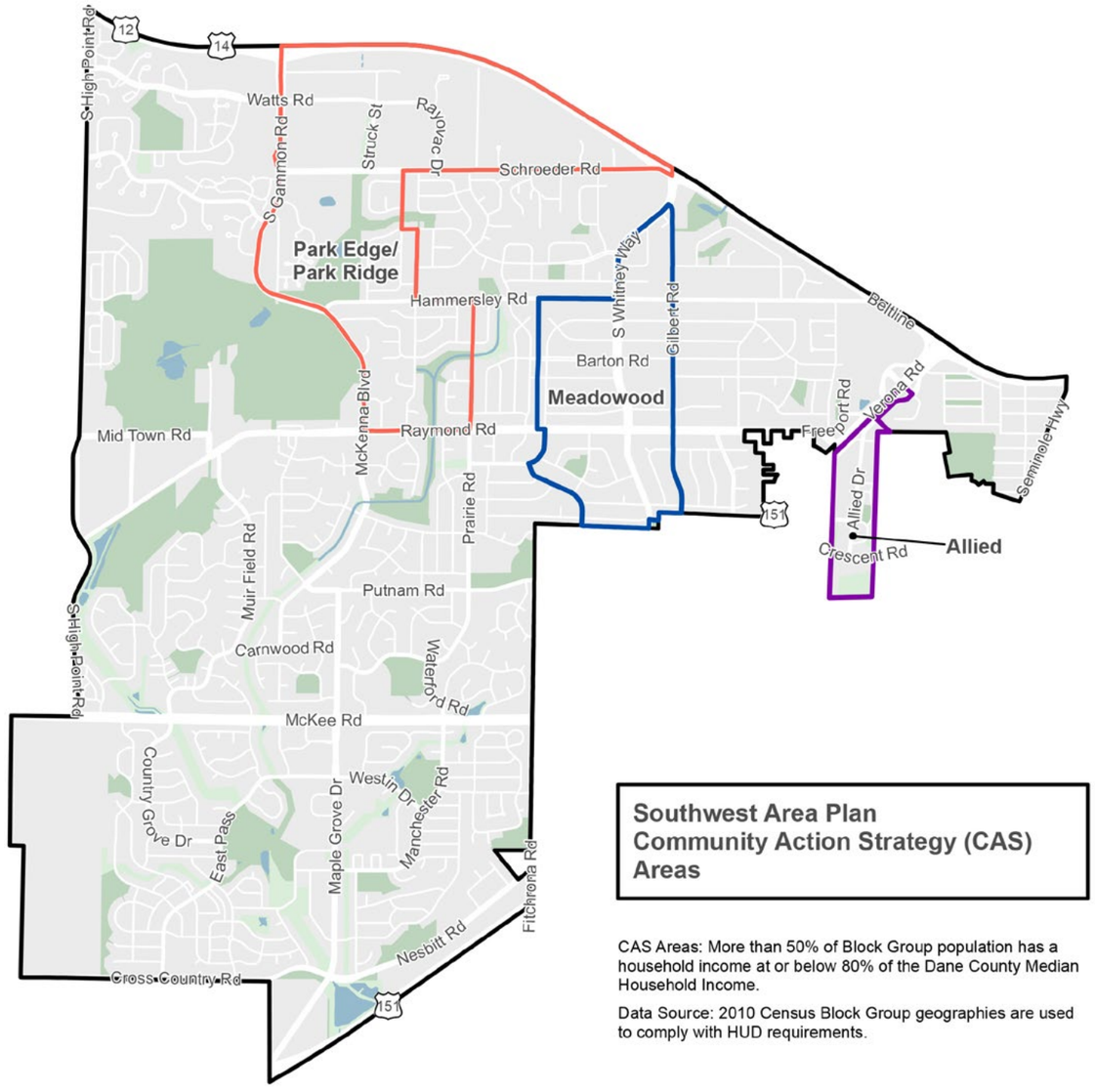
Area plans are used by the City to inform decisions on zoning and redeveloping property, provide direction on the location and types of housing, and guide the City's budgeting for infrastructure, parks, stormwater management, community facilities, and economic development initiatives. Actions in this plan are contingent on funds being available through future City budgets or other sources.

This plan takes high-level policies from citywide plans, like the Comprehensive Plan, and provides a greater level of detail about how those policies apply in the Southwest Area. The planning process analyzes existing plans and policies, particularly the City's Generalized Future Land Use Map, Complete Green Streets Street Type map and shared-use path and bicycle network, to make recommendations that are integrated back into citywide plans. The in-depth analysis and targeted public engagement undertaken as part of area plan processes result in future change and investment.

Many actions in this Plan can be implemented over the next decade, but some actions are included that either have an uncertain timeline or may take longer than a decade to implement. The Plan will be implemented through varied methods, such as:

- Private development, guided by the Generalized Future Land Use (GFLU) Map, Recommended Building Height Map, and other maps and actions;
- City infrastructure projects and private-sector infrastructure projects dedicated to the City as part of developing neighborhoods like Midpoint Meadows;
- Current zoning, City-initiated recommended rezonings, and private-sector rezoning requests consistent with the GFLU Map;
- Official mapping of select planned streets;
- City budgeting for actions in this Plan;
- City participation in partnerships with the private sector, nonprofits, and other governmental entities.

It is anticipated that this Plan will be updated approximately every 10 years.



What's in This Plan



Community Action Strategy Areas

The Southwest Area contains three Community Action Strategy (CAS) areas, encompassing all or part of eight Census Block Groups in the Allied, Meadowood, and Park Edge/Park Ridge neighborhoods. Greater numbers of low- to moderate-income households live in CAS areas, making them eligible for federal Community Development Block Grant funding. Additional public engagement and community capacity-building assistance were directed to these areas during the planning process. The City will direct a portion of available federal Community Development Block Grant funds to these areas for small-scale capital improvements if grant funding is available. Given the capacity-building focus, the Community Action Strategy recommendations are not exclusively physical or policy changes. Some CAS recommendations are outside City control and may rely on community partners for implementation.

Planning Process and Public Engagement

Community Partners who have engagement expertise and trusted relationships with Black, Indigenous and People of Color communities were hired to engage with residents who are traditionally underrepresented in city processes. The Community Partners included Just Dane, Mellowhood Foundation, Extended Hands Food Pantry, and Edwin Chavez. They conducted a variety of outreach and engagement activities throughout 2025, including helping staff get the word out by door-to-door canvassing, handing out surveys and gathering feedback at different venues like community meals and meetings, food pantries, and city-led events like Parks Alive and Bike n' Boogie. City staff also hired the nINA Collective, a public engagement specialist, to conduct nine focus groups during the planning process.

Key themes from public engagement are incorporated in each Plan chapter under the 'What We Heard' section. Some of the recurring themes expressed by participants include:

- Addressing speeding and traffic safety;
- A desire to make destinations more walkable to make it easier to get to places like coffee shops, restaurants and small businesses;
- A lack of affordable housing options;
- Improving rental housing maintenance to make sure affordable housing remains safe and high quality;
- A need for accessible and inclusive community gathering places.

These themes led to specific actions in this Plan.

Relationship between the Southwest Area Plan and the Comprehensive Plan

The Comprehensive Plan includes citywide policies and priorities for investment based on feedback received through an extensive community engagement effort. Recommendations are grouped by the Comprehensive Plan's seven elements. The Comprehensive Plan also includes policies that guide future growth in a way that supports citywide policies. The Southwest Area Plan applies policies from the Comprehensive Plan, and other citywide initiatives, into specific recommendations for the Southwest Area based on a closer evaluation of

Public Engagement Process

The Southwest Area Plan relied on diverse engagement methods to hear directly from the community. Over 1,000 residents participated through in-person and virtual meetings, a two-part mailed survey, and a “Madison Madness” bracket activity designed to gather priorities in a fun, accessible way.

To better engage residents often underrepresented in planning, the City partnered with the nINA Collective to lead focus groups and targeted outreach, and collaborated with community partners such as Extended Hands Pantry and JustDane. Focus groups were held in spring, summer and fall 2025, along with pop-up engagements at events across the Southwest Area.





Parks Alive and other community events

Phase 0:
Data Gathering and Review







Public Meetings: In-person open house and virtual meetings 230+ attendees

Survey Part 1: 800+responses, Part 2: 300+ responses; Madison Madness Bracket: 350+ responses; Interactive Mapping: 320+ comments

Partnered with nINA Collective to host 9 focus group meetings

Phase 1:
Issues and Opportunities

NOV - MAY







Business Walk, Neighborhood Walk, Art Workshop, Community Partner engagement, Bike n’Boogie event

Phase 2:
Develop Recommendations

JUN - NOV





Public Meetings: In-person open house and virtual meetings 80+ attendees

Phase 3:
Draft Plan Review

DEC-MAR



Phase 4:
Adoption and Implementation

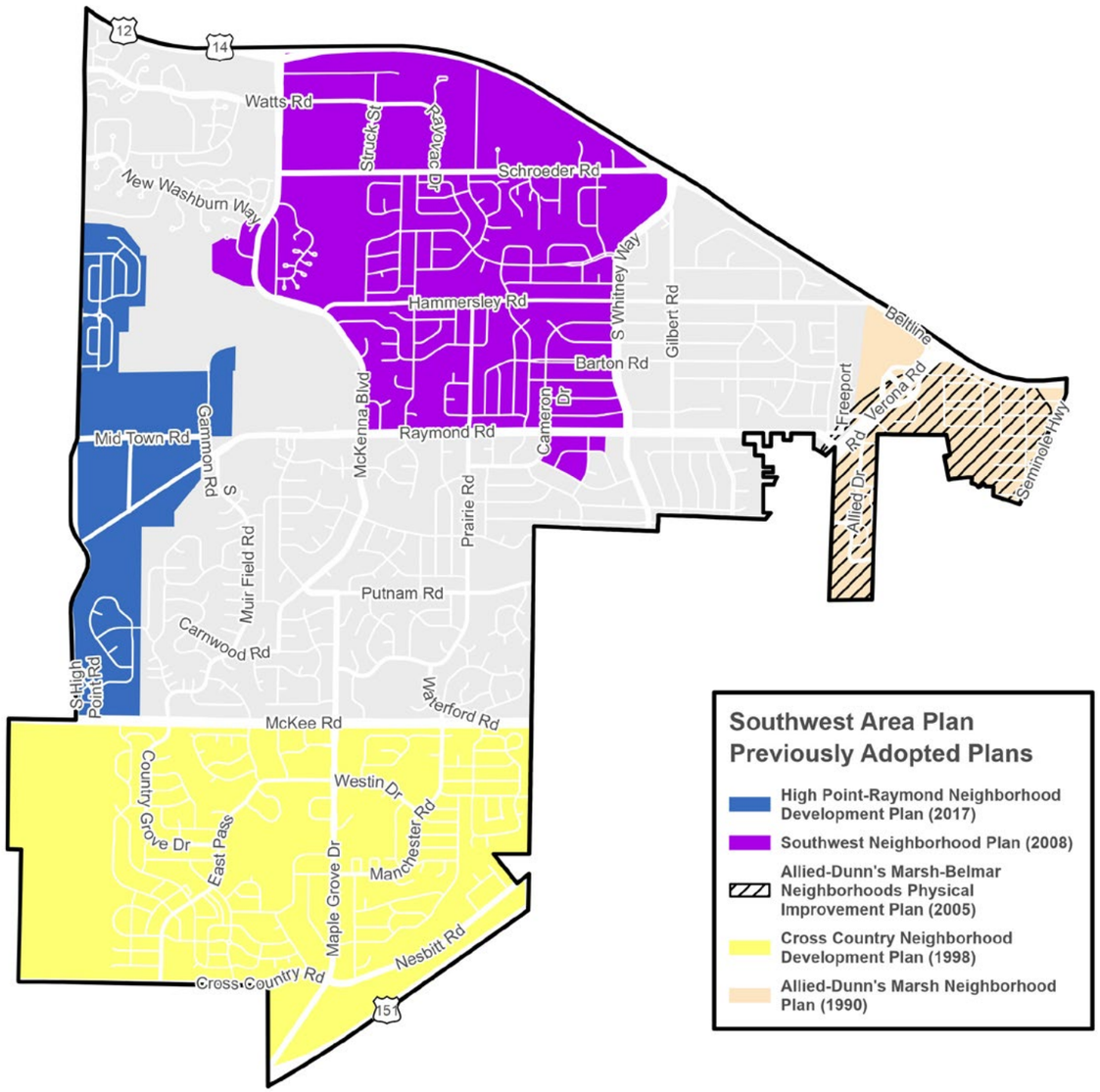
APRIL +

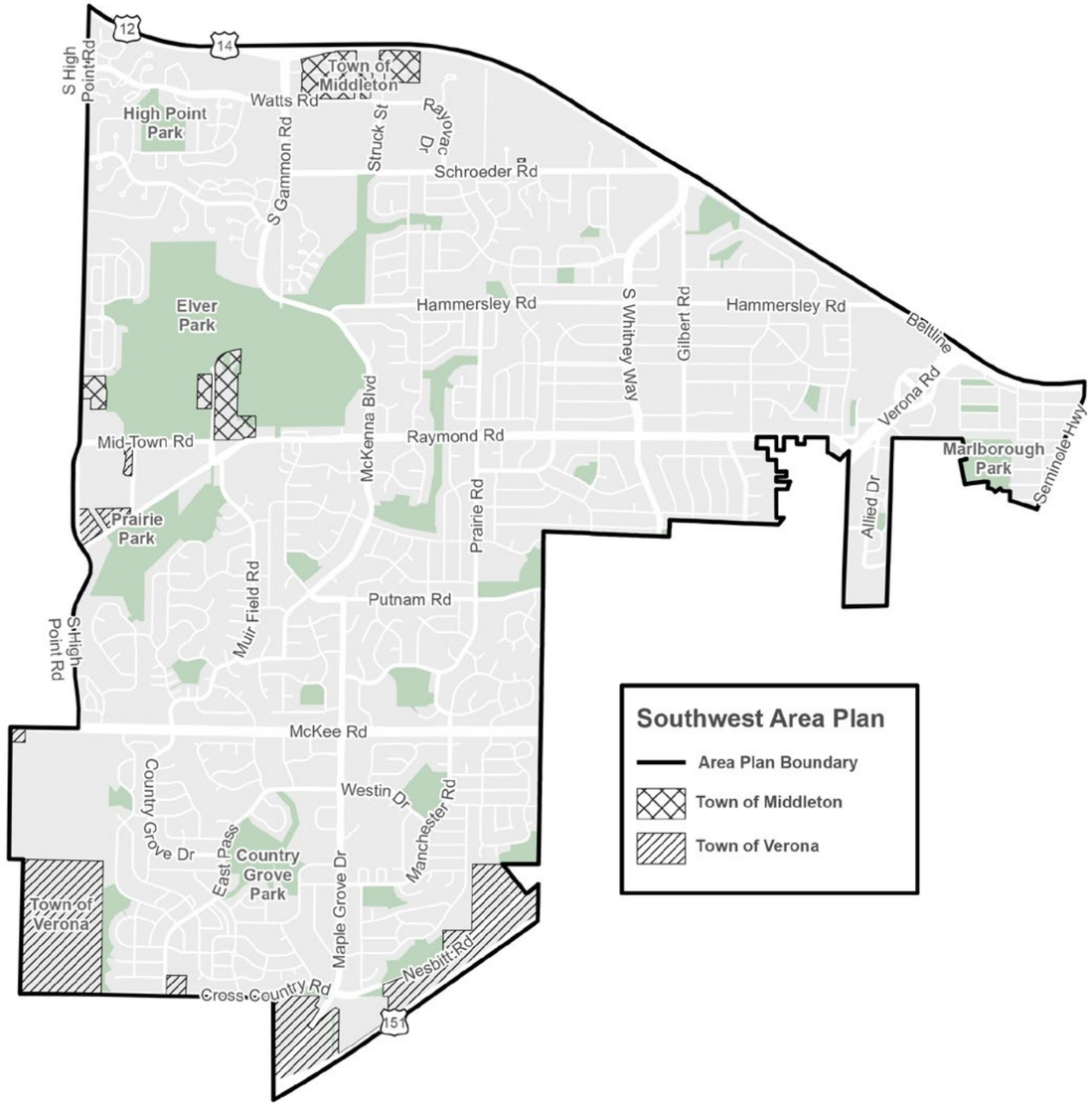
2024 | **2025** | **2026**

the area and additional community engagement. While Area Plans help guide future growth, they don't automatically create or require development. Instead, these Plans guide the City's review process when development is proposed. Proposals that generally follow plan recommendations are likely to be approved but proposals that don't follow plan recommendations will face greater scrutiny, and approval will be less likely. Plans also provide a guide for future City projects and programs, and future City budgets will determine the timing of those actions.

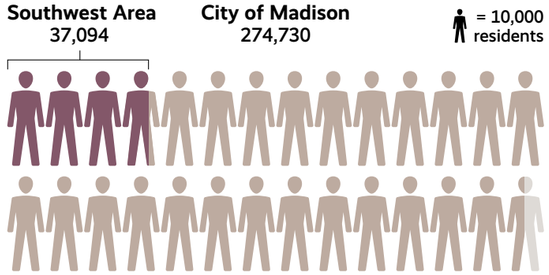
Previously Adopted Plans

This plan is not the first to be prepared within the area. Since 1990, the Common Council adopted five plans to guide City and neighborhood decision-making in portions of the Southwest Area. Those plans have been important for their neighborhoods over the past 25 years. Part of the Southwest Area Plan process involved reviewing the recommendations from those previously adopted plans for potential inclusion in this Plan. Recommendations that have already been implemented, repeated existing Citywide policies, are inconsistent with current City policy, or were to be implemented by non-City entities were not incorporated in this Plan. These underlying plans were then archived. They no longer guide development review, future City projects, policies, budgets, or work plans. Going forward, the Southwest Area Plan guides these decisions. Archived plans for the Southwest Area are listed on the Previously Adopted Plans map. The portion of the High Point–Raymond Neighborhood Development Plan that covers part of the Far West Area will remain in place until the Far West Area Plan is adopted.

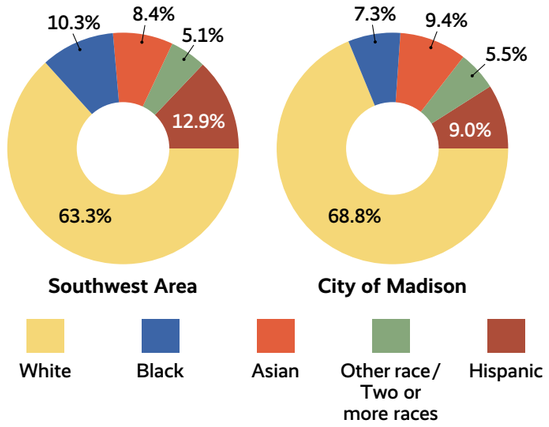




Population



Racial and ethnic composition



Income and Household Economics

	Southwest Area	City of Madison
Poverty rate (families)	4.2%	6.6%
Median income	$97,196	$76,983
Homeownership (Tenure)	54.9%	44.5%
Cost-burdened households – owners	19.9%	21.9%
Severely cost-burdened households – owners	5.8%	7.2%
Cost-burdened households – renters	37.6%	46.5%
Severely cost-burdened households – renters	16.1%	25.1%

Sources: Decennial Census 2020 Block Data
American Community Survey
2019–2023 5-Year Estimate

The Southwest Area

The Southwest Area is approximately 5,400 acres (8.4 square miles) and is generally bounded by the Beltline highway to the north, the City of Fitchburg to the east, Highway 18/151 and Cross Country Road to the south, and High Point Road to the west.

According to Census 2020 data about 37,000 residents live in the Southwest Area. It's one of the more diverse areas of the city, with more than 36% of residents identifying themselves as people of color. Of the 36%, 8 percent are Asian, 10% are Black or African American, 13% are Hispanic or Latino and 5 percent are other races or multiracial. The Southwest Area also has a higher percentage of children compared to the city overall, with 7% children below five years and 15% under 18 years.

Of the 37,000 residents, approximately 19,000 are in the workforce. According to 2022 Census data the Area hosted approximately 8,000 jobs. Most of these jobs are in the retail, health care and professional, and scientific and technical services sectors. Exact Sciences is the largest employer in the area, followed by major big box retailers like Woodman's, Home Depot, and Walmart. Employment in the area is heavily concentrated along the Beltline.

The Southwest Area is one of the city's more affordable places to live, with housing costs about 6% lower and rents 3% lower than the citywide average. The Area is largely residential and consists of several neighborhoods such as Greentree, Orchard Ridge, Allied Dunn's Marsh, Prairie Hills, Meadowood and others. There are four public elementary schools: Milele Chikasa Anana, César Chávez, Ray W. Huegel, and Orchard Ridge. Akira Toki Middle School is also in the Southwest Area. There are portions of the Middleton–Cross Plains Area School District and Verona Area School District within the Area as well. Most students living in those districts have significantly longer trips to school than MMSD students.

There are also many parks and recreational facilities such as Elver Park, Meadowood Park, Waltham Park, Manchester Park, Country Grove Park, Hammersley Park, Allied Park, and others. Meadowridge Library, Theresa Terrace Neighborhood Center, Elver Park Neighborhood Center, Meadowood Neighborhood Center, Park Edge Park Ridge Employment Center, and Boys and Girls Club of Dane County in the Allied neighborhood provide various community services to residents.

Development History and Character

City growth in the Area started in earnest in the 1950s, when a series of annexations totaling over 1,000 acres allowed for the development of the Orchard Ridge and Meadowood neighborhoods, along with parts of Allied–Dunn's Marsh and Greentree neighborhoods. City growth generally proceeded west and south, with the most recent annexations to the City for The 85 at Maple Grove development in 2018 and for the eastern portion of the Midpoint Meadows neighborhood in 2023. Areas under Town of Verona and Town of Middleton jurisdiction are mostly developed.

Gridded streets and fairly large single-family lots are featured in the eastern half of the area, which was developed in the 1950s and 1960s. 1970s- and 1980s-era single-family development generally have approximately quarter-acre lots, with more curvilinear and cul-de-sac streets. Multi-family development is clustered in a few spots within the Area:

- Allied Drive, developed starting in the early 1960s;
- East and west of Gammon Road through the 1970s and 1980s;
- Land along Raymond Road west of McKenna Boulevard in the early 1990s;
- Maple Grove Drive, starting in the late 1990s and early 2000s.



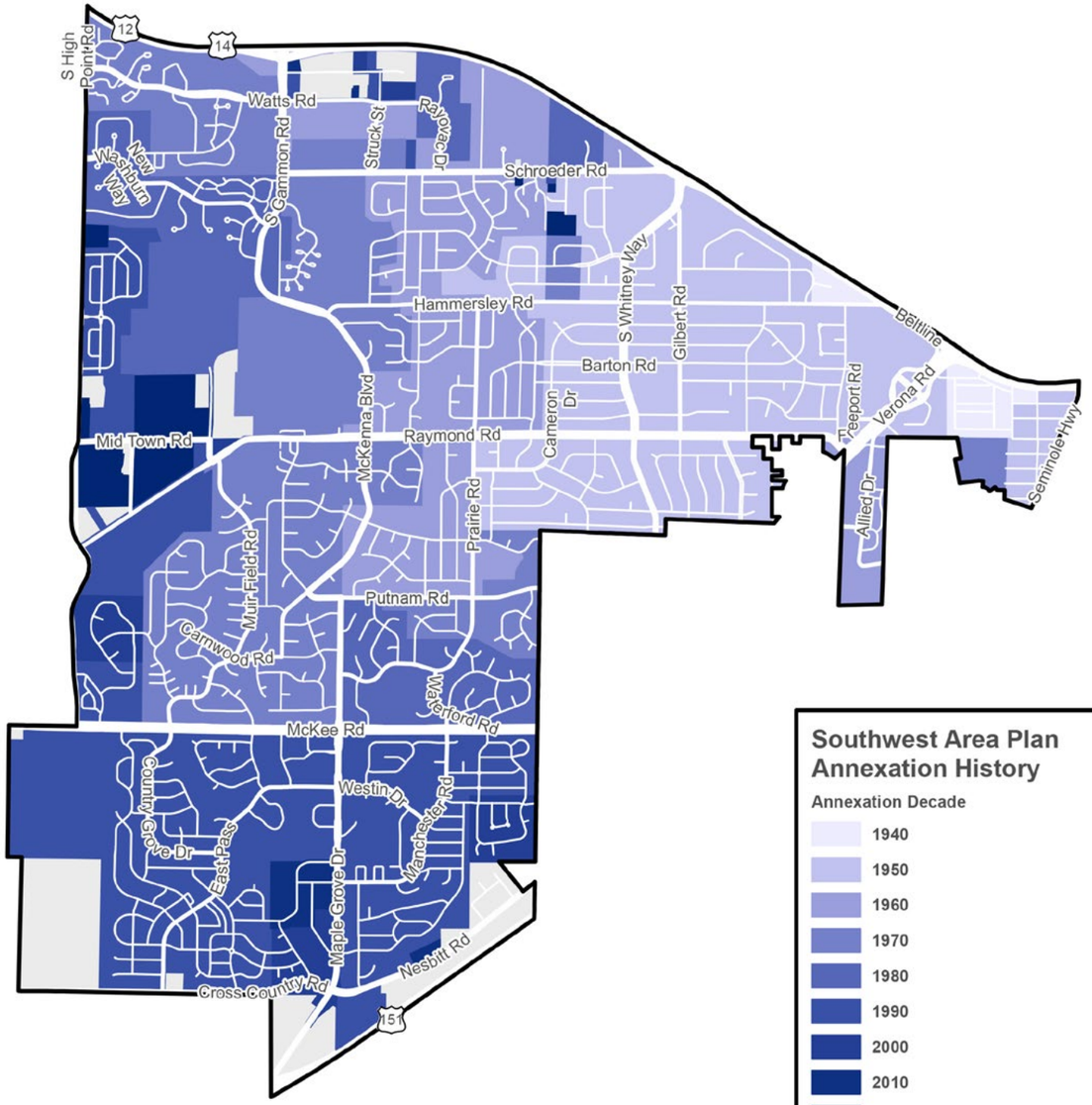
Woodman's is a destination for affordable groceries for the west side of Madison.


Akira Toki Middle is one of five MMSD schools in the Area.


Single-family homes were constructed in the northwest part of the Area starting in the 1950s and 1960s.

Commercial development lagged residential development in the Southwest Area. The Nakoma Plaza strip mall west of the Verona Road–Beltline interchange, which opened in 1969, was the first major retail development in the Area. It was followed by Woodman's in the 1970s and Walmart and the former Sam's Club in the late 1980s.

Given the age of much of the development in the Area, redevelopment outside of the commercial buildings to the east and west of Verona Road was not common. However, that has started to change when redevelopment of two former commercial properties at the east end of Schroeder Road was completed in the early 2020s. Redevelopment in the Area may become more common as the city continues to grow.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Watts Rd
New Washburn Way
S Gammon Rd
Struck St
Rayovac Dr
Schroeder Rd
Hammersley Rd
S Whitney Way
Gilbert Rd
Beltline
Barton Rd
Cameron Dr
McKenna Blvd
Raymond Rd
Mid Town Rd
Prairie Rd
Deeport Rd
Verona Rd
Allied Dr
Seminole Hwy
Muir Field Rd
Putnam Rd
Carnwood Rd
Waterford Rd
McKee Rd
Country Grove Dr
East Pass
Westin Dr
Maple Grove Dr
Manchester Rd
Nesbitt Rd
Cross Country Rd
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Southwest Area Plan
Annexation History
Annexation Decade
1940
1950
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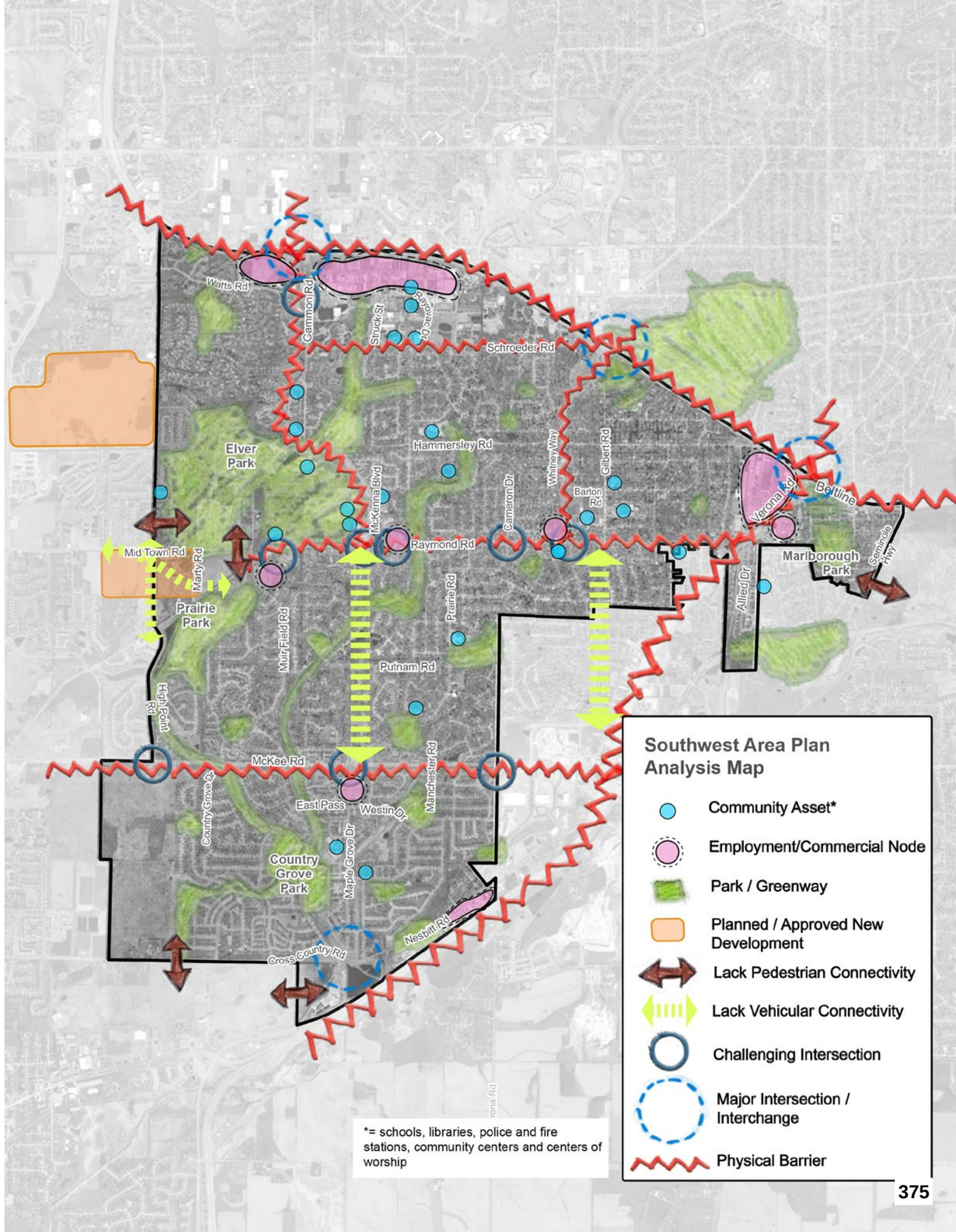
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Gammon Rd
Struck St
Rayovac Dr
Schroeder Rd
Elver Park
Hammersley Rd
Whitney Way
Gilbert Rd
Barton Rd
McKenna Blvd
Cameron Dr
Raymond Rd
Verona Rd
Beltline
Seminole Hwy
Marlborough Park
Mid Town Rd
Marty Rd
Prairie Park
Prairie Rd
Muir Field Rd
Allied Dr
Putnam Rd
High Point Rd
McKee Rd
Country Grove Dr
East Pass
Westin Dr
Manchester Rd
Country Grove Park
Maple Grove Dr
Nesbitt Rd
Cross Country Rd
Southwest Area Plan
Analysis Map
Community Asset*
Employment/Commercial Node
Park / Greenway
Planned / Approved New Development
Lack Pedestrian Connectivity
Lack Vehicular Connectivity
Challenging Intersection
Major Intersection / Interchange
Physical Barrier
*= schools, libraries, police and fire stations, community centers and centers of worship

Land Use

Comprehensive Plan Goals

This Plan aims to advance the following goal from the Comprehensive Plan:

- Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Existing Land Use

The Southwest Area is largely developed, with established residential neighborhoods, significant parks and open space, and a small number of commercial and employment centers. Residential uses make up nearly 50% of all land in the area. Parks and open space accounts for approximately 21% of land, with the City's Elver Park and Dane County's Ice Age Junction Natural Resource Area as the two largest greenspaces. Much of the commercial and employment development in the Area is auto-oriented, particularly along the Beltline.

Land Use	Acres	% Of Total
Residential	2,610	49%
Commercial	270	5%
Institutional/Governmental	156	3%
Industrial	27	1%
Park and Open Space	1,118	21%
Agriculture/Vacant/Under Construction	143	3%
Utilities, Transportation	1,048	20%
Total	**5,372**	**100%**

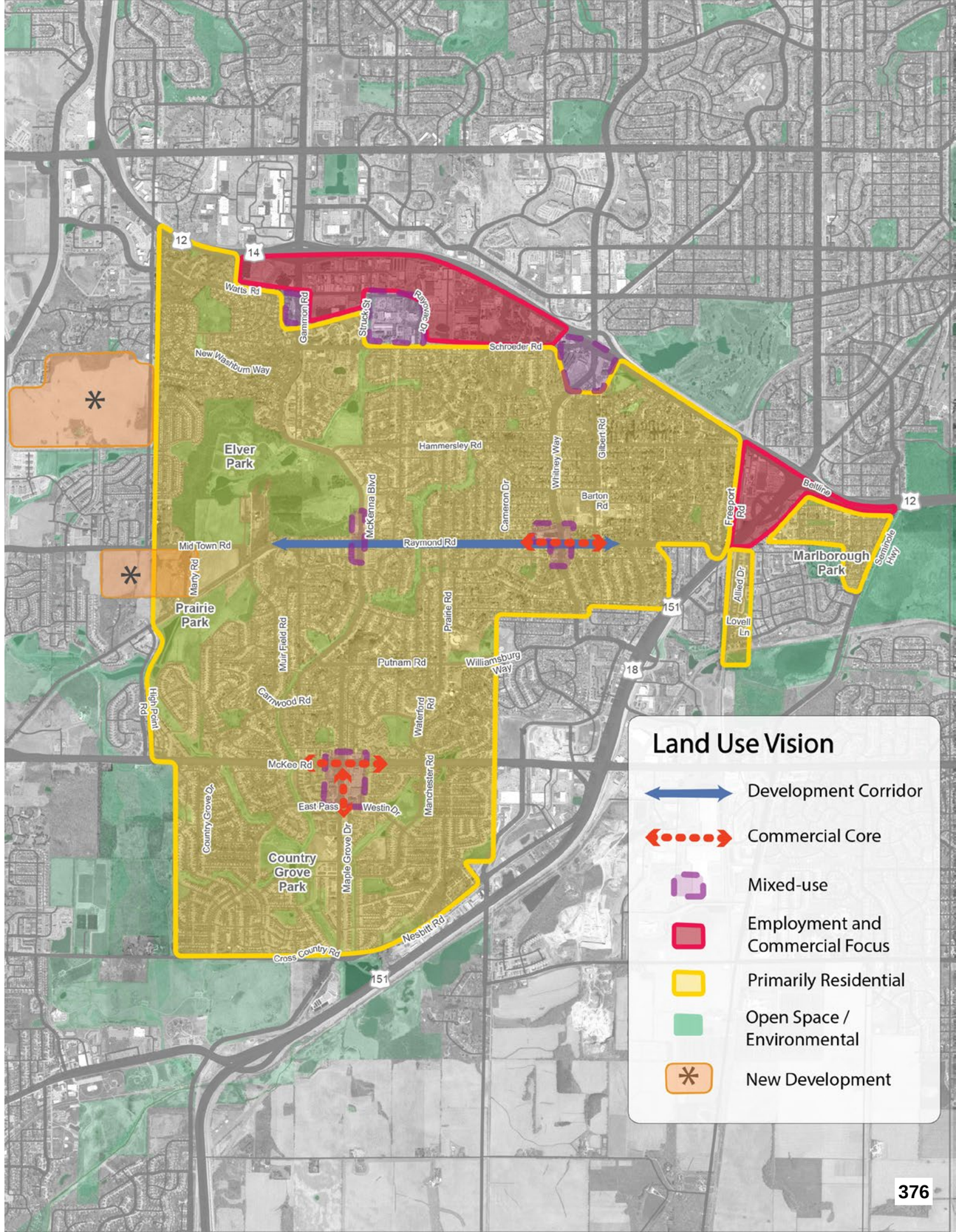
Source: Capital Area Regional Planning Commission (CARPC) 2020 Land Use Inventory

The Southwest Area is largely composed of single- and two-family homes on individual lots, with multifamily buildings that are generally less dense than those in other parts of the city. Portions of the Area have begun to attract denser forms of development since 2020. Some low-density, auto-oriented parcels have been redeveloped with multi-story residential buildings. This trend will likely continue as the city and region grows. This Plan identifies sites where lower-density forms of development could accommodate more intensive development, especially for housing. The Plan recommends that as further redevelopment occurs, additional multifamily development and "Missing Middle" housing are included (see the Neighborhoods and Housing chapter) to enhance affordability and increase options for people across income levels and life stages.



Midpoint Meadows subdivision construction started in 2025 along Mid Town Road on the last major piece of undeveloped land in the Area.

These priorities align with citywide goals to create complete neighborhoods, broaden housing choices, and reduce the gap between where people live, work, and access services. They also respond to regional demographic and economic trends, including population growth, evolving household structures, and rising demand for walkable, mixed-use communities.





Tailor Place Apartments, at the northeast corner of Schroeder Road and Schroeder Court, was completed in 2020 on the site of a former restaurant.

Future Growth

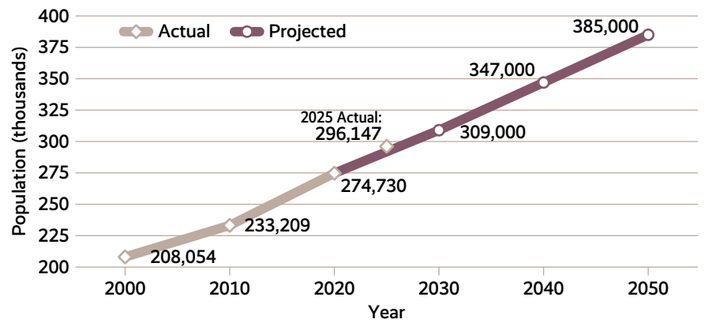
According to the Comprehensive Plan, Madison is projected to add 100,000 new residents and 50,000 jobs between 2020 and 2050. This projection is largely based on past growth. While new residents and jobs will be spread across the entire city, a portion will occur within the Southwest Area. The Comprehensive Plan emphasizes accommodating new residents and jobs through redevelopment of underutilized sites, particularly on transit routes. This kind of redevelopment generally uses existing infrastructure and reduces automobile dependency, given access to transit. With the lack of undeveloped property in the Southwest Area, redevelopment will be the primary way to accommodate growth.

What We Heard

- Support/desire for more mixed-use areas/destinations within walking distance of homes.
- Emphasis on development that avoids displacement.
- Interest in revitalization of Meadowood Shopping Center.
- Desire for affordable housing options, especially for seniors and low-income families.
- Existing commercial areas are limited and most are separated from housing, which requires driving to destinations.

According to the Wisconsin Department of Administration, the city's estimated population on January 1, 2025 was 296,147—an increase of 21,480 (7.8%) over Madison's 2020 Census population[1]. If the city continues to add that number of residents every five years its 2050 population will be approximately 15,000 residents higher than estimated in the Comprehensive Plan.

City of Madison Projected Population Growth

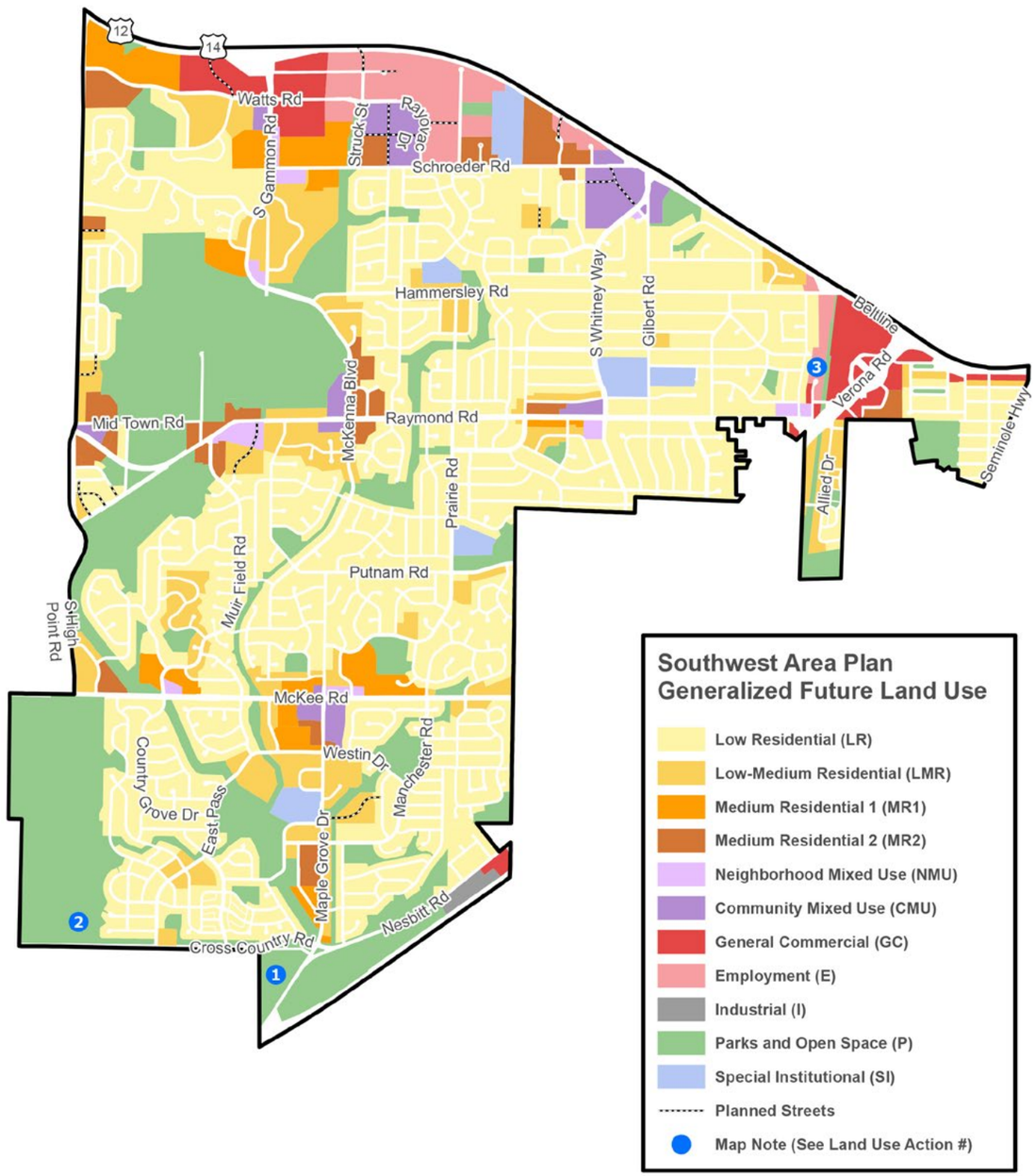


Recommended Future Land Use and Growth Areas

This Plan focuses on opportunities to create new mixed-use areas for neighborhoods, support additional development along key streets, and provide land for additional housing. The following land use concepts illustrate the redevelopment of property into mixed-use areas or the creation of new mixed-use areas. Development of the areas should adhere to the Transit-Oriented Development Principles identified in Appendix B of the Comprehensive Plan, even if the area is not currently served by transit.

As further detailed in the Neighborhoods and Housing chapter, the Madison area's housing shortage increases housing costs for all residents. The GFLU Map in this Plan re-designated some Employment and General Commercial land to allow mixed-use development to increase housing opportunities. This

1 Note: both the 2020 Census and 2025 population numbers were adjusted for the inclusion of Town of Madison land absorbed by the city in 2022



change was made in areas that are most suitable for residential development, considering factors such as proximity to parks and distance from highway pollution and noise. Remaining General Commercial (GC) or Employment (E) land uses are not appropriate for residential uses. These areas either lack housing-supportive features or are best suited for commercial and employment opportunities.

Town Lands Within the Southwest Area

The Generalized Future Land Use (GFLU) Map includes recommended land uses for some properties in the Town of Middleton and Town of Verona (see the Area boundary map in the Introduction). Redevelopment of these Town parcels should occur in Madison to ensure development can be efficiently served with City utilities and other City services. If development is proposed in town areas the City will provide advisory recommendations to Dane County on Plan consistency and apply its standards for land divisions within its extraterritorial plat approval jurisdiction.

- Madison and the Town of Middleton have approved a cooperative plan that specifies Town properties within the Southwest Area can be attached to Madison if requested by a property owner and approved by the Common Council. Any properties still remaining in the Town in 2042 will attach to Madison. City water and sanitary sewer are in close proximity to most of these properties.
- The City of Madison does not have an intergovernmental agreement or cooperative plan with the Town of Verona. However, many of the Town parcels closest to or surrounded by the city can be served by City water and sewer—particularly along Raymond Road and Cross Country Road. Development of those parcels should occur in the city to ensure that their development is consistent with existing city development.



The Extra Space Storage building was recently constructed on a Town of Middleton island at the east end of Seybold Road.

Land use categories

Images below illustrate types of development commonly found in each GFLU Map category. More information on each land use category can be found in the Comprehensive Plan.

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



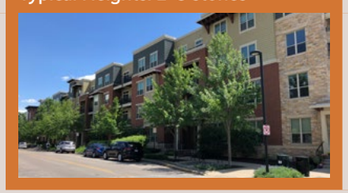
Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



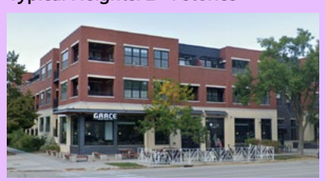
Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



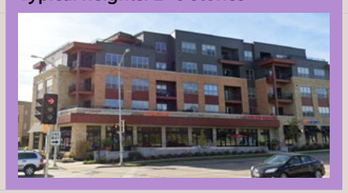
Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



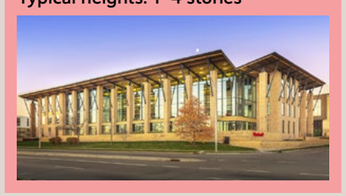
Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



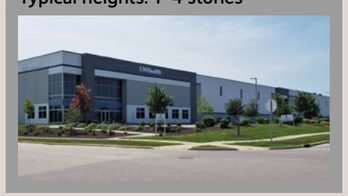
General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1–3 stories



Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1–4 stories



Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1–4 stories



Implementation and Development Regulation

Maximum Building Heights

The Comprehensive Plan provides height guidance for most land use categories. A select few land use categories do not have recommended height ranges or defer to this Plan to recommend heights. Recommending maximum building heights for these categories is intended to increase predictability and simplify the development review process by communicating recommended height limits in these areas. The maximum building height recommendations consider the intensity of development for each land use category, adjacent land uses, and desired development. The map below illustrates the recommended maximum height in stories. Refer to the Comprehensive Plan for guidance on areas without identified maximum heights on this map.

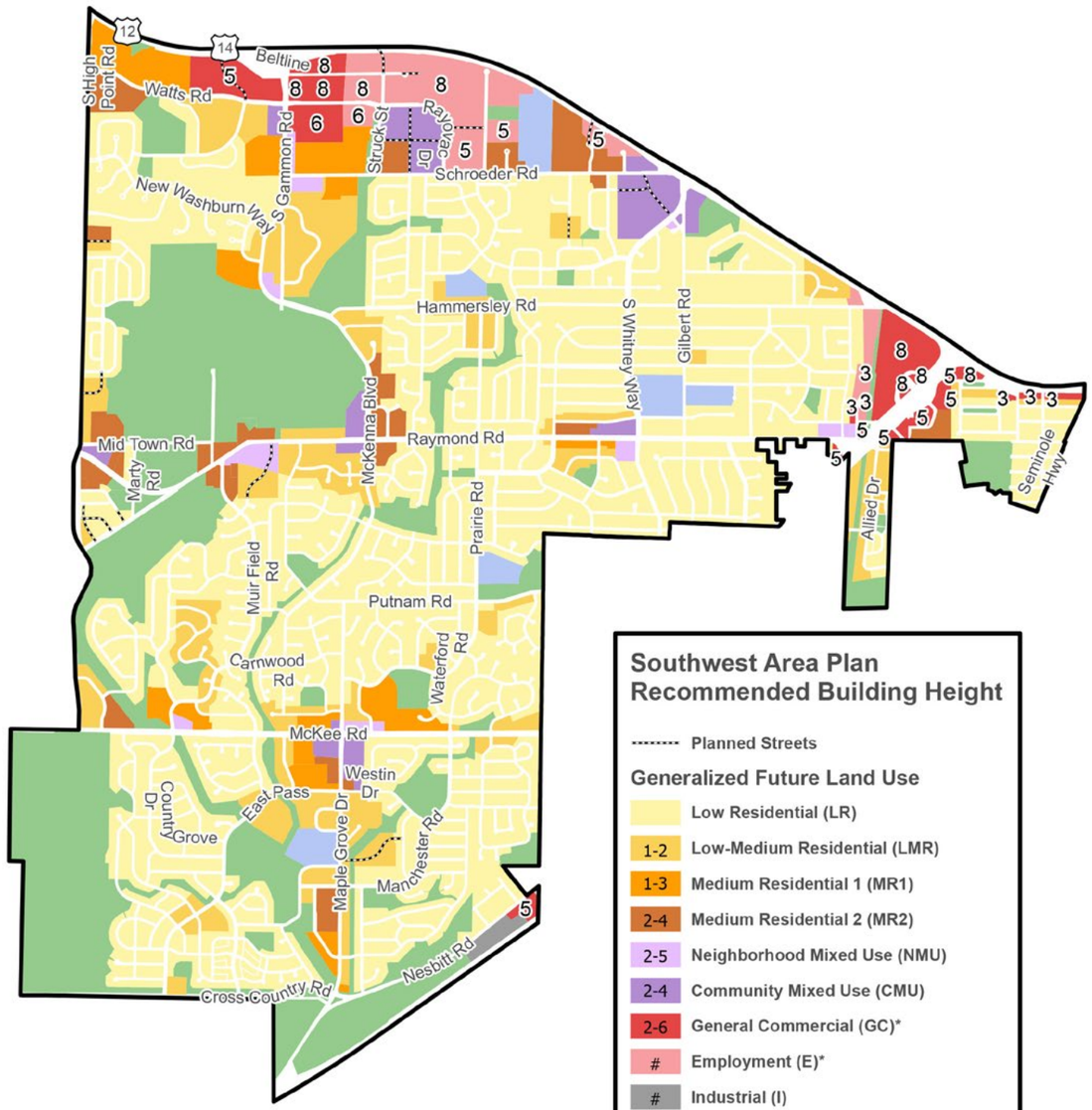
Commercial Core

The GFLU Map identifies several mixed-use areas, largely focused along Raymond Road, McKee Road, and Maple Grove Drive. These areas are planned for a mixture of residential, commercial, and employment uses within the larger area to achieve an active and vibrant place. Commercial Core areas should have a high level of urban design, which is addressed further in the Culture and Character chapter of this Plan.

While the Comprehensive Plan does not require each building in mixed-use areas to include a ground-floor commercial component, future buildings along Commercial Core frontages should have ground floor commercial uses (retail, restaurant, service, or office uses). These areas appear capable of supporting commercial spaces and are located at important intersections and along major streets.

Aligning Future Land Use and Zoning

While the GFLU Map establishes a vision and future development guidance, zoning regulates what specific uses are allowed and what can be built. Because of this difference, sometimes zoning and land use recommendations



* See map for maximum building height





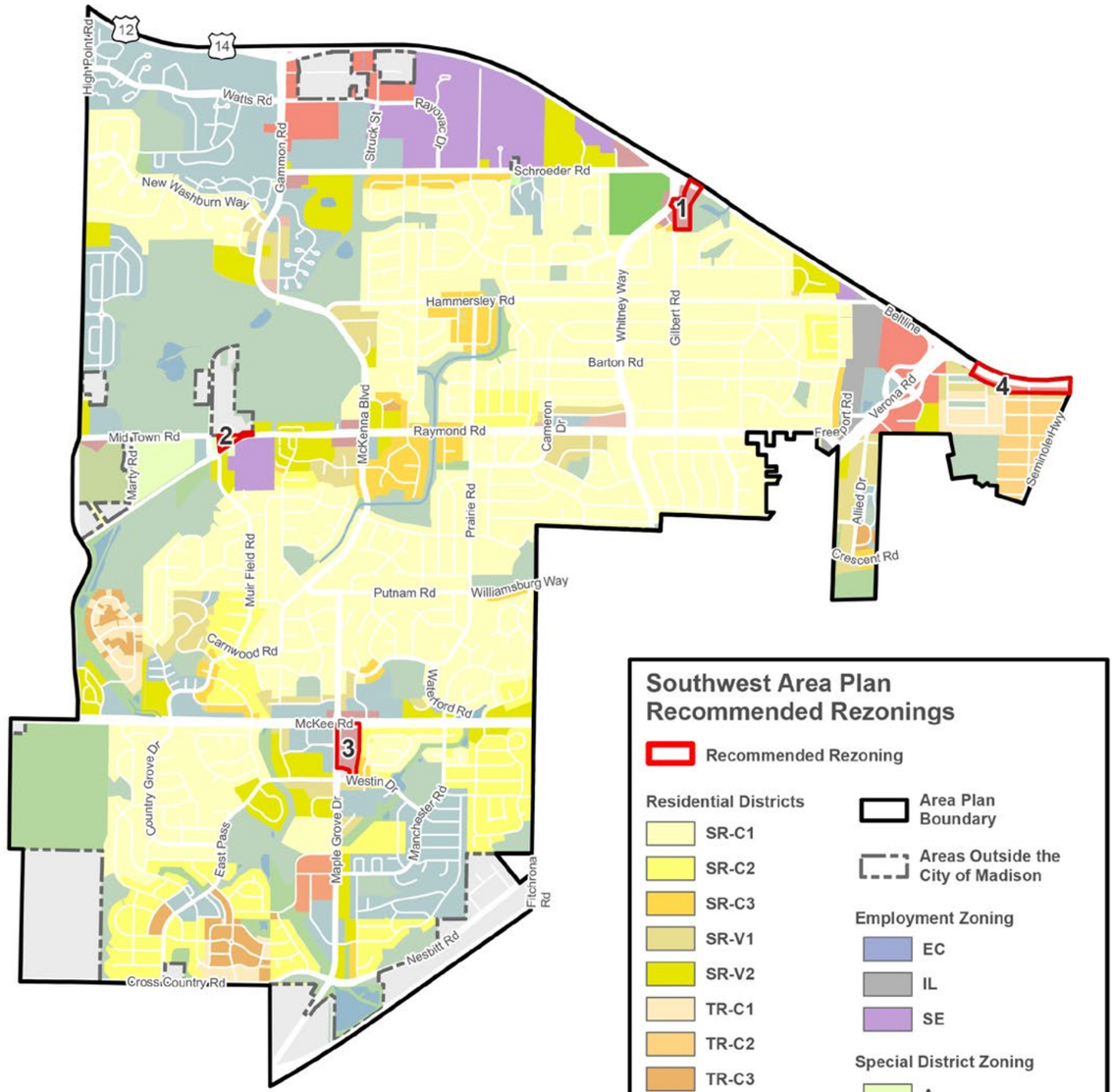


point in different directions. This Plan evaluated land use and zoning to identify potential conflicts. Action #3 identifies several properties for the City to initiate a change of zoning to ensure future redevelopment is consistent with this Plan's GFLU Map. Implementation of these zoning changes is a separate process that occurs after adoption of this Plan and includes further action by the Common Council. Zoning districts that can achieve similarly consistent outcomes may be considered instead of the proposed zoning district highlighted on the Proactive Rezoning map. These zoning updates will help ensure predictability for property owners and developers, reduce reliance on conditional use approvals, and support a stronger relationship between the Comprehensive Plan, Area Plans, and zoning code. Additional City-led rezonings may be proposed that are consistent with the GFLU Map to continue to advance the goals and actions in this Plan.

This Plan envisions retaining Employment- and General Commercial-designated land on the GFLU Map for those types of uses, with no further development of homes in those areas. The City desires maintaining options for additional employers to locate in an area that has far more residents of working age than jobs. Proximity to the Beltline and its interchange with Verona Road make the areas designated for Employment and General Commercial unsuitable for residential development due to lack of connectivity to adjoining residential neighborhoods, lack of access to park space, highway noise, and pollution. At the same time, the highway proximity that contributes towards making these areas unsuitable for residential development is a benefit for businesses seeking proximity to the 100,000+ vehicles that traverse the Beltline every day along portions of the Southwest Area's northern boundary.

Actions

1. Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer.



Development should dedicate parkland adjacent to the County open space. If developed, the City and developer should explore a land swap to allow development on current City-owned open space so it is closer to the existing neighborhood north of Cross Country Road.

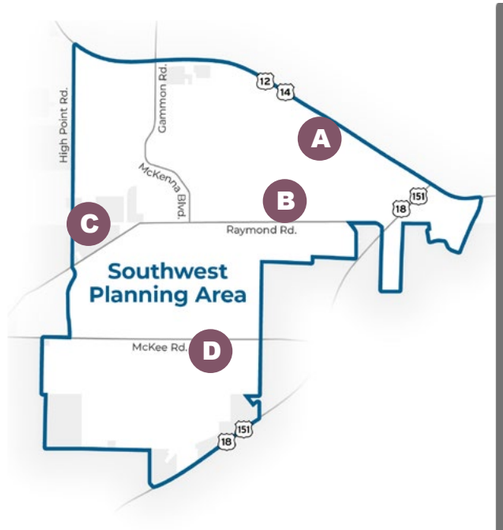
2. Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired.
3. The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed.
4. Rezone properties identified in the Recommended Zoning Changes map to implement the goals of this Plan and encourage development consistent with the land use recommendations in this Plan:

Site	Area	GFLU	Existing Zoning	Recommended Zoning	Notes
1	Gilbert / Whitney / Schroeder	Community Mixed-Use (CMU)	Suburban Residential–Varied 2 (SR-V2)	Commercial Corridor–Transitional (CC-T)	Encourage mixed-use redevelopment with new street configuration
2	Gammon / Raymond	Medium Residential 2 (MR2)	Agriculture (A)	Suburban Residential–Varied 2 (SR-V2)	Encourage medium-density development south of Elver Park
3	McKee / Maple Grove	Community Mixed-Use (CMU)	Planned Development (PD)	Commercial Corridor–Transitional (CC-T)	Transition auto-oriented development to higher density
4	Beltline and Seminole Hwy	General Commercial (GC)	Commercial Corridor–Transitional (CC-T)	Commercial Center (CC)	Combined with zoning code changes, discourage residential along Beltline frontage

5. Implement maximum building height recommendations shown on the Building Height Map during discretionary land use approvals by the Plan Commission.
6. Amend the zoning code to require ground floor commercial uses in the locations shown as Commercial Core on the GFLU Map.
7. Buildings fronting Commercial Core areas along Raymond Road, potential Schroeder Road realignment, and at the intersection of McKee Road at Maple Grove Drive, as shown on the GFLU Map, should be set back the minimum distance required by zoning to create an engaging and walkable street frontage.
8. Create new, or modify existing, zoning districts to implement the General Commercial and Employment land uses shown on the GFLU Map without allowing residential development (also see Economy and Opportunity Action #2).

Envisioning Change for Key Sites

These concepts are intended to convey important land use and site design principles to show one of many potential solutions



Low-Medium Residential: Mix of single-family homes, two-, three- and four-unit buildings, row/townhouses, and small apartment buildings (1-3 stories; 7-30 homes per acre)

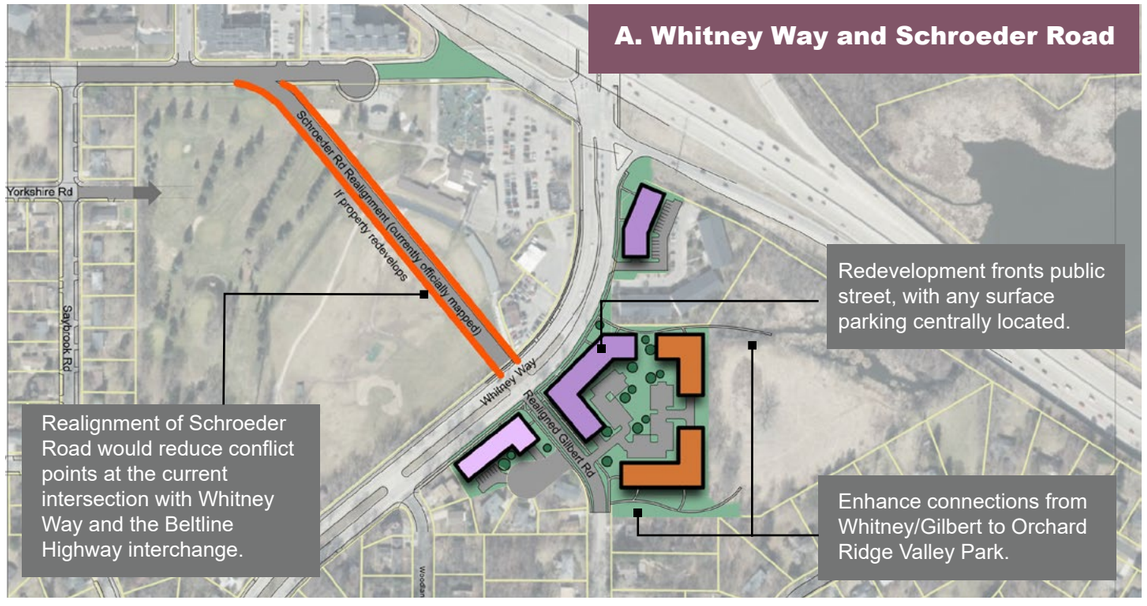
Medium Residential 2: Generally larger multifamily buildings or multifamily complexes, sometimes interspersed with other smaller housing types (2-5 stories; 20-90 homes per acre)

Neighborhood Mixed-Use: Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 homes per acre)

Community Mixed-Use: Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor (2-6 stories; up to 130 homes per acre)

Employment: Primarily for offices, research, medical, and similar job-focused uses, with only limited retail serving employees.

Commercial Core



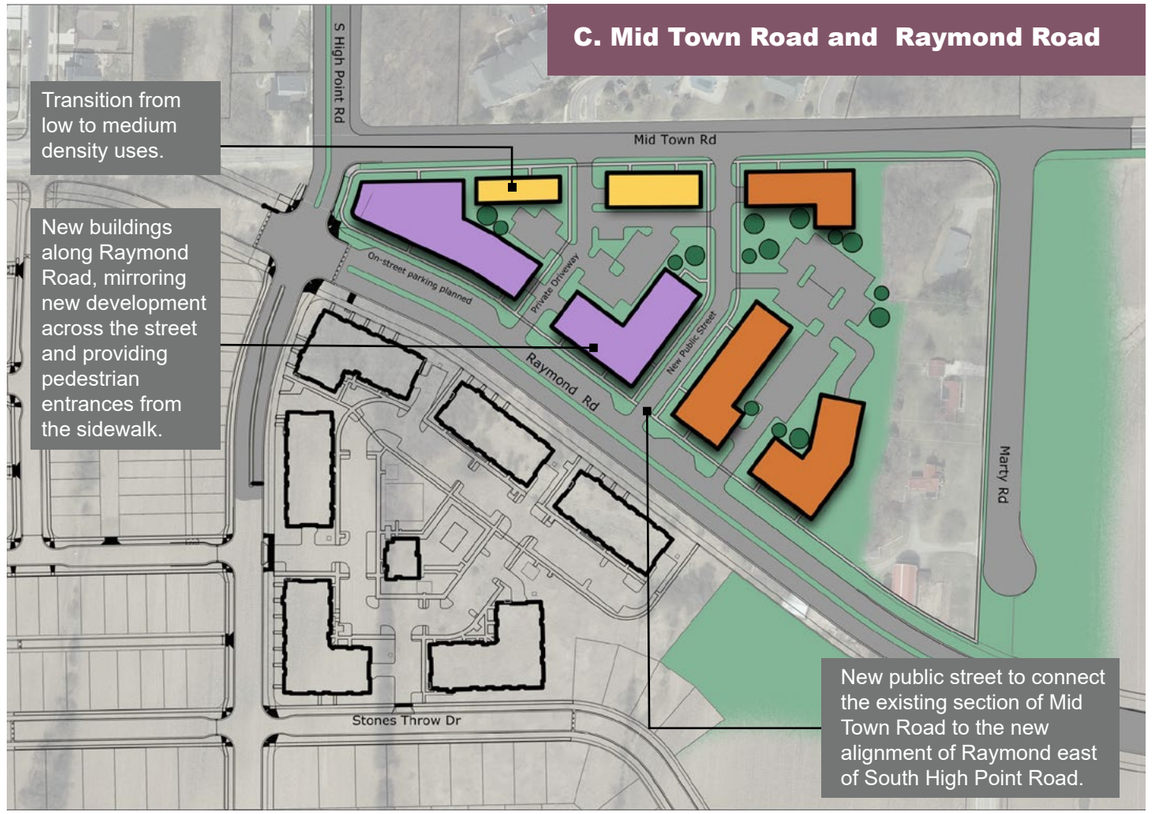
Whitney Way and Schroeder Road: Schroeder Road should be realigned to separate traffic from the Beltline interchange if Vitense Golfland chooses to redevelop. Ground floor commercial uses should front the realigned road, potentially with on-street parking, to create an engaging, pedestrian-friendly street frontage.



Meadowood Shopping Center: This concept positions buildings close to the street to reduce the auto-oriented feel of the street and to enhance walkability. Redevelopment would also ideally widen the sidewalk along Raymond Road, add pedestrian-scale lighting, pedestrian amenities, and landscaping features to create an inviting atmosphere.

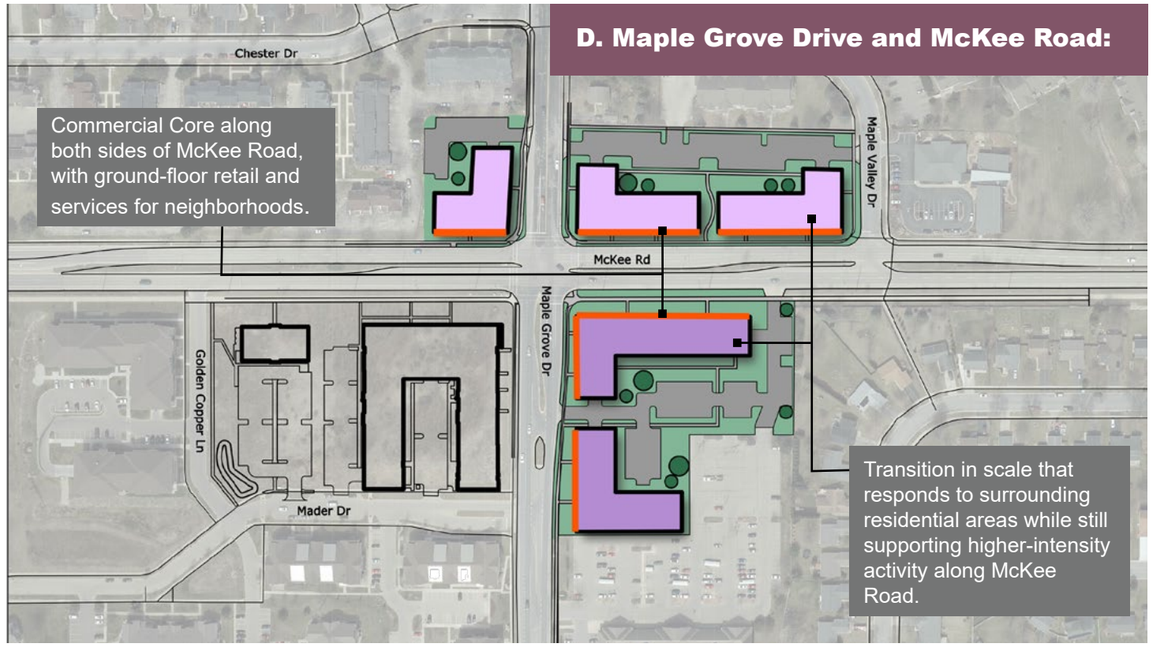
Development intensity is transitioned from townhomes along Russett Road to larger Community Mixed-Use buildings along Raymond Road. The mixed-use buildings frame the new internal street network and create opportunities for ground-floor commercial spaces, forming a concentrated Commercial Core along Raymond Road (see more on Commercial Core on page 19). Community feedback during the planning process emphasized the need for neighborhood-serving commercial and service uses along the Raymond Road frontage as an integral part of any redevelopment of this site.





Mid Town Road and Raymond Road: This concept shows a development pattern that integrates the reconfiguration of Raymond Road and the ongoing implementation of the 'Midpoint Meadows' neighborhood. It breaks up a potentially large block to create a more walkable, neighborhood-scaled street grid. The land uses shown include mixed-use and multifamily residential buildings.





Maple Grove Drive and McKee Road: This concept shows mixed-use redevelopment along McKee Road and Maple Grove Drive to provide a more vibrant activity center. Neighborhood Mixed-Use (NMU) is recommended on the north side of McKee, while Community Mixed-Use (CMU) is recommended on the south side. This would help create a more inviting, pedestrian-oriented frontage along both streets. Internal drive aisles, shared open spaces, and landscaped areas enhance circulation and create logical connections between buildings.



Transportation

Comprehensive Plan Goals

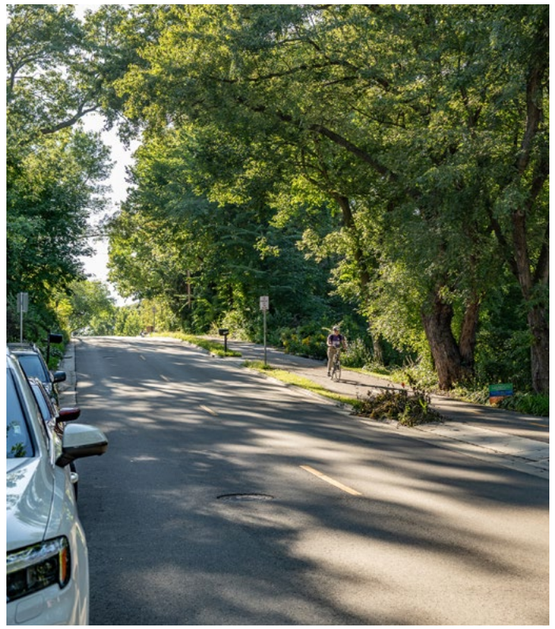
This Plan aims to advance the following goal from the Comprehensive Plan:

- Madison will have a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes.

The Southwest Area is bounded by two major transportation corridors: the Beltline Highway to the north and Highway 18/151 (Verona Road) to the east. McKee Road has the most traffic aside from those highways, followed by portions of McKenna Boulevard/Gammon Road, Whitney Way, Raymond Road, Maple Grove Road, and Schroeder Road. The Area has several bus routes with 30-minute service throughout the day: D1, D2, E, and H. Route 75 provides express service to Downtown and Epic in Verona. Even with multiple transit routes in the Area walking to the nearest stop can take 10–15 minutes from some sections of streets, like Hammersley Road and Williamsburg Way.

The bicycle network was significantly improved with the addition of the Hammersley Road path, which connects to the Southwest Commuter Path just south of a pedestrian and bicycle Beltline overpass. Bike lanes are present on major thoroughfares like Raymond Road, Seminole Highway, Gammon Road/McKenna Boulevard, and Maple Grove Drive, though the facilities are not often suited for All Ages and Abilities. There are also several gaps in the network that limit safe and comfortable bicycle travel. The sidewalk network in the Area is very good, with about 85% of streets having sidewalks on one or both sides. However, a few gaps do exist on major streets and in some neighborhoods.

Street Network



The Hammersley Road shared-use path ends by Brookwood Drive. This Plan shows a future extension to Elver Park.

The most prominent issue with the Area's street network is the lack of north-south connectivity. With the area fully built out, there are no opportunities to increase north-south connectivity, with the notable exception of possible cross-Beltline streets whenever the Wisconsin Department of Transportation (WisDOT) reconstructs the Beltline. That will be a significant benefit to safely accessing employment and services to the north for drivers, pedestrians, bicyclists, and transit riders. However, it won't alleviate the traffic that is sometimes forced to use residential streets like Putnam Road. The reconstruction of Verona Road/USH 151 in 2013–2014 improved regional traffic flow, but was detrimental to east-west connectivity and negatively impacted the commercial area to the east of the project.

Some major streets, such as Schroeder Road, Raymond Road, and McKee Road, present barriers for pedestrians. City- or County-imposed property access restrictions on Schroeder and McKee mean that some properties have backyards along major streets. Local streets tend to be more gridded in the northeast part of the Area. The west and south portions of the Area tend to have more curvilinear formats, with more cul-de-sacs and less interconnectivity.

This Plan recommends new street crossings of the Beltline, consistent with the West Area Plan. Other new streets north of Schroeder are also shown, most notably in the area bounded by Struck Street, Schroeder Road, and Rayovac Drive. Those connections would only be implemented if that area redevelops. The same is true for any extension of Pagham Drive from Muir Field Road to Raymond Road or connection between Maple Grove Drive and Basalt Lane. Other planned streets include a connection of Meadow Sweet Drive to High Point Road and completion of the street network in the developing area southwest of Elver Park. Two connections included in the City's Official Map are also shown: connecting Hampshire Place to Suffolk Road and a realignment of Schroeder Road if the Vitense Golfland (5501 Schroeder Road) property redevelops.



Raymond Road, shown here at the McKenna Boulevard intersection, can feel like a barrier for pedestrians.



The Beltline-Whitney Way interchange.

Beltline

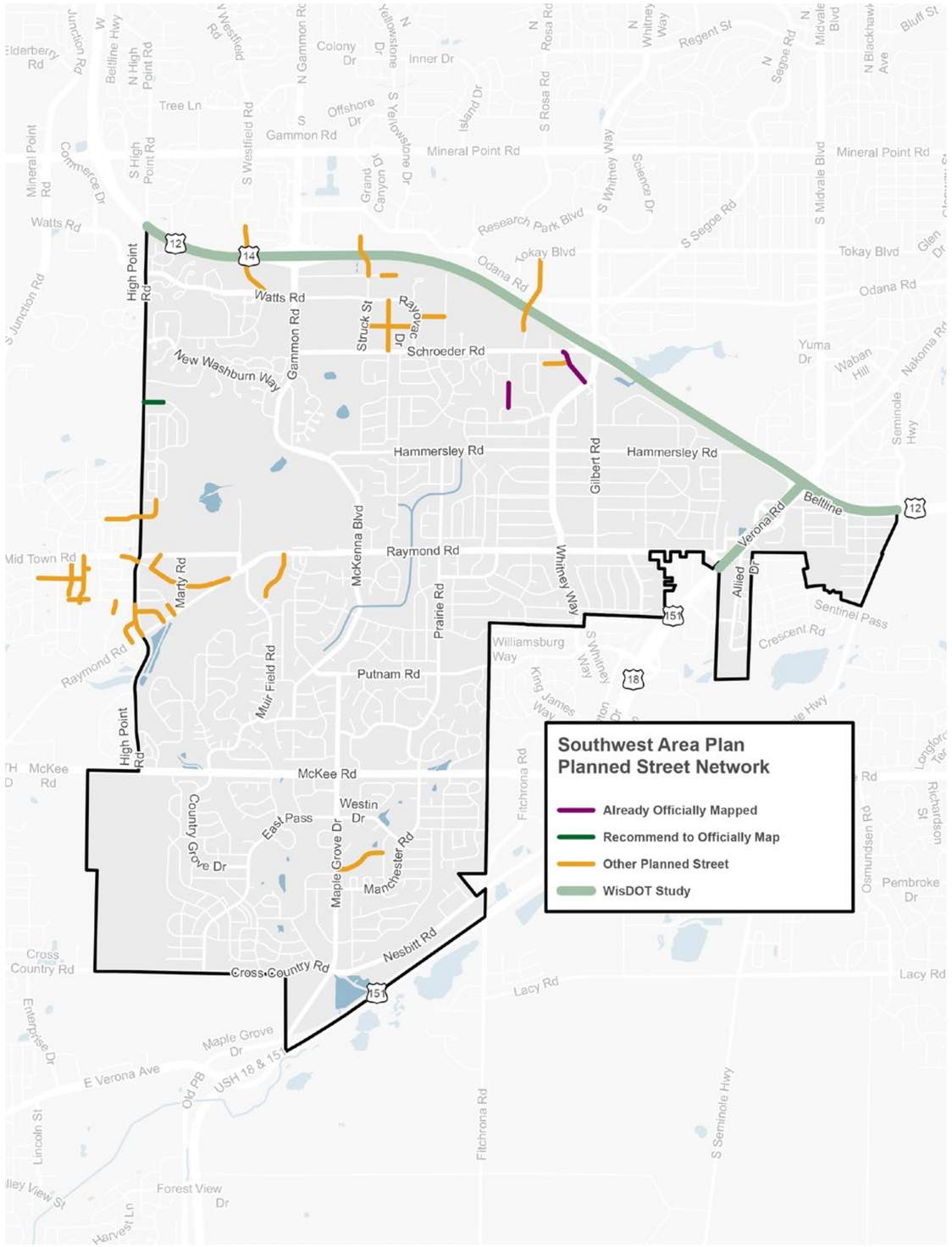
WisDOT has completed a draft Planning and Environment Linkages (PEL) report, solicited public feedback, and was revising the PEL as this Plan was being reviewed by City boards, committees, and commissions. The draft PEL reocmmended further study of a wide range of potential projects that could have a negative impact on the Southwest Area if they are implemented, such as:

- Demolition of 77 homes (13 single-family homes and 64 apartment homes) along Loruth Terrace, Whitcomb Drive, and Whitcomb Circle to expand the Beltline and build weave structures;
- Expansion of the Verona Road interchange, with associated property acquisition and building demolition (scenarios are under further study, but impacts on both homes and businesses could be significant, especially if a free-flow movement from the westbound Beltline to southbound Verona Road is sought);
- Expansion of the Gammon Road interchange, possibly with a "diverging diamond" interchange—a type of design which can be difficult for pedestrians and bicyclists to navigate;
- Expanding the Whitney Way interchange;
- Inducing additional traffic by adding capacity on the Beltline through additional general purpose traffic lanes and/or extension of the existing flex lane to the west.

The City Council passed a resolution on January 27, 2026 opposing Beltline and interchange expansion within the city. The resolution recognizes that the Beltline is a significant barrier within the city. It divides neighborhoods and limits safe and convenient connections for people walking, biking, using transit, and driving on local streets. Decades of transportation research demonstrates that adding travel lanes and expanding interchanges induces additional driving, increases vehicle miles traveled, encourages sprawl, increases traffic fatalities, and ultimately fails to provide long-term congestion relief. Expansion of the Beltline within the City of Madison would increase greenhouse gas emissions, funnel more traffic onto neighborhood streets, and exacerbate noise, air

What We Heard

1. Appreciation for the Hammersley Road shared-use path, with a desire to extend it further west to Elver Park.
2. Traffic calming is needed to address speeding, especially on many major streets like Raymond, Whitney, McKenna, and Schroeder.
3. Disconnected bike paths and missing sidewalks.
4. Lack of safe routes to school for students, dangerous intersections near schools.
5. Need for more protected bike lanes.
6. Need for better connections between neighborhood destinations, especially for bicyclists.
7. Lack of bus shelters.



quality, and negative safety impacts on nearby neighborhoods, including historically underserved communities.

The PEL does include a number of potential projects that would benefit local travel in and around the Southwest Area, including:

- An additional non-interchange street crossing of the Beltline between the Gammon Road and Whitney Way interchanges;
- A pedestrian/bicycle crossing of Whitney Way, just north of the Beltline;
- A shared-use path from the Southwest Path to the West Towne Path at Whitney Way, just north of the Beltline.

While these components would be beneficial to the Southwest Area and the city, they would not offset the overall detriment that the Beltline project represents if interchange and general purpose lane expansion is undertaken. Additionally, transit priority improvements the study shows at interchanges are anticipated to have little to no benefit to transit service, and the accompanying interchange and highway expansion would make the areas less friendly to pedestrians and bicyclists. The PEL's summary of recommendations does not show many cross-Beltline street and path connections included in City plans, such as those in the West Area Plan that are also integrated into this Plan. Cross-Beltline connections could be implemented without Beltline expansion.

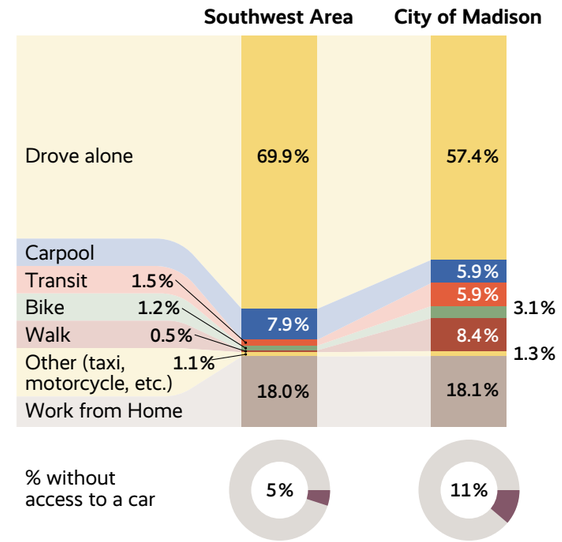
This Plan, through the Partnerships in this chapter, supports improved connectivity across and along the Beltline through adding:

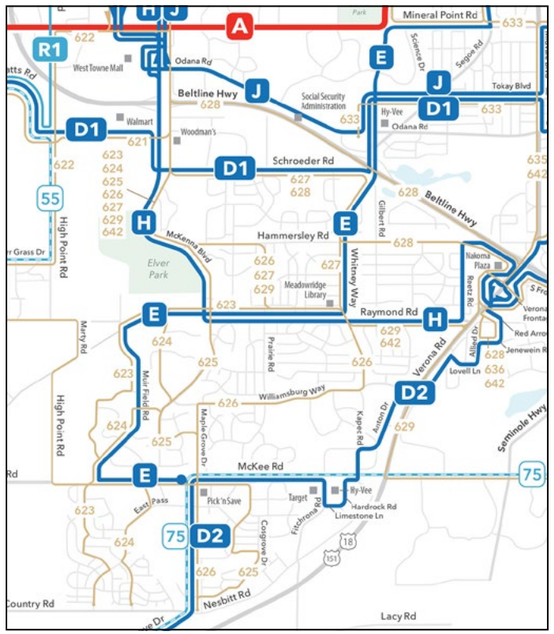
- Local street connections across the Beltline;
- Shared-use path connections across the Beltline;
- Additional pedestrian and bicycle infrastructure to increase safety at existing interchanges.

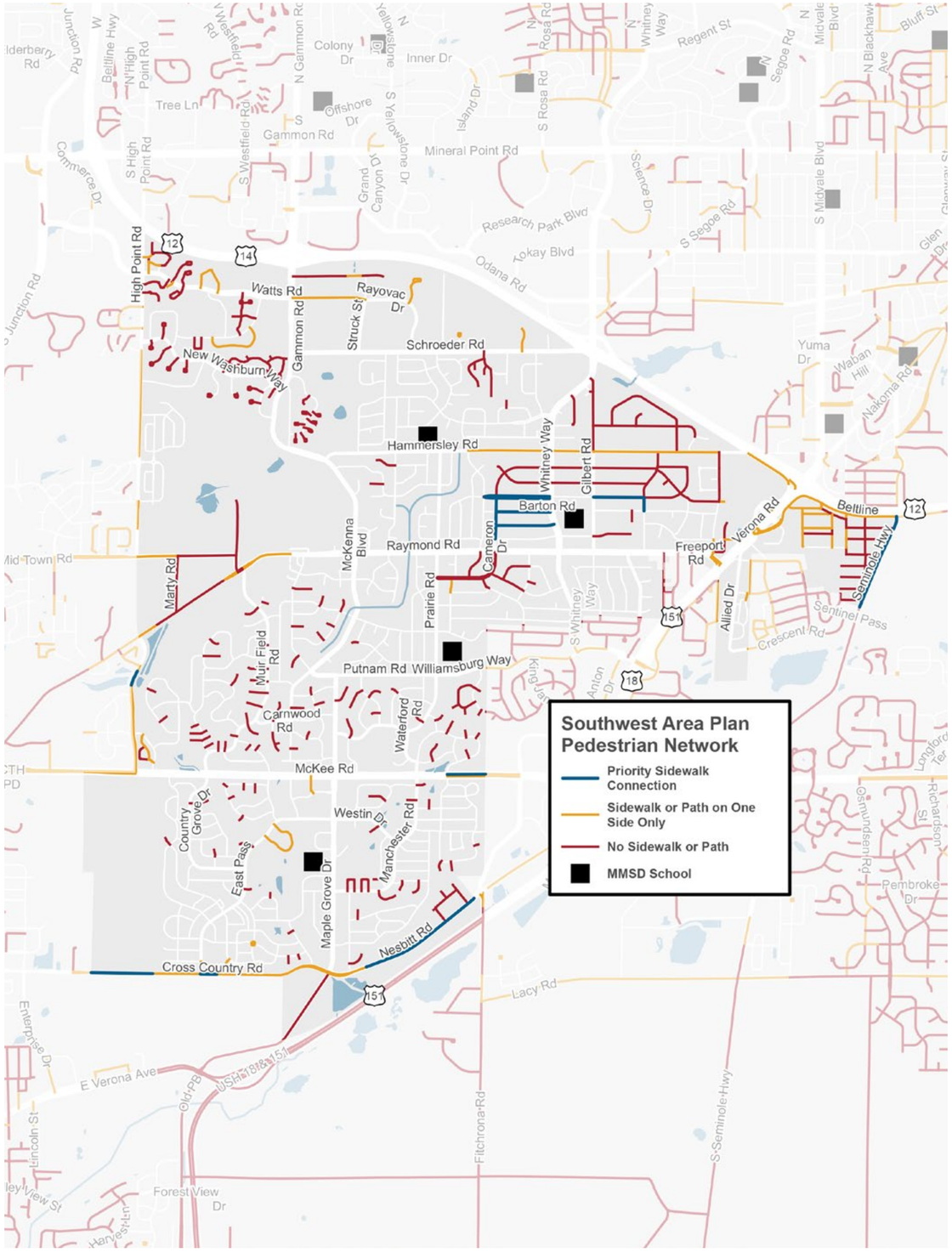
Transit

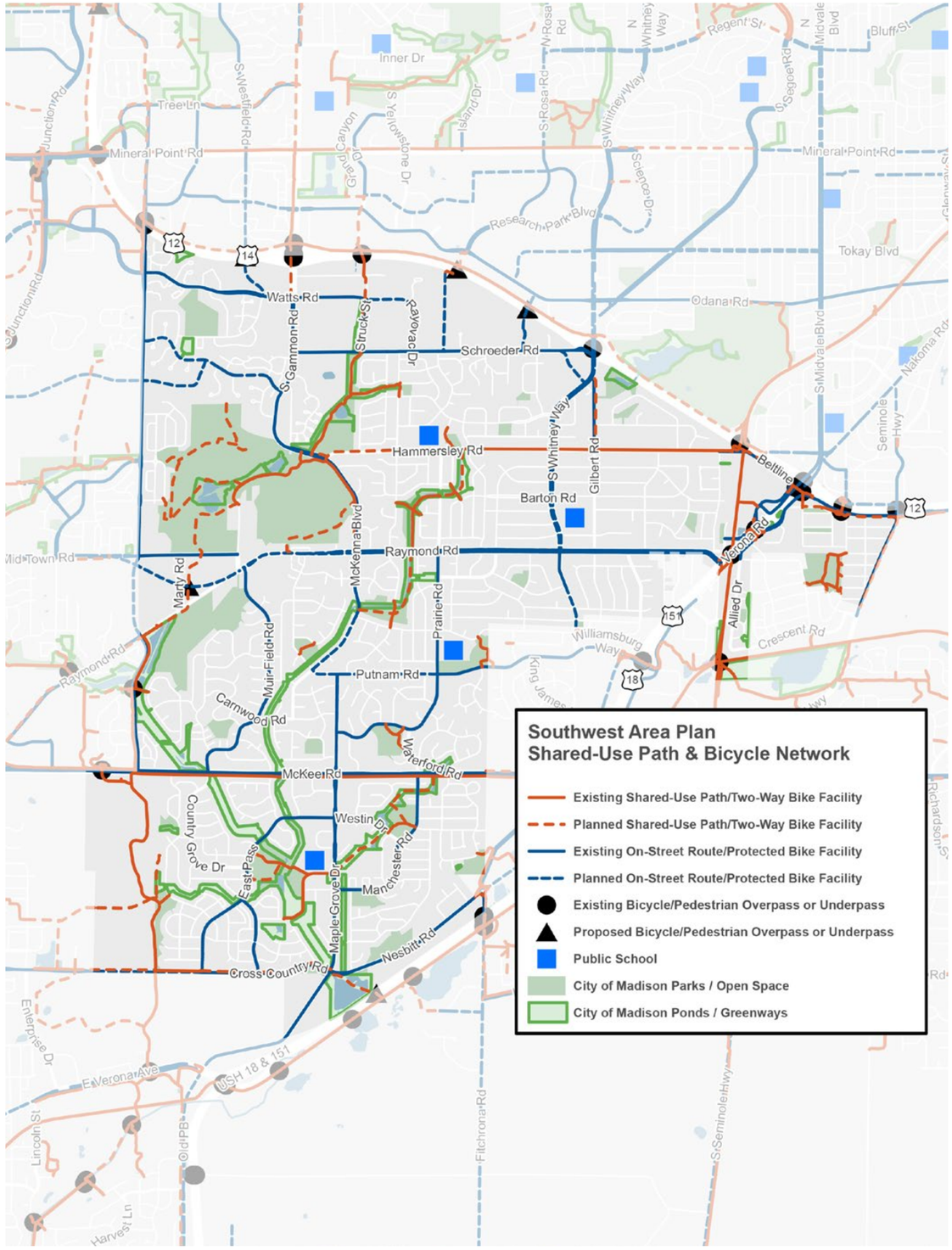
The 2023 Metro Transit Network Redesign reconfigured transit routes systemwide (see the Metro Transit Route Map). The reconfigured system reduced the number of routes and stops and increased bus frequency to improve reliability and efficiency. The Southwest Area has 30-minute service on routes D, E, and H. Peak hour service is available on routes 55 and 75. The Transit Network Redesign has led to mixed feedback from transit riders, with some preferring the new routes and service levels, while others prefer the old routes and stops.

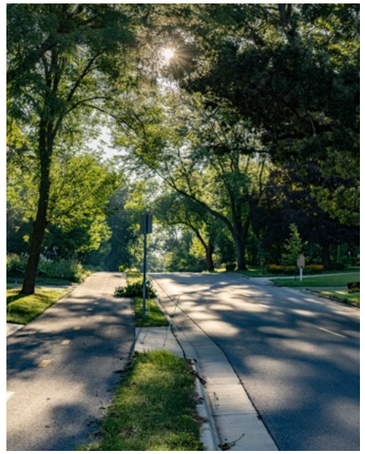
Commute to work






Southwest Area Plan
Pedestrian Network
Priority Sidewalk Connection
Sidewalk or Path on One Side Only
No Sidewalk or Path
MMSD School


Southwest Area Plan
Shared-Use Path & Bicycle Network
Existing Shared-Use Path/Two-Way Bike Facility
Planned Shared-Use Path/Two-Way Bike Facility
Existing On-Street Route/Protected Bike Facility
Planned On-Street Route/Protected Bike Facility
Existing Bicycle/Pedestrian Overpass or Underpass
Proposed Bicycle/Pedestrian Overpass or Underpass
Public School
City of Madison Parks / Open Space
City of Madison Ponds / Greenways



Controversial when initially proposed, the Hammersley Road shared-use path, completed in 2024, garnered a lot of positive feedback in the planning process.

Bike and Pedestrian Network

About 85% of the Southwest Area's street network includes sidewalks on one or both sides of the street. However, much of Orchard Ridge, Meadowood north of Raymond Road, and the eastern half of Allied Dunn's Marsh lack sidewalks on both sides of streets. It is City policy to add sidewalks as streets are reconstructed. Over time these areas will become safer, more enjoyable places to walk.

While many major streets include bike lanes or have parallel shared-use paths, some parts of the Area lack connectivity. Major streets that do have bike lanes, like Gammon Road and Raymond Road, can be uncomfortable for bicyclists due to heavy traffic and speeding and need improvements to become suitable for All Ages and Abilities. The Beltline significantly reduces bike and pedestrian options to the north and Verona Road reduces east-west bike and pedestrian options. Both funnel traffic to a limited number of interchanges/intersections, making those areas hostile to pedestrians and bicyclists by increasing traffic.

While there is good connectivity across the north-south greenway that runs through the middle of the Area from Hammersley Park to the Nesbitt–Maple Grove–Cross Country intersection, other greenspace in the Area lacks pedestrian and bicycle connectivity. Elver Park is difficult to access from the west and south, Greentree–Chapel Hills Park has no connections to the west, and Dane County's Badger Prairie Park only has access via Verona.



The area's shared-use path infrastructure was significantly boosted with the completion of a Hammersley Road path from the Southwest Path to Brookwood Road. Opportunities exist to further connect existing shared-use paths, though floodplain issues limit prospects for extending shared-use paths in some greenways.

Transportation Initiatives



The RRFB at McKenna Boulevard and Morraine View Drive helps pedestrians cross safely. Safe Streets Madison prioritizes improvements like RRFBs on a citywide basis.

The **High Injury Network** (HIN) map highlights street segments with elevated levels of serious injuries and fatalities. Areas where people tend to walk, bike and board transit are of particular concern because collisions between motor vehicles and people result in more serious injuries. The HIN includes parts of Schroeder Road, Gammon Road/ McKenna Boulevard, and Raymond Road.

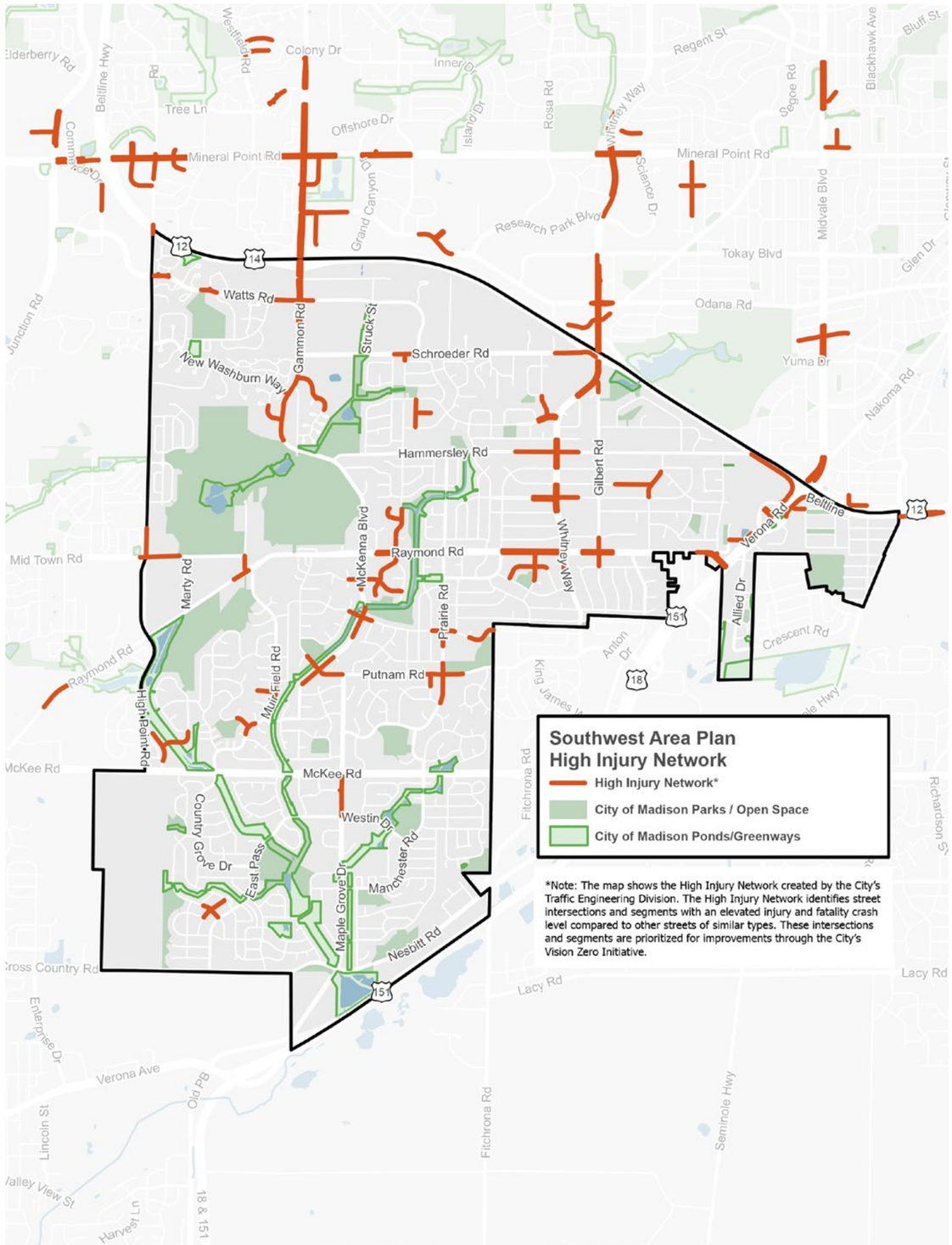
The City's Vision Zero campaign and Safe Streets Madison program focus on eliminating traffic deaths and serious injuries on city streets by improving public infrastructure. This Plan's actions complement these initiatives. Vision Zero's main goal is eliminating traffic fatalities throughout the city by 2035. This includes redesigning high injury and fatality street segments to slow vehicle speeds and make intersections safer for people walking, biking, and driving. Safe Streets Madison works towards Vision Zero's goal by funding traffic safety measures such as rectangular rapid flashing beacons (RRFBs), speed humps, mini traffic circles, and pedestrian refuge islands.

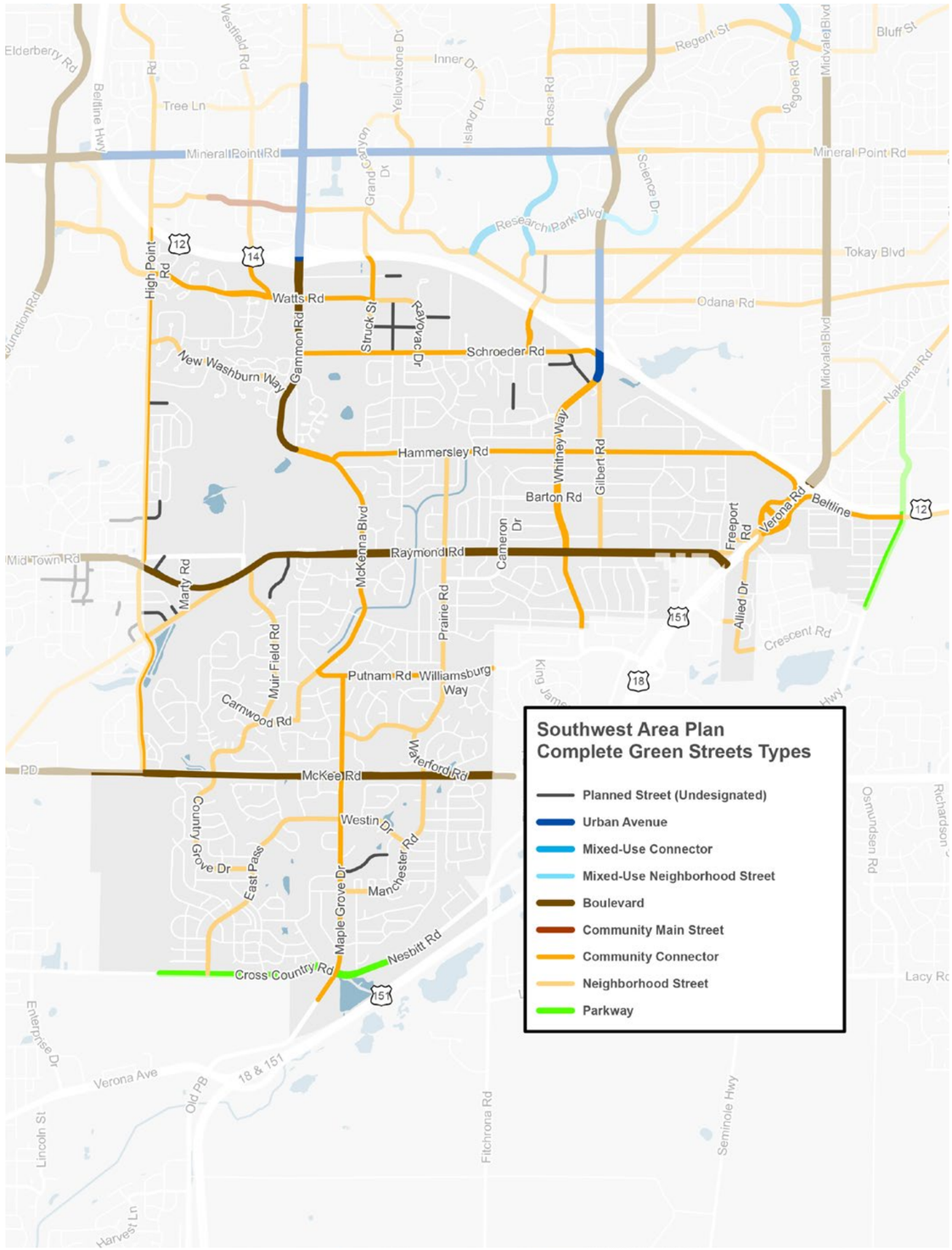
The City's **Pedestrian Plan** provides direction for policy, program, and safety improvements throughout the city.

The **All Ages and Abilities (AAA) bicycle network map** identifies streets and paths that are intended to provide a complete network of low-stress bikeways between neighborhoods, key destinations in the city, and to adjacent municipalities. Some streets or paths may need to be built or improved to provide low-stress connections, but the map serves as the long-range plan for a full network.

The City's Complete Green Streets Guide provides a consistent process for planning, designing, building, and operating streets in a way that better reflects community values and increases safety and equity. It establishes City policy for the design of streets, prioritizing various street users (pedestrians, transit, bicycles, cars, and parking), and provides context-based starting points for street design. It will help inform future decisions on the construction or reconstruction of streets in the Southwest Area.

The City's Sidewalk Program specifies that sidewalks must be installed on all new streets. All existing streets without sidewalks are evaluated for sidewalk construction when a street reconstruction or resurfacing project is designed. Installation of sidewalks separate from a reconstruction or resurfacing project is prioritized near activity centers like parks, schools, transit stops, and businesses where pedestrian volume is high. This Plan notes priority locations for new sidewalks in the Area. A 2022 policy change by the City shifted the cost of


Southwest Area Plan
High Injury Network
High Injury Network*
City of Madison Parks / Open Space
City of Madison Ponds/Greenways
*Note: The map shows the High Injury Network created by the City's Traffic Engineering Division. The High Injury Network identifies street intersections and segments with an elevated injury and fatality crash level compared to other streets of similar types. These intersections and segments are prioritized for improvements through the City's Vision Zero Initiative.
Mineral Point Rd
Watts Rd
Schroeder Rd
Hammersley Rd
Raymond Rd
Mid Town Rd
McKee Rd
Putnam Rd
Odana Rd
Tokay Blvd
Research Park Blvd
Regent St
Bluff St
Colony Dr
Tree Ln
Offshore Dr
Inner Dr
Island Dr
Rosa Rd
Whitney Way
Segoe Rd
Blackhawk Ave
Midvale Blvd
Science Dr
Grand Canyon Dr
Glen Dr
Yuma Dr
Nakoma Rd
Gammon Rd
Struck St
New Washburn Way
Gilbert Rd
McKenna Blvd
Prairie Rd
Marty Rd
Muir Field Rd
High Point Rd
Country Grove Dr
East Pass
Maple Grove Dr
Manchester Rd
Westin Dr
Nesbitt Rd
Verona Rd
Beltline
Allied Dr
Crescent Rd
Anton Dr
Fitchrona Rd
Seminole Hwy
Lacy Rd
Cross Country Rd
Verona Ave
Old PB
Lincoln St
Enterprise Dr
Valley View St
Harvest Ln
18 & 151
Elderberry Rd
Beltline Hwy
Westfield Rd
Commerce Dr
Junction Rd
McKee Rd
Fitchrona Rd
Richardson St
King James Way


Southwest Area Plan
Complete Green Streets Types
Planned Street (Undesignated)
Urban Avenue
Mixed-Use Connector
Mixed-Use Neighborhood Street
Boulevard
Community Main Street
Community Connector
Neighborhood Street
Parkway
Mineral Point Rd
Watts Rd
Schroeder Rd
Hammersley Rd
Raymond Rd
Mid Town Rd
McKee Rd
Putnam Rd
Williamsburg Way
Odana Rd
Tokay Blvd
Research Park Blvd
Regent St
Bluff St
Tree Ln
Inner Dr
Island Dr
Rosa Rd
Yellowstone Dr
Grand Canyon Dr
Science Dr
Segoe Rd
Midvale Blvd
Nakoma Rd
Gammon Rd
Struck St
Raymond Dr
New Washburn Way
Gilbert Rd
Whitney Way
Barton Rd
McKenna Blvd
Cameron Dr
Freeport Rd
Verona Rd
Beltline
Prairie Rd
Marty Rd
Muir Field Rd
High Point Rd
Carnwood Rd
Waterford Rd
Country Grove Dr
East Pass
Maple Grove Dr
Manchester Rd
Westin Dr
Nesbitt Rd
Cross Country Rd
Allied Dr
Crescent Rd
Fitchrona Rd
Seminole Hwy
Lacy Rd
Verona Ave
Old PB
18 & 151
Lincoln St
Enterprise Dr
Harvest Ln
Elderberry Rd
Beltline Hwy
Westfield Rd
Junction Rd
Osmundsen Rd
Richardson St

sidewalk installation from assessments of adjoining property owners to the City as a whole.

The Transportation Improvement Program (TIP) plans out major City-led transportation-related projects over a five year horizon. It does not include projects led by WisDOT, which maintains the Beltline and USH 151, or Dane County, which maintains McKee Road (County Highway PD). The two major Southwest Area projects planned between 2026–2031 are the connection of High Point Road between Mid Town and Raymond, starting in 2026, and the realignment of Raymond Road west of Muir Field Road, starting in 2030.

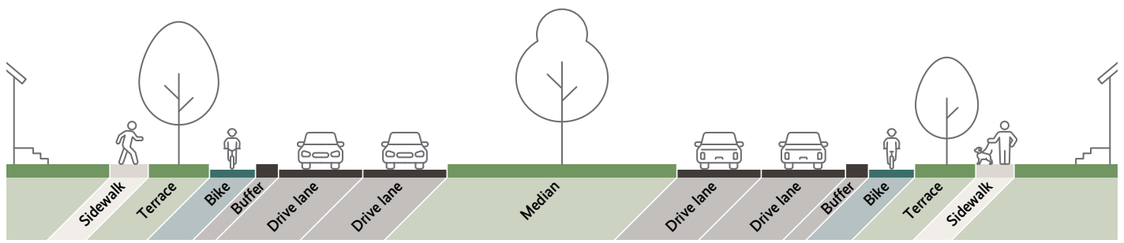


Seminole Highway has substantial bicycle and car traffic, but the current design includes standard bike lanes that do not meet All Ages and Abilities standards.

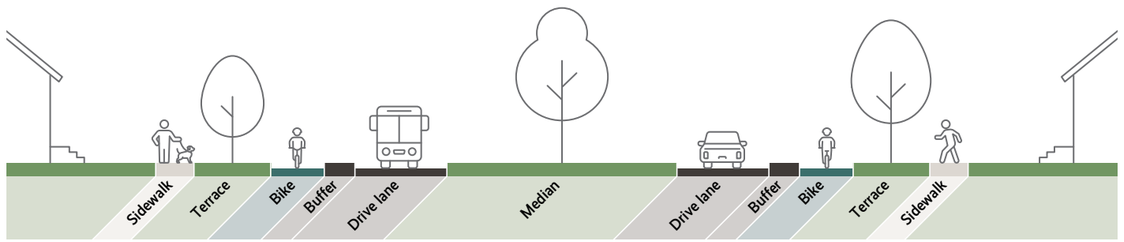
Actions

Pedestrian and Bicycle Network

1. Close gaps in the sidewalk network shown on the Sidewalk Network Map through the Safe Streets Madison Program, as streets are reconstructed, and as priority sidewalk additions along major streets and close to schools can be constructed.
2. Create a shared-use path on Gilbert Road between Hammersley Road and Whitney Way by removing bicycle lanes to narrow the street.
3. Upgrade existing on-street bicycle facilities shown on the Existing on Street Bike Lane Upgrades map to meet All Ages and Abilities (AAA) standards.
4. Add separated bike lanes on Whitney Way (see diagrams below):
   a. North of Hammersley Road, where the street is wider and the traffic count is higher, the lanes should replace little-used on-street parking.
   b. South of Hammersley Road, where the road is narrower and the traffic count is lower, the lanes can replace currently unmarked asphalt where it is unclear whether the space is meant to be a travel lane, parking lane, or bicycle lane (see diagrams below).



Whitney Way north of Hammersley Road



Whitney Way south of Hammersley Road

5. Increase pedestrian and shared-use path connectivity to and through Elver Park, especially from the south and west, as part of the upcoming Elver Park Master Plan (see the Green and Resilient Chapter for more on Elver Park).
6. Monitor changing traffic patterns on existing streets as the Midpoint Meadows and Hill Valley neighborhoods are developed. Make adjustments to existing streets and intersections to improve pedestrian, bicyclist, and traffic safety if/as needed.
7. Improve the safety of pedestrian crossings along Manchester Road by adding bump outs, continental crosswalks, and Rectangular Rapid Flashing Beacons (RRFBs) in key locations.
8. Extend the existing shared-use path along Hammersley Road west to Elver Park.



Connectivity to Elver Park from neighborhoods to the west and south is lacking.

Street Connectivity and Traffic Circulation

9. Undertake the grant-funded Safe Streets for All review of Schroeder Road to develop a detailed list of improvements to reduce speeding and improve safety for drivers, pedestrians, and bicyclists. Improvements may include such things as narrowing the street at select locations, traffic calming, reviewing Rayovac Drive and Forward Drive for the potential addition of an all-way stop or traffic signal, and adding flashing beacons at frequently used pedestrian crossings.
10. If Vitense Golfland redevelops, realign Schroeder Road away from the Beltline–Whitney Way interchange onto the officially mapped corridor through the property (see the Planned Street Network map and Land Use Chapter, Concept C).
11. Reconfigure South High Point Road to have one travel lane in each direction, with a center turn lane and separated bike lanes.
12. Raymond Road:
    a. Short-term: Increase pedestrian and bicyclist safety and decrease speeding by adding bump outs at intersections, RRFBs, and through other incremental measures using Safe Streets Madison and possible grant and/or TIF funding.
    b. Long-term: Evaluate the road for a possible reduction in the number of travel lanes after the planned Raymond–Mid Town connection is made.
13. Improve safety along Woodington Way by:
    a. Working with Madison Metropolitan School District (MMSD) to evaluate improvements to pedestrian access to Hammersley Road to provide an alternative to student pickup and drop off along Woodington Way.
    b. Working with MMSD to evaluate safe routes to school improvements to improve safety for students walking and biking to school, making pickup and drop off by automobile less necessary.
    c. Evaluating expansion of current parking restrictions along the street.
14. Coordinate with MMSD to integrate on-site bus/car pickup/drop off at Toki and Orchard Ridge schools as the District implements school reconstruction projects.



South High Point Road.



The Maple Grove–Nesbitt–Cross Country intersection is planned for conversion from a four-way stop to a roundabout.

15. Install a roundabout at the intersection of Cross Country Road, Maple Grove Drive, and Nesbitt Road.
16. Officially map the extension of Meadow Sweet Drive from its current dead end to connect with High Point Road.

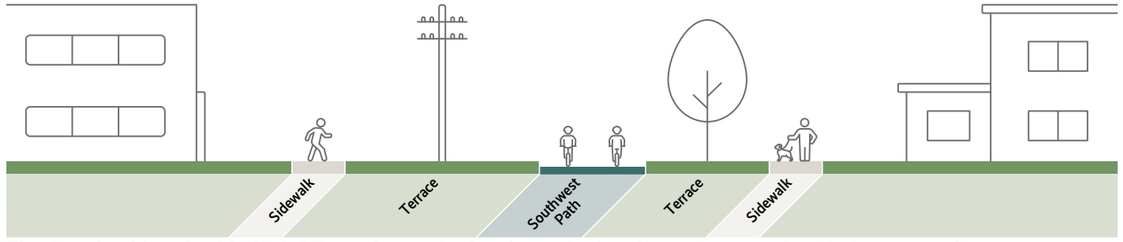
Transit

17. Install additional bus shelters, including at:
    a. Raymond Road at Whitney Way (stops 8512 and 8937).
    b. Allied Drive at Jenewein Road (stops 4446 and 4547).
    c. Red Arrow Trail at Verona Road (stops 4716 and 4861).
18. Study the feasibility of restoring transit service along Hammersley Road.
19. Add buses on Route D to address crowding during high-use times.

Partnerships

A. Work with the WisDOT to:
    i. Improve conditions for pedestrians and bicyclists at the Whitney Way interchange.
    ii. Improve conditions for pedestrians and bicyclists at the Gammon Road interchange.
    iii. Add a street connection across the Beltline from Kessel Court to Odana Road.
    iv. Add a street connection across the Beltline from Watts Road at Kottke Drive into West Towne.
    v. Add a street connection across the Beltline from the Seybold-Struck intersection to Grand Canyon Drive.
    vi. Add a pedestrian-bicycle overpass or underpass of the Beltline at the end of Forward Drive.
    vii. Improve bicycle connectivity at the Verona Road/Beltline interchange by adding a shared-use path from the Verona Road underpass to the Southwest Path overpass to the west and adding a shared-use path from the Verona Road underpass to Seminole Highway to the east.
    viii. Increase pedestrian, bicycle, transit, and car connectivity across Verona Road as part of any future WisDOT projects in the area to reduce the east-west barrier that Verona Road has been for decades. Future changes should aim to reduce vehicle speeds and enhance safety for all users by expanding connections to the local street network, narrowing lanes, and incorporating traffic calming measures. Any further WisDOT construction should extend the local arterial of Midvale Boulevard south to Raymond Road to connect the neighborhoods east and west and support businesses. Work should minimize encroachment of the interchange into adjoining areas. The City supports a solution that fully buries the highway through this corridor to reduce impacts on neighborhoods and allow an at grade urban arterial street. The City does not support any hybrid highway-arterial road configurations, such as diverging diamond designs, for the interchange.
    ix. Improve street trees and landscaping along Verona Road and Verona/Beltline frontage roads as part of any future WisDOT projects in the area.

B. Work with B-Cycle and private partners or sponsors to expand bike share service to the Southwest Area, focusing on major bike routes, like the confluence of the Southwest Path and Hammersley Path, and major community hubs, like the Meadowood Shopping Center and Elver Park.



The City should work with WisDOT to enhance the Southwest Path to better integrate it with the surrounding area.

Neighborhoods and Housing

Comprehensive Plan Goals

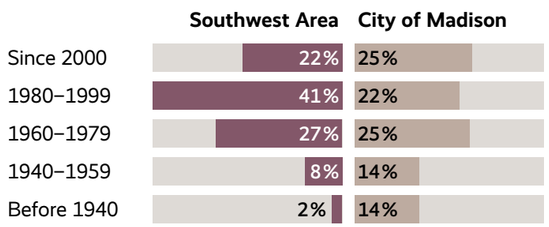
This Plan intends to advance the following goals from the City's Comprehensive Plan:

- Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.
- Madison will have a full range of quality and affordable housing opportunities throughout the city.

This Plan seeks to strengthen neighborhoods in the Southwest Area and provide for a range of quality housing to a variety of income levels. Madison's strong job market and high quality of life have led to consistent population growth. However, a limited housing supply leads to limited housing options and high housing costs. With Madison anticipated to add over 100,000 new residents between 2020 and 2050—or about 3,800 new residents per year—housing supply issues may continue despite ongoing efforts to improve housing availability.

The Comprehensive Plan directs a majority of future growth to occur as infill and redevelopment. Madison is gradually losing the ability to expand outwards and extending City services for development at the edge of the city is costly. For these and other reasons, the City's ability to accommodate growth through redevelopment is increasingly important.

% of housing by construction date



Source: American Community Survey 2018–2022 5-Year Estimate table B25034



The Derby Apartments added new affordable housing on Atticus Way.

The Southwest Area has opportunities for some new housing in close proximity to jobs, shopping, services, and transit. There is also an opportunity to diversify the Area's housing stock, which includes many areas comprised solely or almost entirely of single-family homes. Additionally, parts of the Area include low-density commercial land uses. Some of the redevelopment in the Area will occur on these auto-oriented commercial sites and underutilized parking areas, which does not displace current residents.

It is important to have housing options to accomodate all stages of life as existing residents age and young residents move to Madison (an increase of approximately 14,000 more 20- to 40-year-olds in the past ten years). A mix of 2-, 3-, and 4-bedroom units for families should be thoughtfully included, especially near schools and at affordable prices.

Affordability

The need for housing affordable to low- and moderate-income households was a common issue identified by participants during the planning process. The Southwest area is relatively affordable compared to many parts of Madison. Of the twelve Area Plan geographies covering the city, seven **have higher average values for single family dwellings and eight have higher median rents than the Southwest area.**[1] The Area's median rent of $1,317 per month is slightly lower than Madison's median rent of $1,364.[2] However, as younger residents and renters report, there are concerns that this is changing and that the Area is becoming less affordable for residents.

New lower cost or subsidized housing should be in areas that already have a high level of resources and amenities, including transit. This includes areas along Schroeder Road, Raymond Road, South Gammon Road, Maple Grove Road and McKenna Boulevard. It can be more cost-efficient to preserve existing housing stock that is affordable rather than to build new low-cost housing. As prices rise, this housing may be lost altogether if additional housing is not built to meet demand. State statutes and court decisions do not allow the City to enact rent control or require new developments include affordable housing.



The townhomes on Theresa Terrace were constructed by the Community Development Authority on the site of a dilapidated duplex. It added new Missing Middle housing in the midst of an existing neighborhood.

Mix of Housing Types

In addition to larger multifamily buildings constructed in activity centers and corridors identified in the Comprehensive Plan's Growth Priority Areas Map, lower-impact residential development can occur in existing lower-density residential areas through the addition of smaller buildings often referred to as the "Missing Middle." These building types are designed to fit within predominantly single-family residential areas. On the recommended GFLU Map, Low-Medium Residential areas are primarily intended to accommodate Missing Middle. Missing Middle housing types can also be added to Medium Residential 1 areas and in Low Residential areas, especially those located near activity centers or along transit corridors.

In addition to the different physical characteristics of housing, such as size of units and number of units in a building, it is also important to include both ownership and rental options. Co-housing, condominiums, housing cooperatives, and community land trusts can provide further housing choices to residents.

Approximately 75% of Southwest Area Plan survey participants report that the availability of affordable housing is an important factor in their neighborhood choice.

Survey results also showed lower-income respondents and younger adults are more likely to view affordable housing as a high priority, while older and higher-income groups show lower perceived importance.

Key housing-related frustrations amongst focus group participants included rising rent costs and long waitlists for affordable and accessible units.

Complete Neighborhoods

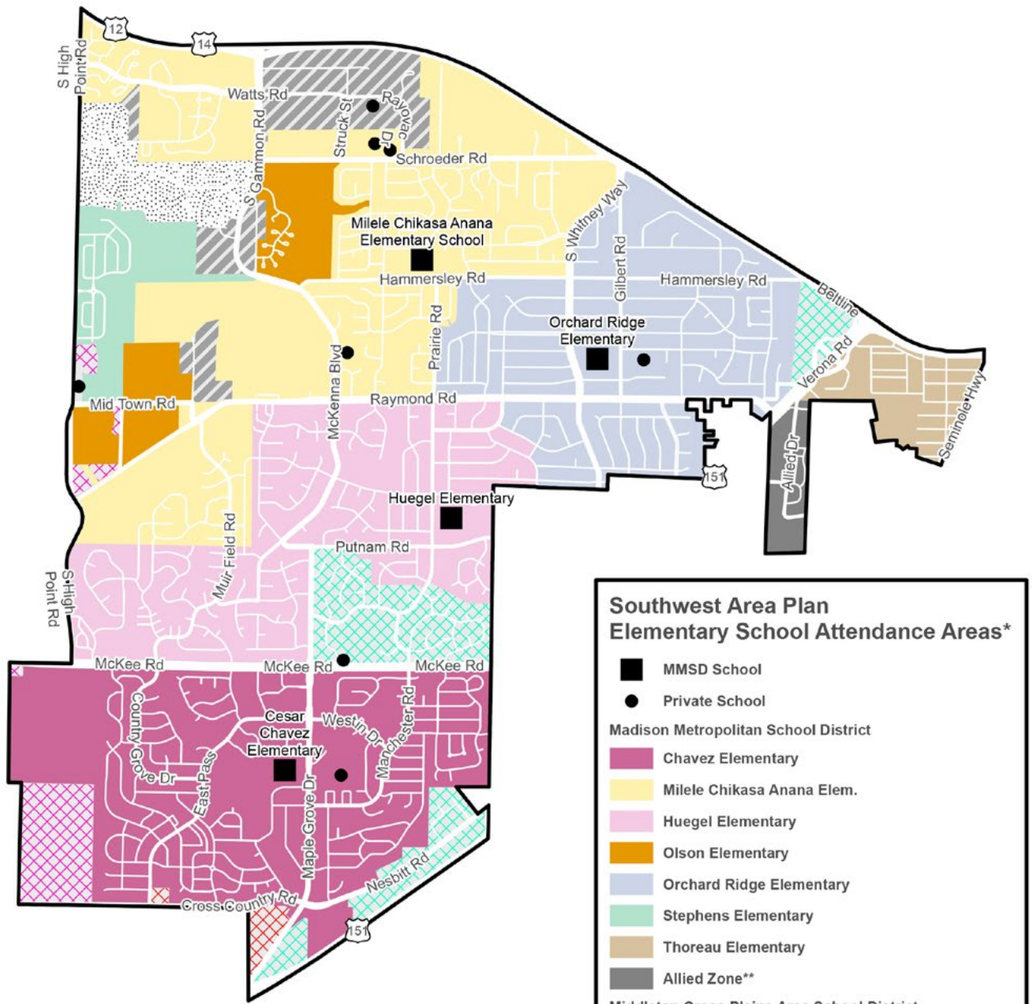
Awareness and access to existing community programs and services, especially for youth and seniors, is important for neighborhood health. There are many different community organizations and facilities in the Area serving resident needs (see the Community Gathering Places map in the Culture and Character chapter). The area includes three community centers, eight food pantries, an employment center, a library, health and wellness groups, a senior center, and many centers of worship.

Schools are also catalysts for establishing strong neighborhoods, as children's activities, daily social interactions, and community projects create connections. The Southwest Area has a strong network of schools, with five in the Madison Metropolitan School District (see School Attendance Areas Map). A challenge is that the Area is served by three different school districts, which can lessen community connection and cohesion among families and neighbors.



Akira Toki Middle School is one of five MMSD schools embedded in Southwest Area neighborhoods.

1 Madison Neighborhood Indicators Project 2024
2 American Community Survey 2023 5-year estimate



Southwest Area Plan
Elementary School Attendance Areas*

- MMSD School
- Private School

Madison Metropolitan School District
- Chavez Elementary
- Milele Chikasa Anana Elem.
- Huegel Elementary
- Olson Elementary
- Orchard Ridge Elementary
- Stephens Elementary
- Thoreau Elementary
- Allied Zone**

Middleton Cross Plains Area School District
- Sauk Trail
- West Middleton

Verona Area School District
- Country View
- Stoner Prairie
- Sugar Creek

* 2025-2026 School Year
** Students living in the Allied Dr area have the option of attending Crestwood or Stephens for elementary school.

Note: School districts control all school attendance area boundaries and periodically review and adjust them. This map is included for reference. For the current boundaries check with the school district.

Access to healthy food is another important contributor to complete neighborhoods. Two full-service grocery stores are located within the Area, with several more just outside the planning boundary. There are also several smaller convenience stores, multicultural grocers, and a number of food pantries in and around the Area. Additionally, there are community gardens in five Area parks and two centers of worship. Despite these valuable resources, there are still some neighborhoods with gaps in food access and food options that represent the diversity of cultural backgrounds.

Housing Initiatives

One of the City's most effective ways to increase the supply of affordable owner-occupied homes in the Area is through the Community Development Authority and its initiatives like construction of the Theresa Terrace townhomes and Mosaic Ridge development with 22 single-family homes in the Allied Neighborhood.

The Affordable Housing Fund (AHF) and Tax Increment Financing (TIF) programs are the City's primary tools for impacting affordable rental housing development by providing financial assistance. The AHF is especially impactful when used in cooperation with the Wisconsin Housing and Economic Development Authority's Low-Income Housing Tax Credits. CDD also provides financial support to smaller scale, non-tax credit affordable rental developments like housing cooperatives.

Regarding concerns about housing conditions, property maintenance and building upkeep, the Building Inspection Division provides a wide range of services. Residents can access these services by using the City's Report a Problem system. Building Inspection also conducts community outreach to inform residents and partner organizations about available services and how to report property concerns.

Actions

1. Work with developers to encourage larger apartment units and to preserve units large enough to support larger families (three or more bedrooms) in proximity to schools.
2. Encourage and incentivize development of "Missing Middle" housing types in Low Residential (LR) and Low-Medium Residential (LMR) areas on the GFLU Map, especially in areas near schools, parks, shopping, and transit service, through Zoning Code changes and city-initiated rezoning.
3. For new housing partially funded by the City (through the City's Land Banking program, Affordable Housing Fund, or Tax Increment Districts), work with partners to distribute housing at costs affordable to a variety of households throughout the Southwest Area, with a focus on the transit corridors of Raymond Road, Schroeder Road, South Whitney Way, South Gammon Road, and McKee Road.
4. Expand homeownership opportunities in the Allied–Dunn's Marsh Neighborhood by developing townhomes or other small to mid-size housing types, particularly on the City-owned property located at 2359 Allied Drive.
5. Complete the programmed building inspection project in the Allied/Carling Drive area and monitor the general area in proximity to Elver Park to ensure healthy, safe and well-maintained housing.

Missing Middle housing is a range of multi-unit or clustered housing types scaled between single-family detached houses and larger apartment buildings, such as rowhouses, small multifamily buildings, tiny homes, bungalow courts, courtyard apartment buildings, accessory dwelling units, and live-work buildings.

Complete neighborhoods are neighborhoods that include a range of housing types and costs, neighborhood-serving businesses, stores, and services; schools, and places of worship. Neighborhood components are ideally accessible by foot, bicycle, or transit through a network of well-connected streets and blocks, usable public spaces, and a system of connected parks, paths, and greenways.

Affordable housing is housing for which the occupants are paying no more than 30 percent of gross household income for housing costs, including utilities. Households with housing costs exceeding 30% of income are considered housing cost-burdened. The City of Madison's direct and development subsidy programs are primarily designed to reduce housing cost burdens for renter households with incomes at or below 60% county median income (CMI) and for owner-occupied households at or below 80% CMI.

The City of Madison **Community Development Division's Housing Development & Financing Program** provides loans to for-profit and non-profit housing developers for the construction and rehabilitation of new income and rent-restricted affordable rental and owner-occupied housing.

What We Heard

1. Lack of affordable housing is a concern.
2. Concern about poor maintenance of rental properties and issues with absentee property owners.
3. Desire for townhouses, condos, and mixed-income housing.
4. Appreciation for aging in place but concern about rising rents and property taxes forcing older adults and low-income families to move out.
5. Appreciation for walkable neighborhoods with nearby services, parks, and schools.
6. Need for more mixed-use redevelopment.
7. Emphasis on community centers and libraries serving as lifelines, not amenities, providing job access, technology, and social services for people with disabilities.
8. Desire to add mental health support and multi-age programming to community spaces.
9. Appreciation for existing resources and services, such as Allied Wellness Center, Meadowood Health Partnership, New Bridge, and Joining Forces for Families.
10. Lack of youth programming and recreational activities.

Partnerships

A. Encourage expanding programming in community rooms of new housing development, neighborhood centers, and area schools through partnerships with the schools, Madison Metropolitan School District, and Madison School and Community Recreation. Programs could include: English as a second language (ESL) classes, high school equivalency (GED), tutoring, and after-school and summer educational/recreational activities.

B. Work with Allied Wellness Center, Allied Dunn's Marsh Neighborhood Association, and the City Community Development Division's Community Resources Unit to add services for elders in the Allied Dunn's Marsh Neighborhood such as social events, mental health support, home maintenance assistance, and the like.

C. Work with area community groups to expand youth recreation, middle and high school trade workshops, and programs that help build community and social-emotional support in the Allied Dunn's Marsh Neighborhood.

D. Help foster connections and mentorship between neighborhood leaders and people who seek to build connections and create a greater sense of community in their areas.

E. Work with area recreational facilities in and near the Southwest Area (John Powless Tennis Center, Madison Ice Arena, Odana Golf Course, Ridgewood Swimming Pool, Vitense Golfland, Westside Swim Club, YMCA) to increase access to recreational opportunities by securing scholarships for area youth.

F. Explore increasing the use of Toki and Orchard Ridge schools for youth and adult classes after-school, evenings, and weekends

G. Expand after school programming at Elver Park Neighborhood Center.

H. Work with community stakeholders to locate a community center in the Southwest Area when/if:

   i. Existing community buildings, such as MMSD schools and the City-owned 1233 McKenna Boulevard, are not adequate to meet community needs for programming.

   ii. Community support for a center is demonstrated through organization around fundraising for center construction and operations.

Community was Key to Starting WPCRC

The Southwest Area includes five community centers, an employment center, and an array of community-based organizations and centers of worship that support residents. Through this Plan and other initiatives, some people have asked that a community center also be built at Elver Park, often citing a facility like Warner Park Community Recreation Center (WPCRC) as a goal.

The story of Northsiders wanting a community center at Warner Park goes back many years. However, things really came together in the late 1980s and 1990s. At that time the Northside was experiencing difficulties like increased poverty, drug use, and violent crime. Committed neighborhood residents took the initiative and began working with the city on the Northport–Warner Park–Sherman Neighborhood Plan. Their goal was to lay out a vision and action steps for what they wanted the Northside to be like in 10 years. A key to the plan was having enough recreation and meeting space to meet residents' needs.

While the plan was underway, a group of residents and community organizations started the Northside Planning Council (NPC). NPC began as an umbrella group for the area's many neighborhood associations and it also published the Northside News to keep residents informed of WPCRC progress and encourage them to make donations.



The community's advocacy campaign built a groundswell of support that led the Common Council to approve $3.65 million for WPCRC, $210,000 of which came from the neighborhood plan's Community Development Block Grant funds. In the subsequent four years, the Northside raised an additional $809,000 for construction.

WPCRC opened in 1999 with a gymnasium, fitness center, game room, craft rooms, meeting rooms, and community rooms for rent. The City completed an expansion of WPCRC in December 2025 with a second multi-purpose gym and the ability to add a pool and other amenities in the future.

Economy and Opportunity

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will have a growing, diversified economy that offers opportunity for businesses and residents to prosper.
- Madison will have equitable education and advancement opportunities that meet the needs of each resident.

The Southwest Area has 13.3% of the city's population, but only 3.5% of the city's jobs (Census On The Map 2022). Jobs in the area are heavily concentrated in two main sectors: retail trade (businesses like Home Depot, Woodman's, and Walmart) and health care (mainly Exact Sciences). Employment is concentrated along the Beltline, especially north of Schroeder Road between Whitney Way and Gammon Road, and west of the Beltline–Verona Road interchange. A regional retail destination (West Towne Mall) and employment center (University Research Park) are just north of the Area. Dane County's largest private employer, Epic Systems, is about 2.5 miles to the west of the Area, in Verona.

Exact Sciences, a provider of cancer prevention tests, has become the major employer within the Southwest Area—and a major success story for Madison and Dane County—with their facility between Schroeder Road and the Beltline. The property was the headquarters of Rayovac before the company changed its name to Spectrum Brands and constructed a new headquarters in Middleton. While there were inquiries about redeveloping the property into housing after Rayovac moved, the City maintained the employment use for the property. That enabled Exact's acquisition of the property and its expansion in the Southwest Area. Without Exact Sciences' growth there would be far fewer jobs in the Area.



Exact Sciences is a major employer in the Southwest Area.



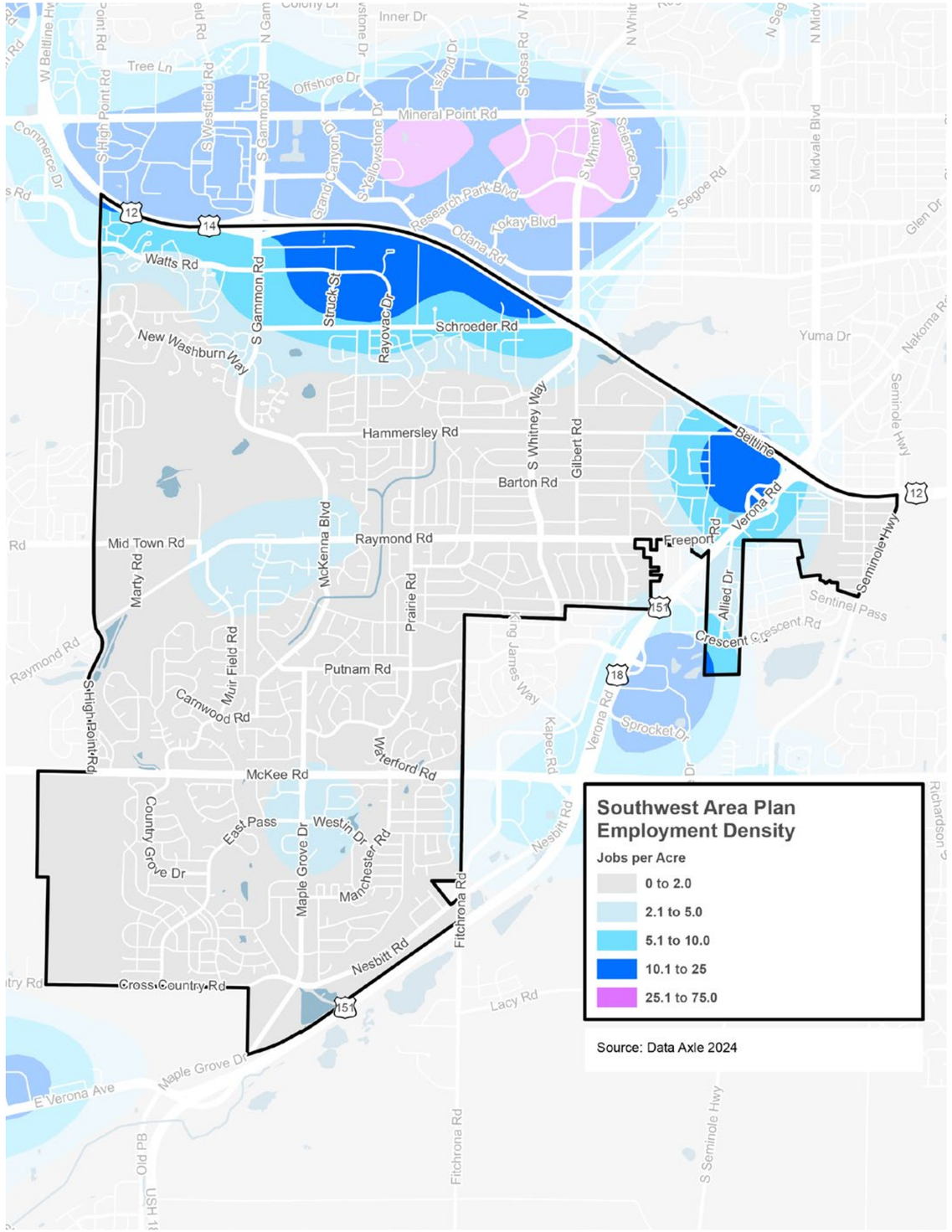
The City provided a grant to help Luna's Groceries open in 2018 near Allied Drive, creating a place for groceries in a food desert that resulted after Cub Foods closed in 2012.

Madison has consistently invested in the economic development of the Southwest Area. Three prominent examples include:

1. Providing tax increment financing (TIF) assistance for Exact Sciences to repurpose and expand the former Rayovac headquarters, adding hundreds of jobs.
2. Purchasing the property at 1233 McKenna Boulevard and working with the Urban League of Greater Madison to set up the Southwest Employment Center, which offers a computer lab, job application assistance, community meeting space, and job readiness classes.
3. Providing a Healthy Retail Access Program grant of $157,735 to assist in the opening of Luna's Groceries in the Allied Drive area. Luna's has addressed a food desert resulting from Cub Foods' closure in 2012.

Office Development

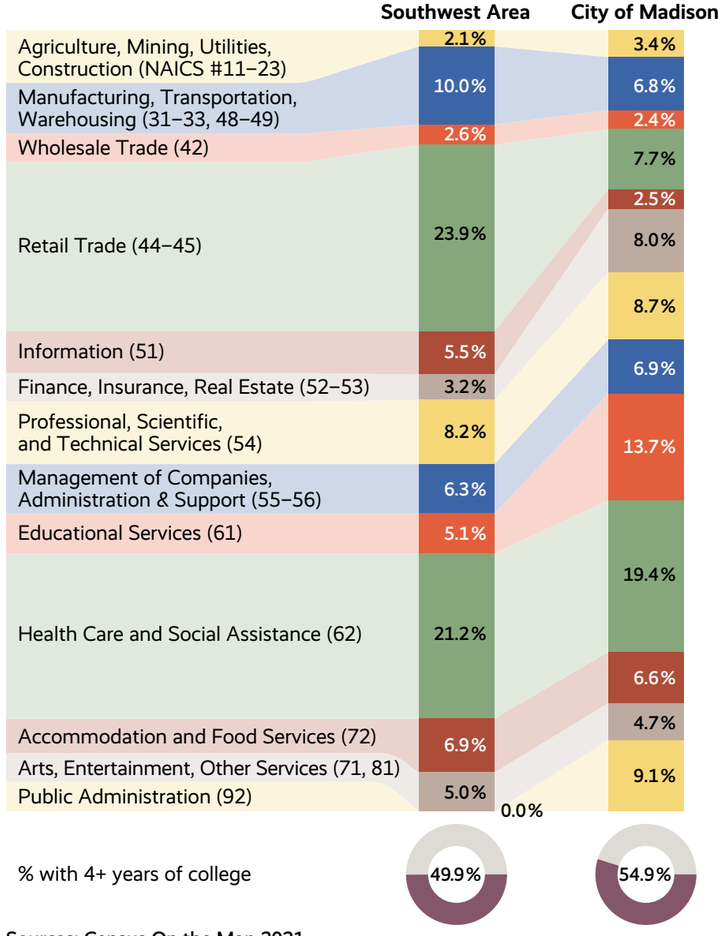
Outside of Exact Sciences' major investment in expanding the former Rayovac headquarters, there has not been any significant activity in the office market over the past 20+ years. Beyond some small office buildings scattered close to the Beltline between Whitney Way and Gammon Road, there is little office space within the Southwest Area.



What We Heard

1. Desire for more living wage jobs within the Area.
2. Desire for more neighborhood-scale mixed-use areas with small businesses and restaurants.
3. Need for more job training programs and employment options for entry-level workers.
4. Desire to expand options for youth employment, summer jobs, and business incubators to foster entrepreneurship.
5. Concern about grocery affordability in food deserts and predatory pricing at local corner stores.

Jobs within area, by major sector



Sources: Census On the Map 2021
ACS 5-year estimate (2023) table S1501

Seybold Road/Watts Road and Town of Middleton Islands

As Madison has expanded west (see the Annexation History map in the Introduction) there are two Town of Middleton "islands" along Seybold and Watts roads that have become surrounded by city development. Property owners in these islands may opt to annex to the City at any time to secure City services. Property remaining in the Town in 2042 will be absorbed into the City under a cooperative plan.

The Town areas lack infrastructure common to development in the city, like sidewalks, terrace trees, stormwater management, and water utility service. The City anticipates upgrading infrastructure in the area when properties join Madison.



Town of Middleton islands along Seybold and Watts Roads are shown above, with City of Madison land shaded white.

With its proximity to and visibility from the Beltline, the City envisions the area continuing to host employment and commercial development. Such uses along the Beltline will provide long-term employment opportunities for not only the Southwest Area, but the entire west side of the city as it continues to see rapid residential growth. Some of the buildings in the area are aging, which will likely lead to increasing interest in redevelopment. The density of development, especially for employment uses, should increase as properties redevelop. The City may opt to create a tax increment district in the area to support non-assessable infrastructure upgrades and/or to fill redevelopment financing gaps consistent with City tax increment finance policy.

Service and Retail Sector



Southwest Area retailers like Home Depot, Woodman's, and Walmart attract shoppers from the West Side.

While West Towne Mall attracts much of the retail and restaurant market with its variety of businesses, there are several stores in the Area that draw customers from around the West Side of Madison. Home Depot at the Verona Road–Beltline interchange is a major retail destination. Woodman's, At Home, and Walmart near Watts and Gammon Road all attract shoppers from adjoining areas. Other retailers and restaurants are also clustered along the Beltline frontage due to visibility and easy access for both the region and the Area. There are a few small retail clusters in the Area, such as the Pick-n-Save and Walgreens at McKee and Maple Grove and Meadowood Center at Whitney and Raymond. While some of these areas are experiencing vacancies, they provide important neighborhood services and should maintain a meaningful commercial component even if redeveloped in the future. Neighborhood support of existing small retail/restaurant locations will both maintain the areas as desirable options for



The Tuxedo Apartments at Schroeder Road and Whitney Way replaced a former restaurant.

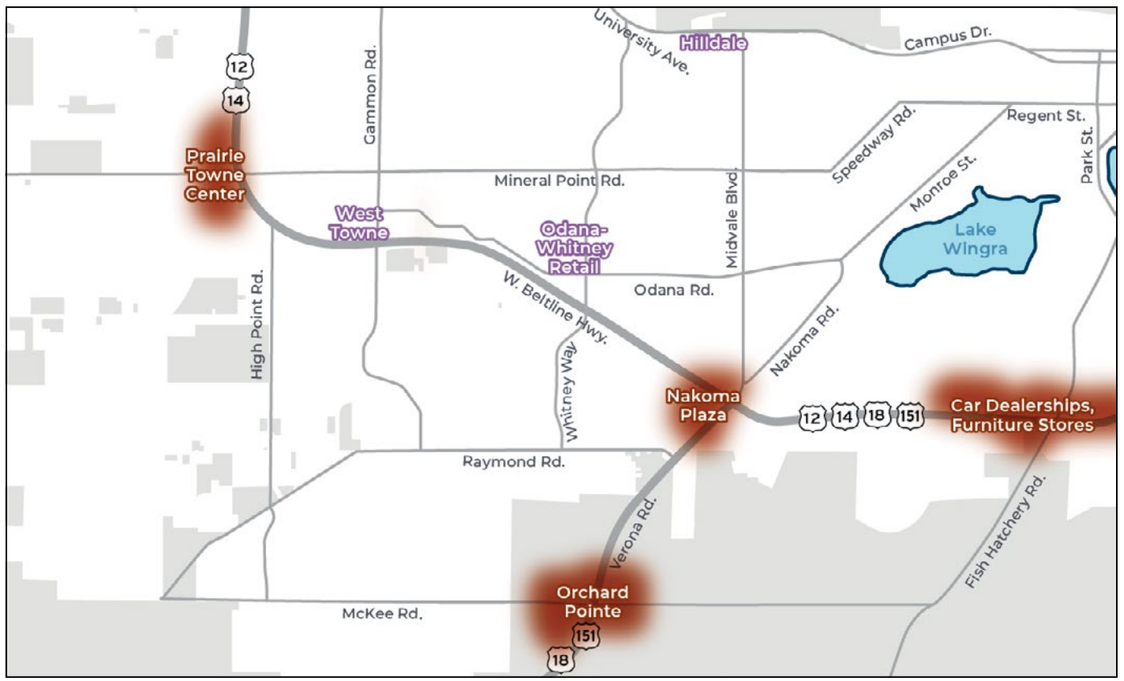
neighbors and show prospective businesses that they can be successful outside of the traditional highway frontage business locations within the Area.

Outside of some limited banking, insurance, and small medical establishments, there are few services located in the Southwest Area—larger clinics and other service hubs tend to be located in surrounding areas. Vitense is a major recreation/entertainment venue for the Area and beyond, and was cited by many residents as an amenity.

An emerging trend for the Area has been redevelopment of low-density restaurant properties into mid-rise apartments, such as The Tuxedo and Tailor Place Apartments at the east end of Schroeder Road.

Verona Road Commercial & Employment

This area provides an important retail destination for the Southwest Area and beyond. It also represents an employment hub in an area that otherwise lacks substantial job opportunities for the surrounding neighborhoods. The same features that make much of the area inappropriate for residential development, such as the proximity to and visibility from two major highways, make it an excellent location for continued retail and employment uses. As Dane County continues to grow to the southwest, the area's locational advantages for these uses will only increase.



However, while regional auto access to the area is relatively easy, it is a challenge for residents to the east and west of the area to get to the area safely by walking, biking, and transit. Improved access from the east can only be solved in cooperation with WisDOT, which is considering changes to the Beltline–Verona Road interchange with its Beltline Planning and Environment Linkages (PEL) study. Access from the west would likely only be improved if existing employers were to reconfigure or redevelop their sites. The City should work towards increasing local access to the area from the east and west while maintaining this regionally important retail/employment location to serve adjacent neighborhoods and the growing region.

WisDOT's decisions on whether or how the Verona Road–Beltline interchange is reconfigured will have a major impact on businesses, residents, redevelopment, and land use to the east and west of Verona Road. See the Transportation chapter for more discussion on the City's transportation goals for the area.

The City may opt to create a tax increment district in the area to support non-assessable infrastructure upgrades and/or to fill redevelopment financing gaps consistent with City tax increment finance policy.

Light Industrial/Manufacturing

There is very little light industrial/manufacturing within the Area. Much of what does exist is in the Town of Middleton, close to Seybold Road and Watts Road. Properties within that area may transfer to the City whenever they wish. Under a cooperative plan all Middleton Town islands remaining in the Southwest Area will become part of the City in 2042. The only other industrial/manufacturing within the Area is Sub-Zero and Brunsell Lumber, both just west of Home Depot, and County Materials along Verona Road.

Economy and Opportunity Initiatives

The City's Office of Business Resources (OBR) helps businesses locate, open, and expand within the City by guiding businesses through permitting/approvals, providing guidance on financial and technical assistance programs from the City and other sources, providing demographic/community information to businesses, and more.

The City has a variety of financial assistance programs including: a building improvement grant, commercial ownership assistance, façade improvement grant, Kiva crowd-sourced loans to start or grow businesses.

The City also maintains a number of tax increment districts (TIDs) that can provide tax increment financing (TIF) assistance to locate or expand businesses in and around TIDs within Madison. Businesses seeking TIF assistance should review the City's TIF goals, objectives, and process for receiving assistance, as well as the TIF underwriting policy. Each TIF-related project must demonstrate a financial need to be eligible for TIF assistance in compliance with City TIF Policy and State of Wisconsin TIF law. TIDs need development to increase property values to generate revenue for TIF expenditures from the corresponding increase in property taxes collected. TIF expenditures are limited by state law to specific types of capital costs, property purchases, and services. The City supports small businesses through "small cap" TIF loans. A small portion of TID #46 is within the Southwest Area.

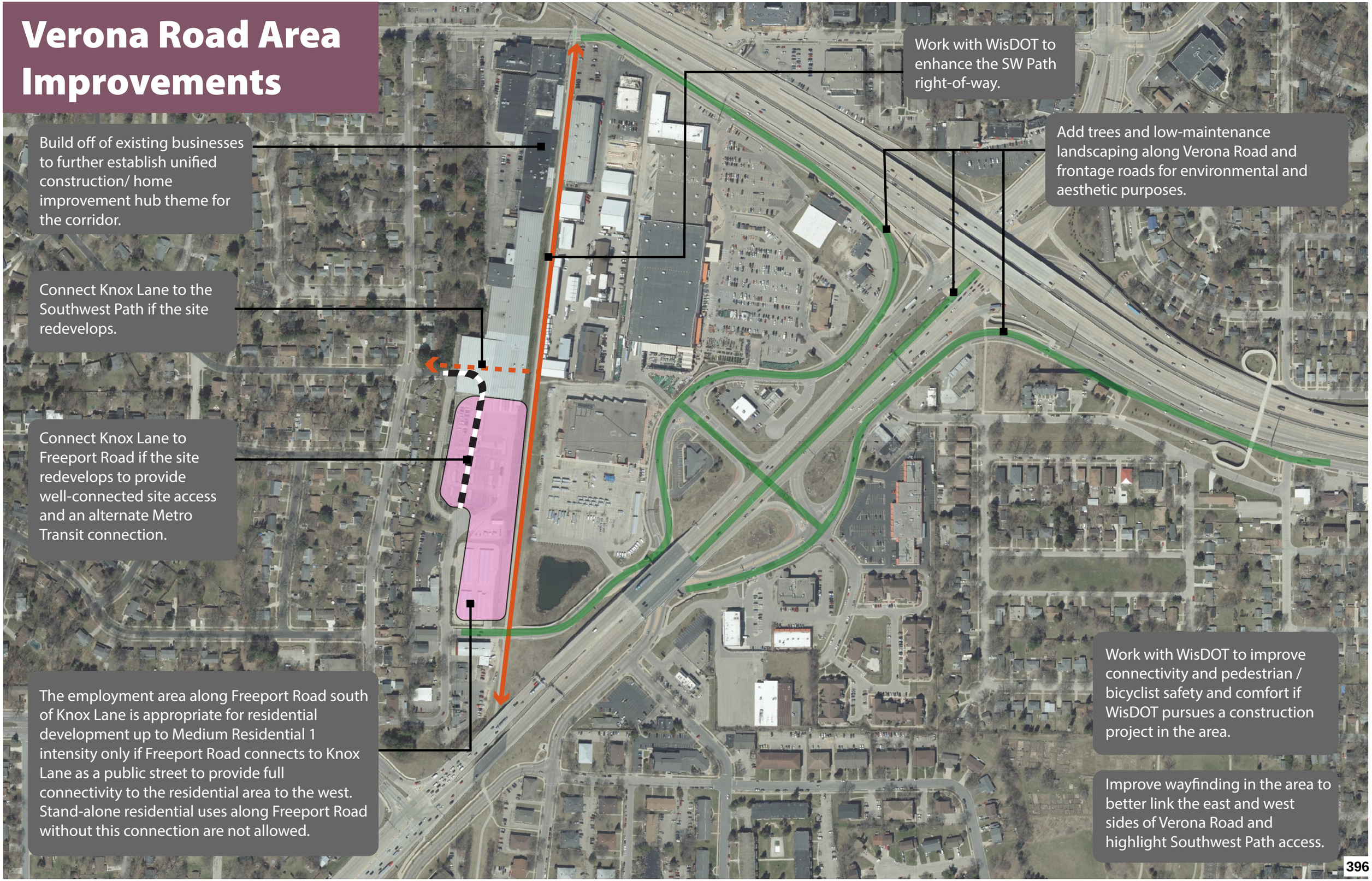
The City coordinates with businesses when there are road construction projects impacting business corridors. Part of the coordination includes a partnership

Business Walk

The City, alongside a consultant and many volunteers, conducted a "Business Walk" in the Southwest Area. The walk visited 135 businesses across in the Area, asking a series of six questions. For the Southwest Area:

- 58% of respondents said that business is good or great, with 32% saying it was steady/fair.
- 48% cited community/customers as the #1 thing they liked about doing business in the area, followed by location at 35%.
- The top three things that could be done to improve business in the area were: better infrastructure/transportation (such as more Metro Transit service), creation of more affordable housing, and more access to capital/programs/education.
- 20% of businesses said that employees have difficulty getting to work.
- 83% said they do not plan to relocate, sell, or exit their business in the next five years.

Verona Road Area Improvements



Build off of existing businesses to further establish unified construction/ home improvement hub theme for the corridor.

Connect Knox Lane to the Southwest Path if the site redevelops.

Connect Knox Lane to Freeport Road if the site redevelops to provide well-connected site access and an alternate Metro Transit connection.

The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed.

Work with WisDOT to enhance the SW Path right-of-way.

Add trees and low-maintenance landscaping along Verona Road and frontage roads for environmental and aesthetic purposes.

Work with WisDOT to improve connectivity and pedestrian / bicyclist safety and comfort if WisDOT pursues a construction project in the area.

Improve wayfinding in the area to better link the east and west sides of Verona Road and highlight Southwest Path access.

with the Greater Madison Chamber of Commerce on producing a Road Construction Survival Guide, with tips to prepare before construction begins, how to survive during construction, and how to move forward after a project is done.



TID #46 is primarily north of the Beltline, but a small portion of the district covers Exact Sciences south of the Beltline.

Actions

1. Consistent with City policy, create new tax increment districts (TIDs) to support development of businesses/ employment and mixed-use redevelopment consistent with the GFLU Map.
   a. If significant revenue-generating redevelopment is proposed in the southwest and/or southeast corner of Verona Road/ Beltline, create a new tax increment district that extends north and south of the Beltline to support development of businesses/ employment.
   b. As Town of Middleton properties in the Seybold/ Watts area transfer to the City for redevelopment, work with TIF staff to discuss amendment(s) to TID boundaries and project plans to assist with non-assessable infrastructure improvements and other necessary investments into former Town areas.
2. Preserve the Southwest Area's ability to grow employment and businesses by maintaining General Commercial and Employment land uses on the GFLU map for businesses and employers, specifically the two large business areas along the Beltline (also see Land Use Action #7).
3. Evaluate the prospects for the City to land bank underutilized and/or vacant commercial properties if business vacancies continue or increase.
4. Explore options for adding public wi-fi in parks located in Community Action Strategy Areas in the Southwest Area as a pilot project to provide easily accessible internet service to those who cannot otherwise afford home service for necessities like homework (see the map in the Community Action Strategy chapter).



Much of Seybold Road is in the Town of Middleton and lacks sidewalks, curb and gutter, stormwater management, and street trees.

Partnerships

A. Work with the employment training service agencies and current operator Urban League (ULGM) to expand job training and other programming in the City-owned, ULGM-managed building at 1233 McKenna Boulevard.
B. Facilitate a conversation with Southwest Area non-profits and service-providing agencies to determine the demand for, and feasibility of, a "hub" building for community service providers in the Allied Drive area to consolidate available services in one location.
C. Support non-profit organizations or others interested in starting a service business incubator in the Verona Road/ Beltline commercial area.
D. Explore partnerships with the Verona Road Business Coalition to support existing businesses and establishing new businesses in the Verona Road/ Beltline commercial area.
E. Collaborate with Satellite Family Child Care at Reach Dane to expand the number of regulated family child care providers, with the goal of increasing access to high-quality, home-based early childhood education. The City of Madison currently contracts with Satellite to provide accreditation, training and support services to family child care programs.
F. Engage the YoungStar Connect to provide technical assistance and capacity-building support for regulated providers, ensuring they meet eligibility requirements for Get Kids Ready state funding. This funding can be used by child care providers who serve four year old children who would be eligible for 4K enrollment in MMSD.

Culture and Character



The Meadowood Neighborhood Center.

Culture and Character centers on the value of community identity, welcoming public spaces, and preserving historic and special places. Residents in the Southwest Area expressed strong connections to local parks and places like neighborhood centers. However, they also highlighted challenges around equitable access to cultural amenities and gathering spaces. Feedback emphasized the importance of public art and inclusive spaces for cultural expression and connection. Actions in this chapter aim to increase public art, support inclusive placemaking, and create more accessible and welcoming public spaces.

The Area's cultural assets play an important role in shaping neighborhoods. These include religious institutions, schools, businesses, and other community gathering places. Good Shepherd Lutheran Church, Meadowood Health Partnership, Madison Public Library–Meadowridge, and the Southwest Madison Employment Center are just a few examples of valued places in the Southwest Area. Parks also contribute to the Area's cultural life by hosting events and traditions that bring residents together. Elver Park, for example, has long been a central gathering place. Once home to community fireworks, it is now host to events such as WestFest and Parks Alive that continue to celebrate the Area's diversity, pride, and shared spirit. Implementation of Plan recommendations related to public art and placemaking should emphasize the Southwest Area's cultural diversity and focus on bringing people of all ages and backgrounds together.

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a vibrant and creative city that values and builds upon its cultural and historic assets.
- Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole.

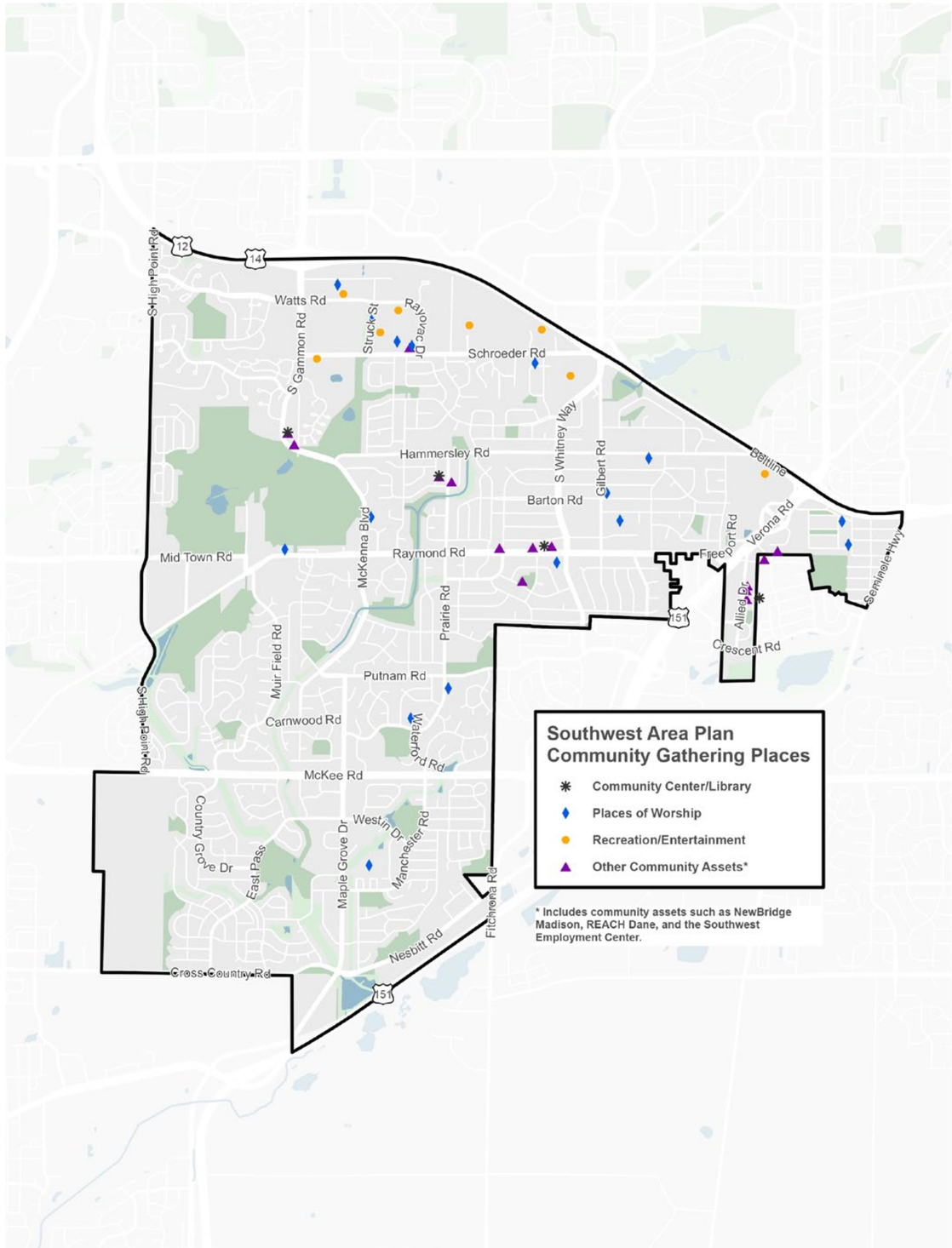
Urban Design

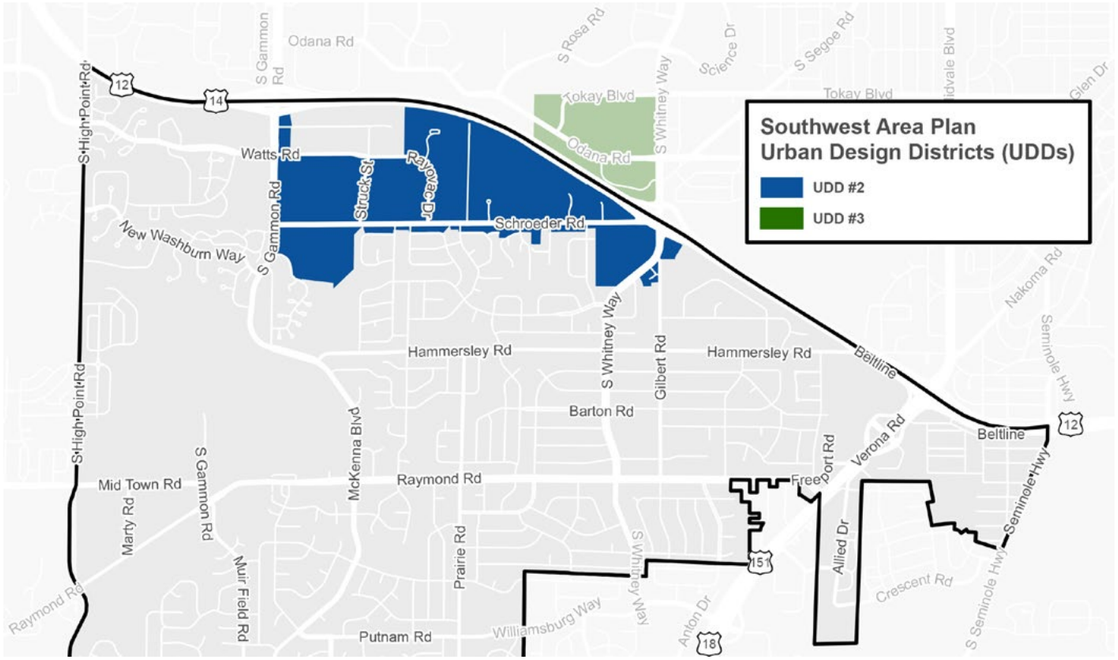
Urban design plays a key role in creating vibrant places. The City's Urban Design Code is one tool that helps ensure a high quality, well-designed built environment within certain areas of the city. Urban Design Districts (UDDs) establish requirements and guidelines for new development and additions to existing buildings. The requirements and guidelines generally address building design (height, setbacks, stepbacks), quality and design of exterior materials and architectural detailing, lighting, and signage. They also address the design of private open space, landscaping, and screening. Urban design remains important outside of established districts, especially for existing and planned walkable mixed-use areas, such as the "Commercial Core" areas established in the Land Use chapter.



WestFest is held annually at Elver Park.

There is one UDD in the Southwest Area. UDD #2 is located along Schroeder Road, generally from South Gammon Road to Gilbert Road (see the Urban Design Districts map). This Plan recommends evaluating the UDD #2 boundary and standards to focus on guiding redevelopment in a smaller area at the intersection of a realigned Schroeder Road and Whitney Way as part of the citywide





Urban Design Code Update Project. The realigned Schroeder Road is designated as a future Commercial Core area.

What We Heard

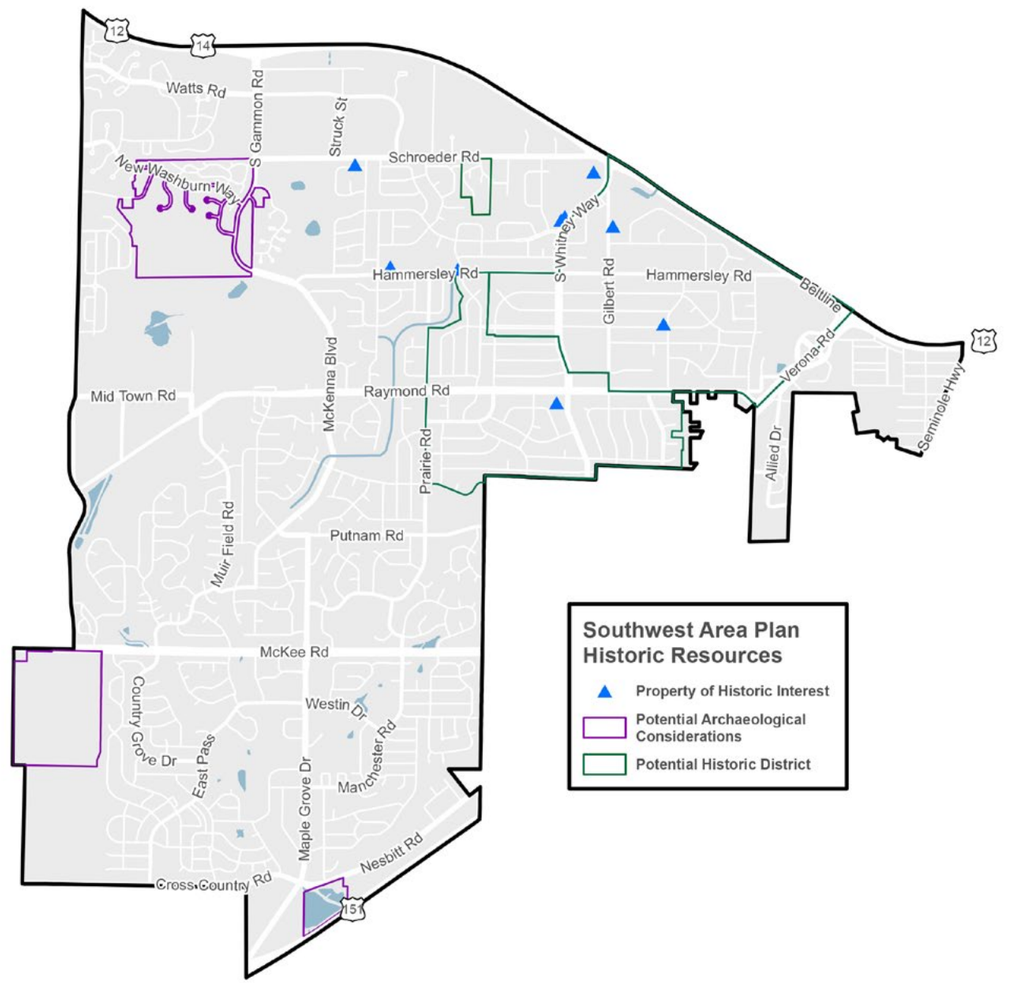
1. Desire for more public art and arts programming, with an emphasis on reflecting the Southwest Area's cultural diversity.
2. Need for community gathering spaces and more culturally responsive programming and services. Examples include a focus on language immersion, gatherings for people of all ages, and community gardens with accessible/raised beds that are close to renters.

Historic Resources

The Southwest Area includes places that reflect the community's history and identity. Recognizing and preserving these historic resources helps maintain a sense of place and connection to the past as the area continues to grow and change. There are no City of Madison landmarks or properties listed in the National Register of Historic Places within the Southwest Area. This Plan lists properties of potential architectural or historic significance and outlines the process if a property owner wishes to pursue designation (see the Historic Resources Map and Historic Resources Review in the Appendix for further details). There are also archaeological sites in the Area, with most relating to early Native American history. These sites are or were mound locations, which are culturally significant human burial sites. These sites may require additional review and consultation with the Ho-Chunk Nation and Office of the State Archaeologist during a development process. The archaeological sites could also be eligible for local or federal historic designation.

Culture and Character Initiatives

- The Madison Arts Commission (MAC) administers a number of programs supporting public art, such as Art in Public Places, Arts Grants, BLINK temporary art projects, and the Utility Box Program. The Southwest Area has benefited from investments in public art, such as the murals that are along the rear façade of the Meadowood Shopping Center.
- Percent for Art: A City ordinance that dedicates 1% of certain public project budgets greater than or equal to $5 million toward public art investment.



Denouncing Historical Racial Deed Restrictions

Many communities across the U.S., including in Wisconsin, carry the legacy of racially restrictive covenants ("deed restrictions") that barred people of certain races or ethnicities from owning or occupying property. While such restrictions are legally unenforceable today, their presence in property records remain a barrier to inclusion. There are several properties identified in Dane County's Prejudice in Places Project in the Southwest Area. The project mapped the properties that contain these covenants. Property owners can see if their home is impacted and learn how to file a "Discharge and Release of Discriminatory Restriction" form to help work towards an inclusive and equitable future where all residents feel welcome.

Depending on the budget and funding sources, the planned Raymond Road realignment in 2030 may have a Percent for Art component.

- Madison is Music: A City effort to strengthen the live music industry and cultural economy in the Greater Madison area with a focus on equity, tourism and economic impact.
- Historic Preservation Plan: A strategic plan adopted in 2020 by the City to integrate historic preservation into policy, land use, zoning, and inclusive heritage recognition.
- Local historic districts and local landmarks: Programs under Madison's historic preservation framework that designate and protect areas and structures of historic and cultural significance. While there are no local districts or landmarks in the Area the Appendix lists potentially eligible properties and areas that could be nominated if there is resident interest.
- Neighborhood Grant Program: A City grant program that funds small community-led projects to beautify public spaces, build leadership capacity, and foster neighborhood gatherings.

Actions

1. Integrate public art into upcoming public infrastructure projects, including Sidewalk Poetry and Utility Box Art Wraps along bike paths and gateway corridors. Upcoming public infrastructure projects include the extension of High Point Road and new segment of Raymond Road.
2. Establish placemaking that builds neighborhood identity and pride through signage, landscaping, public art, and community storytelling projects. Possible locations include underpasses of the Beltline at Verona Road and Struck Street, bus shelters in Allied, Meadowood Neighborhood Center, Theresa Terrace Neighborhood Center, and in parks.
3. As part of the citywide Urban Design Code update, evaluate whether the boundary and standards for UDD #2 should be updated to focus on guiding redevelopment at Schroeder Road and Whitney Way.
4. Inform owners of properties of historic interest identified in this Plan of potential eligibility to have their property listed in the National Register of Historic Places and/or as a Madison Landmark, and the benefits of those designations. See the Properties of Historic Interest table in the Appendix.

Partnerships

A. Partner with local businesses and organizations such as MSCR and the Southwest Employment Center to support year-round arts and culture programming in public spaces and parks such as Elver, Allied, and Marlborough Parks. Include a focus on youth engagement and community-led events that bring residents together and affirm the area's diverse cultural strengths.

B. Work with residents, neighborhood groups, Madison Arts, Fitchburg, and non-profit organizations to activate parks and other community spaces in Allied, Britta Park, Park Edge, Hammersley/Theresa, and Meadowood areas with musical performances, community meals, arts activities, and recreation.

Green and Resilient

Components of a green and resilient city include park spaces, tree canopy, stormwater systems, water quality, and urban agriculture. Broader sustainability topics such as renewable energy and energy-efficient building practices remain important, but are handled at the citywide scale through the Comprehensive Plan and Sustainability Plan. This Plan focuses on the elements that are most relevant to the Southwest Area.

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a leader in stewardship of our land, air, and water resources.
- Madison will have a model park and open space system that preserves our significant natural features and offers spaces for recreation and bringing residents together.

Parks

The Area is home to a robust and diverse system of parks, open spaces, and natural areas that serve residents across the city. With a total of 645 acres in 31 parks, the Southwest Area provides significant access to recreation, nature, playgrounds, sports fields, walking paths, and public gathering spaces. There is approximately 17.5 acres of city parkland per 1,000 residents, which is close to the citywide ratio of 19.8 acres per 1,000 residents. Though not included in the calculations, Dane County's Ice Age Junction Natural Resource Area and Badger Prairie County Park are adjacent to the Southwest Area and provide further greenspaces to area residents. 91% of households are within a quarter mile of a City park. The biggest gap in coverage is around Toki and Orchard Ridge schools, which have a large MMSD-owned greenspace. Elver Park, the city's largest community park, is a major regional asset that draws users from across Madison and beyond. Neighborhood and mini parks offer play areas, courts, small fields, and flexible spaces that support daily activity close to home.

While the variety of amenities in the Southwest Area's parks are valued by residents, continued investments will be needed to keep pace with the growing population and changing recreational preferences. Elver Park offers a splash pad, disc golf course, sports fields, and year-round recreation such as cross-country skiing and sledding, drawing users from across the city. Mini and neighborhood parks in the Area primarily serve nearby residents through a variety of amenities, such as community gardens, basketball courts, and sport fields. Future park improvements, such as new playgrounds, shelters, and trails, are guided by Park Development Plans (for mini and neighborhood parks) and Master Plans (for community parks), which are typically updated every 10 years.

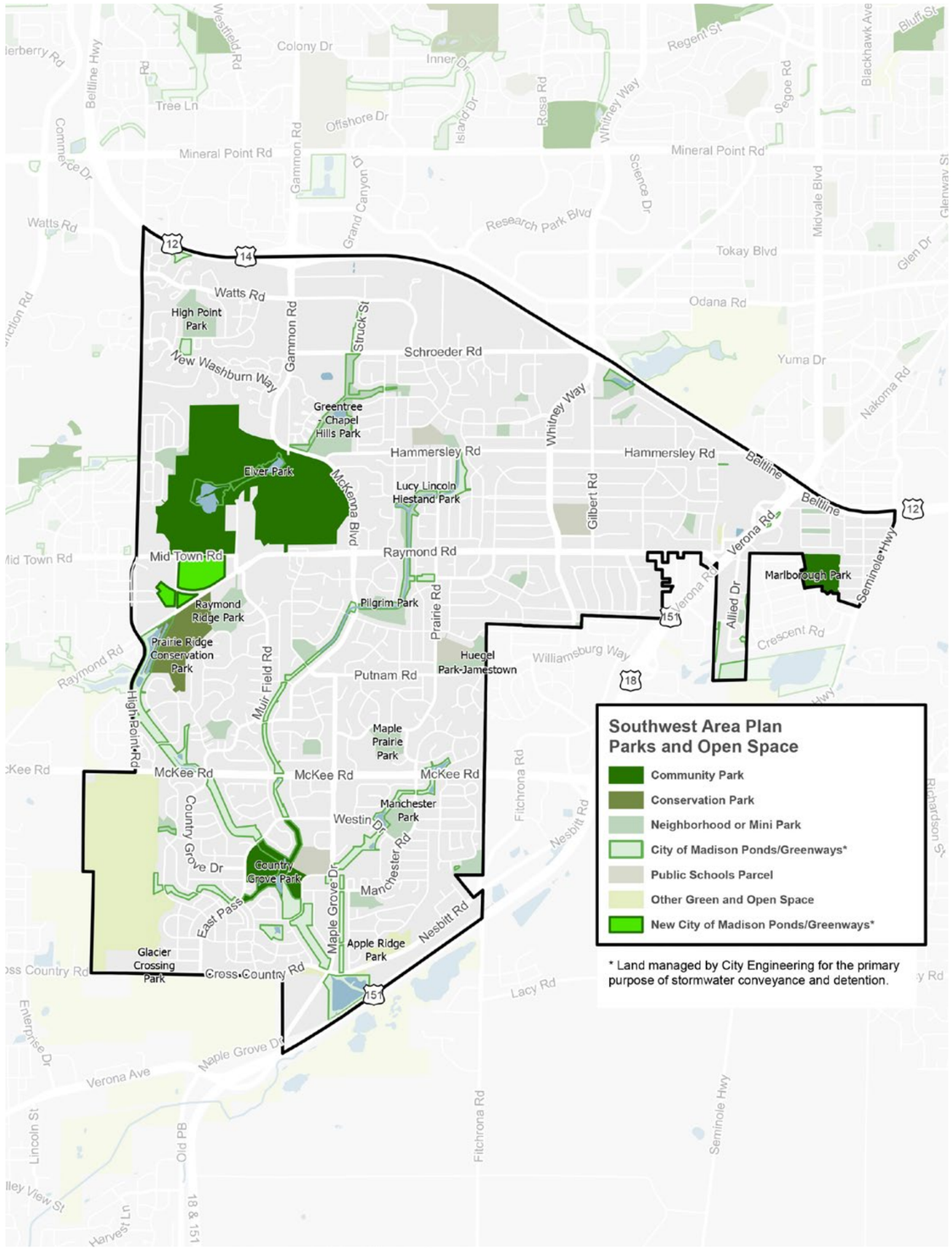
While this Plan contains general actions for Elver Park, more specific improvements will be determined as part of a master plan scheduled to start in 2027.



The Ice Age Trail Junction Natural Resource Area is a Dane County open space along the western edge of the Southwest Area.



Elver Park is the largest park in the city. 40 more acres were recently added to the park along its southern edge.



Greenways



There are several greenways that run through the Area, like this one close to the Schroeder Road–Struck Street intersection.

The Southwest Area is largely built out, but a new addition to the system of stormwater ponds and greenways is planned. The new stormwater ponds are located along Marty Road and Raymond Road to relieve pressure on drainage systems, manage runoff from planned development areas, and improve water quality. These facilities are paired with new and extended greenways that create continuous open space connections through the area. The new greenways will channel stormwater toward regional ponds while also connecting wildlife habitat and providing opportunities for passive recreation.

Trees and Canopy Coverage

Tree canopy across the Southwest Area is unevenly distributed, with older residential neighborhoods and major parks offering the strongest coverage. Many of the commercial corridors, employment areas, and arterial streets—including segments of Gammon Road, High Point Road, Raymond Road, and the Beltline frontage—have very limited tree canopy. Multifamily housing clusters also tend to have fewer trees, which can reduce shade, cooling, and overall livability for residents. Land south of McKee Road has newer development with recently planted trees and therefore less canopy coverage. These areas contribute to localized heat island effects and uncomfortable walking environments. Trees can also reduce stormwater runoff, save energy by reducing air conditioning costs, and improve air quality.

Stormwater Management and Flood Reduction

The Southwest Area contains all or part of six watershed study boundaries: Upper Badger Mill Creek, East Badger Mill Creek, Dunn's Marsh, Wingra West, Greentree/McKenna, and Spring Harbor. Each area has different levels of flood

Types of Parks

A **mini park** is a small park (generally < 5 acres) with limited recreational amenities that serves the immediate surrounding area.

A **neighborhood park** is generally 5+ acres and serves as the recreational focus of the neighborhood, with more recreational amenities than a mini park.

A **community park** is usually 20+ acres that is designed to serve/attract residents from beyond the surrounding neighborhood.

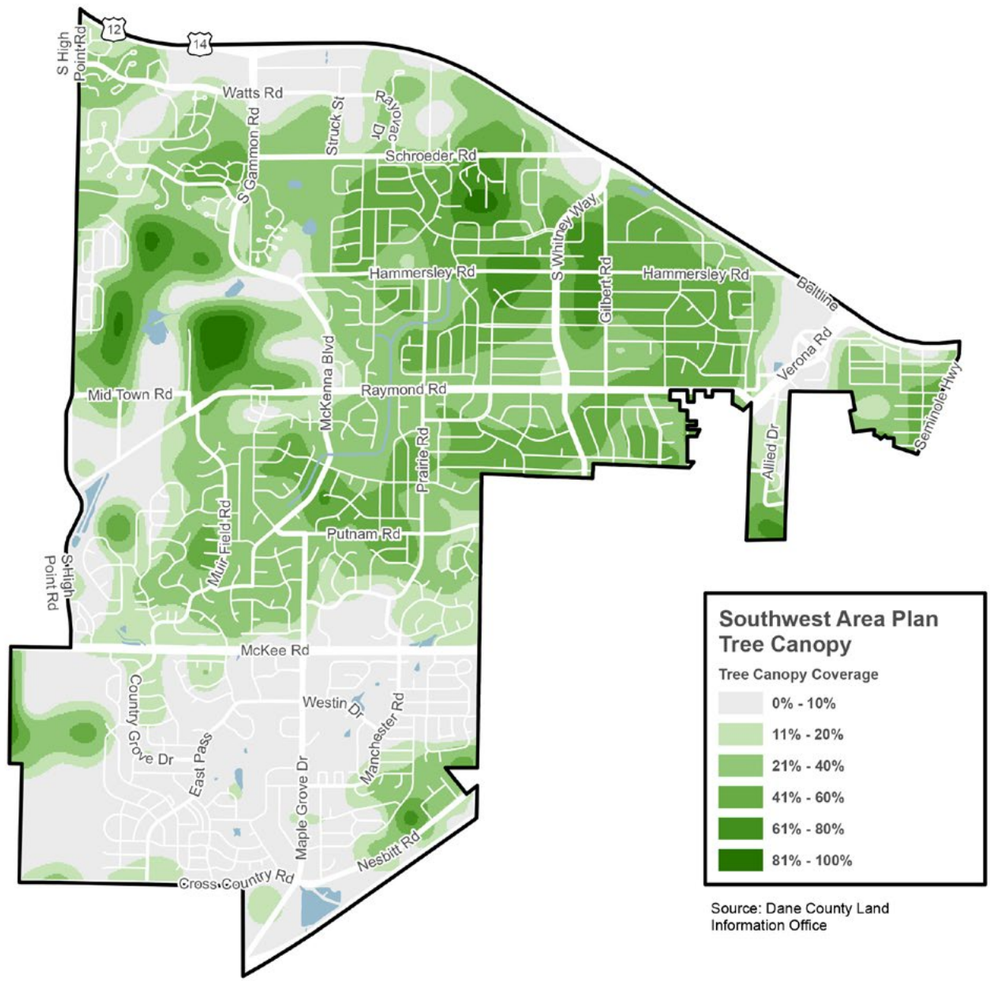
A **conservation park** is primarily managed to preserve Madison's native landscapes, plants, and animal populations for the careful use and enjoyment of visitors.

Type of Park	# of Parks	Acres in Southwest Area
Mini Parks	14	40
Neighborhood Parks	13	181
Community Parks	3	348
Conservation Parks	1	49
Open Space/ Not Classified	3	28
Total	**34**	**645**

Source: Madison Parks Division



Sunridge Park.



Source: Dane County Land Information Office

risk, with the highest chances concentrated along perennial and intermittent streams, stormwater ponds, and within low-lying greenways. Flooding challenges are present near Dunn's Marsh, adjacent to part of the East Badger Mill Creek greenway, and some low-lying areas adjacent to major roads such as McKee Road and Whitney Way. Surrounding commercial centers, large parking lots, and multifamily housing clusters sometimes border these vulnerable zones and may face periodic flooding or water pooling, especially where impervious surfaces overwhelm aging infrastructure. In contrast, many residential neighborhoods built on higher ground have lower flood risk and benefit from more defined drainage patterns. The Watershed Study Flood Risk map illustrates flood risk for a storm that has a 1% chance of occurring in a given year. It shows anticipated water depth for areas likely to flood during such a storm.

The City updated its stormwater management ordinance in 2020. Combined with watershed studies, the ordinance will help improve surface water quality.

Urban Agriculture

There are several community gardens in the Area, such as the gardens at Meadowood Baptist Church along Prairie Road. Other gardens are maintained through community group partnerships with the City's Parks Division, such as Marlborough Park. The Parks Division contracts with Rooted, a local non-profit, to coordinate requests for additional community garden spaces, but does not manage community gardens. Once Rooted determines there is enough demand for new garden spaces, it works with the Parks Division to identify appropriate locations.

Green and Resilient Initiatives

The City's 2025–2030 Park & Open Space Plan (POSP) outlines how Madison will manage, invest in, and expand its parks and open spaces over the next five years. The POSP provides a framework for updating Park Development Plans and park Master Plans.

The City's Sustainability Plan provides a framework for advancing resilient, equitable, and environmentally responsible growth. Its high-level goals include supporting compact development, reducing emissions through sustainable transportation, protecting natural resources, and expanding green infrastructure.

What We Heard

- Appreciation for natural spaces and trails.
- Desire for:
  - Expanding Elver Park.
  - More recreational amenities (courts, fields) and park amenities (bathrooms, seating) for all ages.
  - New paths and better pedestrian and bicycle connectivity to and through parks and green spaces.
  - Arts and inclusive cultural programming and events at parks.

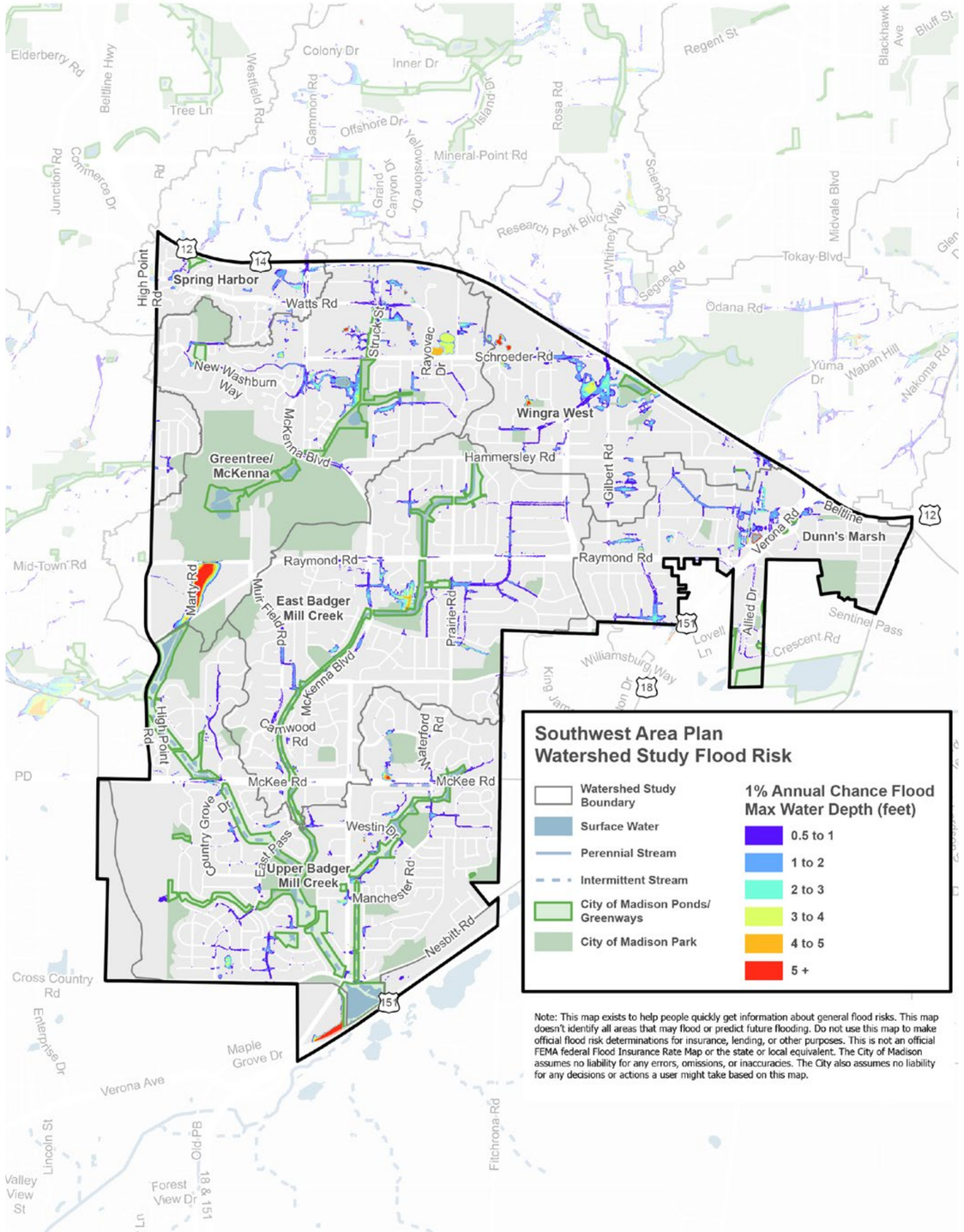


Prairie Hill Community Garden.

Actions

Parks

1. Prepare an updated Master Plan for Elver Park that incorporates the recently acquired Park expansion area along Raymond Road:
   a. Provide a second entrance to Elver Park for better access from Raymond Road and/or Mid Town Road.
   b. Create a comprehensive park signage system that enhances wayfinding and path identification while prioritizing accessible routes.
   c. Develop shared-use paths connecting High Point Road and Raymond Road through to Elver Park, aligning with existing and planned infrastructure while minimizing impacts on existing recreational uses (conceptual



locations are shown on the Shared-Use Path & Bicycle Network map in the Transportation chapter).

d. Determine the optimal layout for multi-use athletic fields and other park amenities within the expansion area.

2. Complete individual Park Development Plans for the 30 mini and neighborhood parks within the Area to enhance recreation opportunities in Southwest Area parks.
3. Implement the recommendations of the adopted 2025–2030 Park & Open Space Plan by providing amenities such as biking facilities, pickleball, volleyball, soccer, futsal, and other field sports where appropriate. Specific locations for the future improvements shall be determined by using an area-wide approach to best serve the needs of residents and ensure an equitable distribution of amenities.
4. Develop Country Grove Park per the adopted park master plan. The future improvements include recreational biking facilities, sport courts and improved community gathering spaces.
5. Develop a Master Plan for Marlborough Park that addresses the current and future needs of the surrounding community and park visitors.
6. Provide greater park access by developing Safe Streets through neighborhoods to nearby parks, aiming for all residents to live within a 10-minute walk of a park.

Trees and Canopy Coverage

7. Evaluate stormwater utility parcels, such as Manchester Greenway, for vegetation and ecological restoration consistent with the Stormwater Utility Vegetation Management Plan.

Stormwater Management and Flood Reduction

8. Evaluate the feasibility of including a public access trail to the planned stormwater pond along Marty Road.
9. Implement recommendations included in the City's watershed studies in the Southwest Area to mitigate flooding and create a more resilient stormwater management system.

Partnerships

A. Collaborate with the City of Fitchburg to:

i. Provide a connection between Allied Park and Belmar Hills Park.

ii. Construct a Belmar Hills Park restroom that serves both Allied and Belmar Hills parks.

iii. Construct a sidewalk along the western side of Marlborough Park to enhance connectivity and safe park access.

B. Collaborate with Dane County Parks, the Ice Age Trail Alliance, and the City and Town of Verona to provide east-west pedestrian access through the Ice Age Trail Junction Natural Resource Area, ideally from the end of Ineichen Dr., along the north side of Reddan Soccer Park, to Ice Age Drive.

C. Work with Dane County to enhance access to Badger Prairie County Park from the north for pedestrians, bicyclists, and potentially drivers through the addition of a parking lot across from Stonebridge Drive or East Pass.

D. Support community groups, such as Rooted, to create additional community gardens, especially in proximity to concentrations of multifamily housing (see the Urban Agriculture section earlier in this chapter).

Effective Government

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will have efficient and reliable public utilities, facilities, and services that support all residents.
- Madison will collaborate with other governmental and non-governmental entities to improve efficiency and achieve shared goals.

Most of the land in the Southwest Area has been developed. With that has come the full complement of City services, such as police and fire protection, utilities, waste management, snow removal, and libraries. The City will continue to provide a full range of services to neighborhoods, including Town properties attaching to Madison in the future. The City will continue reviewing and improving where its facilities are located. This will help balance service delivery with long-term operating costs and the needs of a changing population. The Southwest Area is beginning to see some redevelopment of low-density commercial areas into higher intensity mixed-use or residential buildings, which often results in changing demands for City services and infrastructure. This can mean a different set of services are needed, like parks, pedestrian improvements, and bicycle improvements.

Maximizing the efficiency of facilities and services can best be achieved through coordination among City agencies and potentially with other municipalities.



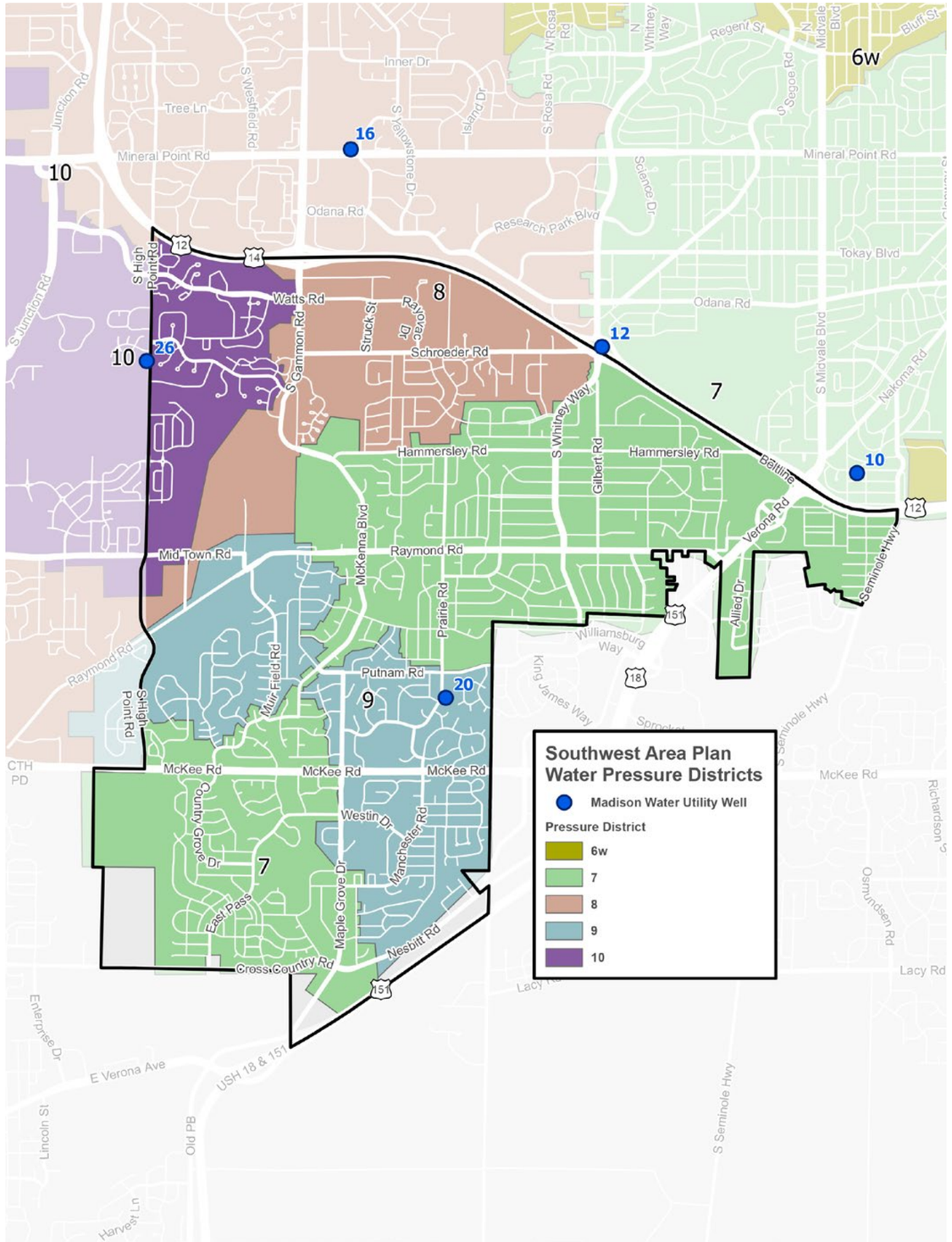
Well 20 serves part of the Southwest Area.

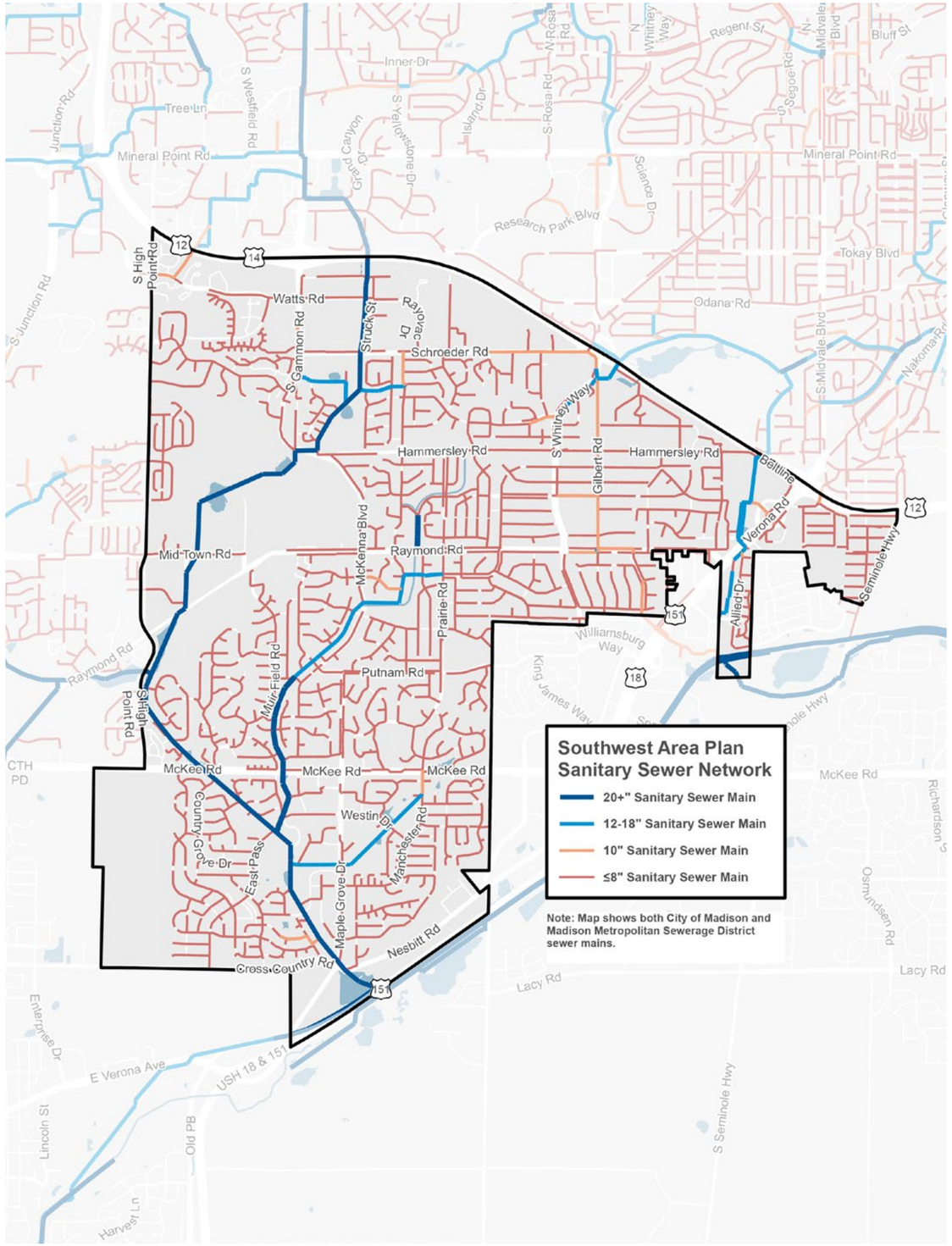
Water

The Madison Water Utility works to ensure safe access to drinking water through wells, reservoirs, pump stations, and a network of underground pipes. The Southwest Area's drinking water comes from Wells 12, 20, and 26. There are no ongoing groundwater quality challenges associated with these wells. The Southwest Area has relatively few sources of groundwater contamination, according to the Wisconsin Department of Natural Resources' Remediation and Redevelopment Database. This is especially true when compared to older parts of the city and areas with more of an industrial history. Key infrastructure improvements, such as building a new well to serve the western part of the Southwest Area, will help connect water service regions and improve water pressure and supply options (see Water Pressure Districts Map).

Sanitary Sewer

Residential development typically uses more water than other types of land uses and therefore creates increased flows in sanitary sewer mains. In some cases, this can require upsizing sanitary sewer mains to accommodate redevelopment (see the Sanitary Sewer Network Map). Upsizing of sanitary sewer mains is most likely needed for redeveloping properties served by eight-inch diameter mains, which are generally the City's smallest diameter mains. Whenever possible, these water and sewer upgrades should be coordinated with road construction projects to reduce costs and minimize disruption. Additional adjustments to services will likely be needed in the future as the Southwest Area, and the city, continue to grow.





Meadowridge Library

The Meadowridge Library on Raymond Road was noted in public feedback as an asset to the Southwest Area. The Library would like to expand services within and to the west of the Southwest Area to meet the needs of this growing part of Madison. The location in the Meadowood Shopping Center is one of three libraries in the Madison Public Library system that is in a leased space. Long-term facility leasing tends to be more expensive, and challenges can arise over the course of having to seek multiple lease extensions or renewals. If the Meadowood Shopping Center is redeveloped the Library would explore either relocating further to the west or purchasing a portion of the first floor of a new mixed-use building on the site, as was done for the Sequoya and Pinney branches. See the Meadowood Shopping Center concept graphic in the Land Use chapter. Co-locating with another City department or non-profit organization should be explored. While budget limitations may create challenges, maintaining library services, such as meeting space and youth programming, in the Meadowood area is preferred. Options for the Meadowridge Library will be explored further as part of two upcoming plans: the Library's West Side Plan and the City's Long-Range Facilities Plan.



Meadowridge Library is a significant amenity for the surrounding neighborhoods. It is one of three City libraries in leased space.

Neighborhood Resource Teams

Neighborhood Resource Teams (NRTs) play an important role in the City's efforts to improve and coordinate local government services, promote equity, and improve quality of life. There are four NRT areas within the Southwest Area: Allied Drive, Balsam/Russett, Hammersley/Theresa, and Park Edge/Park Ridge. NRTs are made up of City staff who work together with a range of local service providers and other community-based organizations to understand the needs, issues, and priorities of people living in areas with NRTs. For example, the Allied NRT worked with community leaders in the Allied Drive area who advocated for the need to build Allied Park on vacant lots in the area. A full-sized basketball court is one of many park amenities now cherished by residents. Implementing the *Sina Davis Movies in the Park* series in parks across Madison is another example of NRTs helping to implement quality of life improvements in NRT areas.

Actions

1. Review sanitary sewer capacity needs related to anticipated development and redevelopment and pair capacity upgrades with road construction projects where possible.
   a. If the Vitense Golfland property redevelops with higher intensity uses, upgrade sanitary sewers on Schroeder Road at Whitney Way and Whitney Way at Woodland Way to ensure adequate capacity.
   b. If areas along Schroeder Road redevelop with higher intensity uses, extend sanitary sewer west on Schroeder Road to the Madison Metropolitan Sewerage District Interceptor located near Struck Street.
2. Build a new water well facility near Mid Town Road and Pleasant View Road to connect water service regions and improve supply options for Pressure

What We Heard

1. Appreciation for Meadowridge Library as a central community resource and enthusiasm for its potential expansion, but concerns about the possibility of it moving out of the neighborhood.
2. Concerns about school capacity and overcrowding, particularly at Anana Elementary.
3. Frustration from residents in the Allied–Dunn's Marsh neighborhood with government service delivery due to irregular municipal boundaries in the area.
4. Delay in snowplowing for some parts of the Southwest Area.
5. Desire for direct engagement with alders, visits to the neighborhood to witness safety conditions, and more transparent alder-district communication.

City of Madison and Town of Middleton Cooperative Plan

- There are several "Town islands" north of Raymond Road/Mid Town Road where Town of Middleton land is completely surrounded by land in the City of Madison.
- See the Intergovernmental Boundary Agreements Map for lands attaching to Madison.
- Properties can attach to Madison earlier than 2042 if requested by the property owner and approved by the City. Any properties remaining Town islands will attach to the City in 2042.
- See the City of Madison and Town of Middleton Cooperative Plan for more information.

Districts 8, 9, 10, and 11, which will improve water pressure and redundancy in the western portion of the Area. See the Water Pressure Districts map.

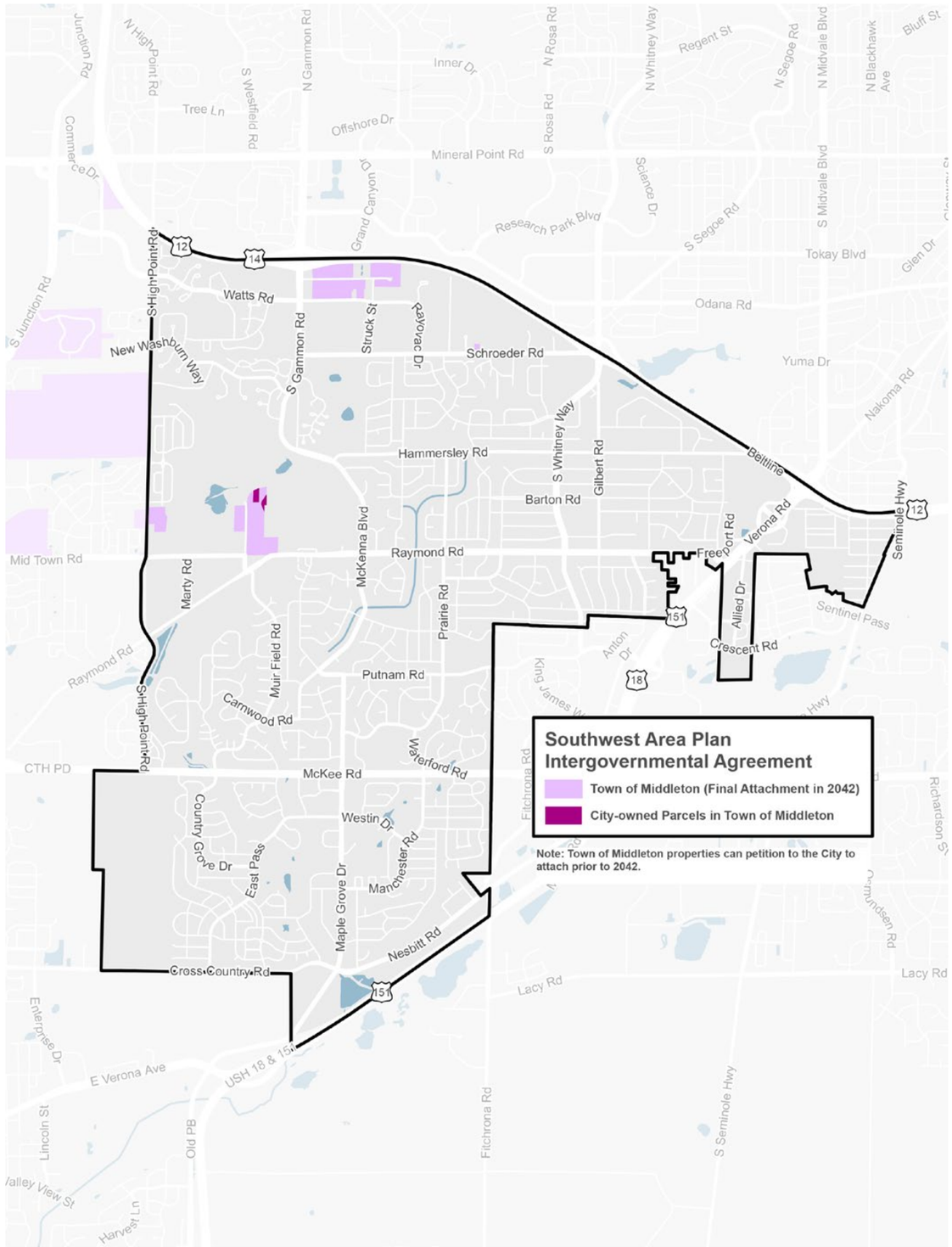
3. Implement a wellhead protection zoning overlay to prevent contamination of the new well.
4. Rebuild Well 12 to enhance dual pressure zone pumping capabilities, improve service reliability, and maximize available water supply.
5. Explore the feasibility of expanding Meadowridge Library at its present location or at a site further to the west.
   a. If the library moves, maintain library services in the Meadowood area.
   b. Integrate Meadowridge Library opportunities into the City's Long-Range Facilities Plan.
6. Attach City-owned properties that are part of Elver Park but in the Town of Middleton into Madison.

Partnerships

A. Pursue an Intergovernmental Agreement with the Town of Verona to establish future municipal boundaries and identify opportunities for shared infrastructure improvements.

B. Increase coordination with Fitchburg related to municipal services in the Allied–Dunn's Marsh neighborhood through initiatives like working with rental properties to distribute materials that provide information about which municipality they live in, polling places, and nearby municipal facilities.

C. Work with adjoining school districts to distribute free bus passes to students in Verona Area School District and Middleton–Cross Plains schools without requiring students to pick passes up downtown.



Health and Safety

Comprehensive Plan Goals

This Plan aims to advance the following goals from the Comprehensive Plan:

- Madison will be a place where all residents have equitable health outcomes.
- Madison will be a place where residents and visitors are safe at home and feel welcome in the community.

What We Heard

1. Concern about speeding on many different streets in the area.
2. Concern about Allied Dunn's Marsh area housing discrimination based on race/ethnicity
3. Concern about segregation of lower-income people of color, who can have no other option than to live close to highways with air pollution and in units that have bed bugs, cockroaches, and poor indoor air quality.
4. Additional lighting is needed on certain streets in the Area that are dark.
5. Concern that long waits for buses, dark corridors, and disconnected sidewalks pose disproportionate safety risks for people with disabilities.
6. Some residents asked for increased police presence, especially in school zones, and near transit stops; however, others asked for decreased police presence at parks and open spaces to make their neighborhoods feel more welcoming.

Madison strives to be a place where all residents have equitable health outcomes, residents and visitors feel safe, and all are welcome in the community. To support these goals, the Comprehensive Plan encourages community partnerships, better access to mental and physical health services, healthy and safe living environments, and public health approaches to violence prevention.

Community members have shared concerns about safety. The Southwest Area is relatively safe compared to the city as a whole. According to Neighborhood Indicators Project (NIP) 2024 data, the Area has average or better-than-average safety- and crime-related metrics when compared to the city as a whole. About 14% of the city's population lives in the Area, and approximately 14% of property crime related offenses (which includes thefts, burglary, stolen vehicles) were reported in the Southwest Area. The Area also had 10% of the city's crimes against people and 8% of crimes against society (which includes violations involving things like drugs or gambling).

The Area had 8% of citywide crashes, 9% of emergency medical services calls, and 9% of calls for Fire service. For other health metrics, the Area is comparable to the city, according to 2024 NIP data. About 9% of births were pre-term and 17% received less than adequate prenatal care. In terms of air pollution, the levels of particulate matter fall within healthy limits, and the Area is considered to have good air quality.

Some community members expressed concerns about environmental safety and noted the importance of sanitation improvements. The Area has a higher percentage of property maintenance and zoning violations, making up about 14% of reported citywide violations. These violations are related to exterior housing conditions, graffiti, trash, debris and parking on lawns.

Health and Safety Initiatives

Public Health Madison & Dane County's comprehensive violence prevention plan: "A Roadmap to Violence Prevention" uses data and evidence-based practice to inform decisions and action, better connect siloed people and systems, leverage real world networks, and address short-term and underlying drivers of violence. Funding was made available to support targeted efforts by organizations to reduce violence.

The Building Inspection Division and the Department of Civil Rights established a working relationship utilizing skills and resources from both the agencies to effectively support tenants against retaliation from their housing provider when seeking remediation for substandard building conditions. This partnership has streamlined protections for tenants who initiate complaints on building code violations, ensuring they can file complaints while minimizing the potential for retaliation such as evictions, non-renewals, or excessive rent increases. This relationship between offices maintains neutrality of building inspections, while also utilizing the Equal Opportunity Division's investigation and mediation programs to resolve complaints of retaliation.

In 2023 PHMDC released a Community Health Assessment (CHA) that helped determine priorities for the 2022–2024 Community Health Improvement Plan (CHIP). In 2024, Public Health allocated financial resources to community organizations to address the CHIP priorities and health outcomes of concern. These organizations included Allied Wellness Center, Just Dane and others that serve the Southwest Area.

Madison's Community Alternative Response Emergency Services (CARES) program, which responds to calls for service that involve non-violent behavioral health emergencies, now serves the entire City. These emergencies would have previously been dispatched to law enforcement and/or EMS instead now help connect people with appropriate mental health resources.

Please see the Transportation chapter of this Plan for various Transportation initiatives that the City is undertaking to improve the safety of streets.

Public Safety—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Calls for Service (Community Safety and disorder)	1,154	9.6%	12,010	100%
Verified Offenses: Person	298	10.4%	2,879	100%
Verified Offenses: Property	1,186	13.6%	8,735	100%
Verified Offenses: Society	1,184	7.9%	15,051	100%
Crash	206	8.3%	2,482	100%
EMS	2,501	9.5%	26,334	100%
Fire	1,408	8.8%	15,919	100%

Source: Madison Police Department

Education—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
English Language Arts: Less than Proficient	471	57.6%	2,354	51.6%
Parent Education: Less than High School Diploma	273	7.6%	1,487	7.6%
Parent Education: Less than Bachelor's Degree	1,909	53.2%	9,618	49.3%
High Mobility Students	175	6.5%	1,038	7.0%
Economically Disadvantaged Students	2,002	53.6%	10,143	50.2%
Childcare Providers	70	26.4%	265	100%
Childcare Capacity	3,090	24.8%	12,464	100%
Childcare Enrollment	1,411	24.7%	5,705	100%
Limited English Proficiency	530	3.3%	3,352	2.7%

Sources: Madison Metropolitan School District; Community Development Division; ACS table C16002 2019–2023 5-Year ACS

What is the Neighborhood Indicators Project?

The Neighborhood Indicators Project (NIP) provides geographically detailed data for over 50 variables within seven topic areas. This includes measures such as total population, number of dwelling units, subsidized rental units, and high mobility students. It is supported by City, County, State and Federal data sources. NIP is a valuable tool to provides data that helps identify vulnerable communities that would benefit most from community support and resources. The NIP is a City partnership with UW–Madison's Applied Population Lab.

Health—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Infant Health: Pre-Term Births	129	9%	704	9%
Prenatal Care: Less than Adequate	242	16.9%	1,366	17.4%

Sources: Public Health Madison & Dane County; Wisconsin Department of Health Services

Code Violations—NIP 2024

	Total in Planning Area (estimate)		Total in City of Madison	
Community Pride Violation	226	13.6%	1,657	100%

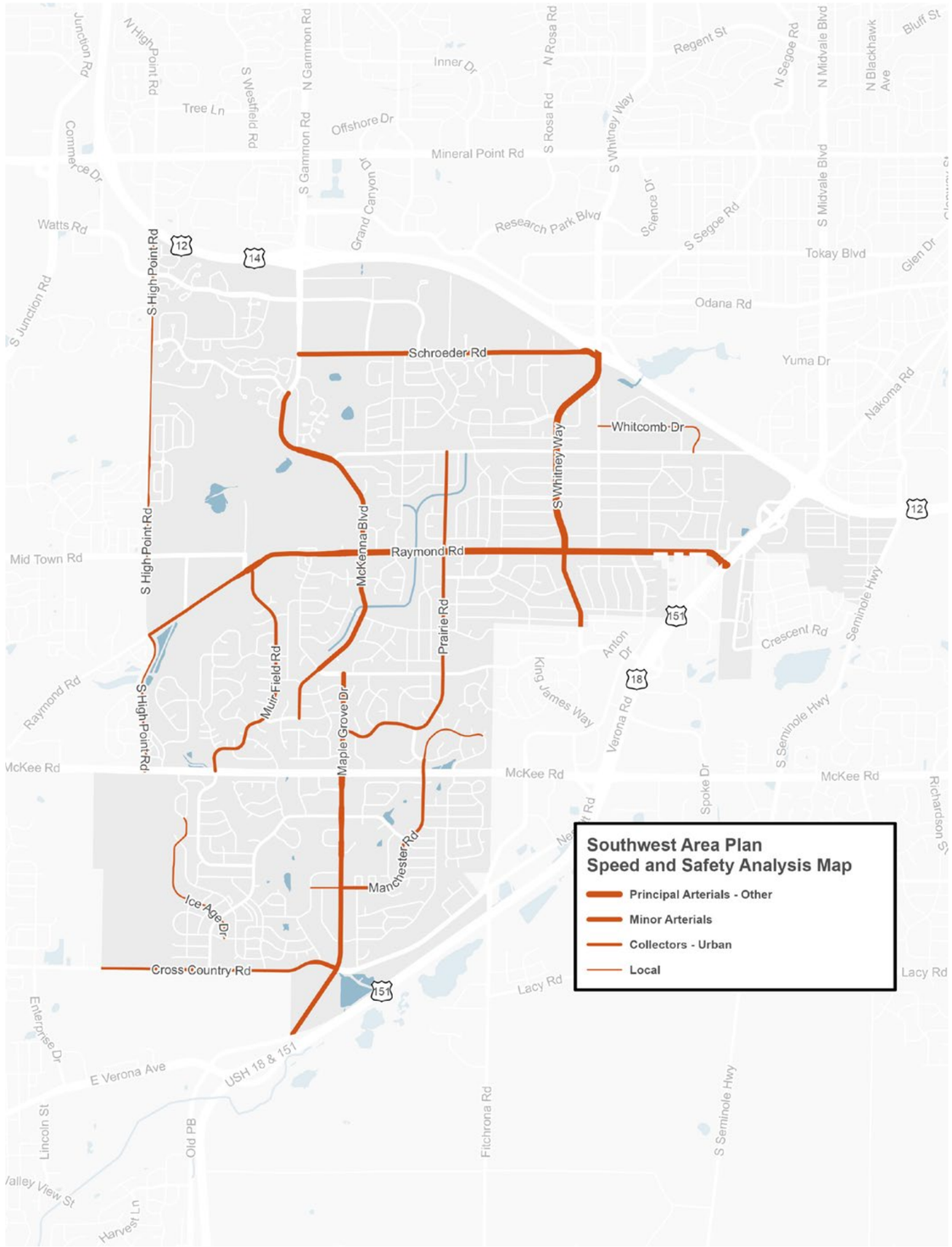
Actions

1. Conduct Vision Zero speed analyses, increase traffic enforcement and explore traffic calming improvements like road diets, speed bumps and other measures on the following streets (see Speed and Safety Analysis Map):
   a. Cross Country Road
   b. High Point Road
   c. Ice Age Drive
   d. Manchester Road
   e. Maple Grove Road
   f. McKenna Boulevard
   g. Muir Field Road
   h. Prairie Road
   i. Raymond Road
   j. Schroeder Road
   k. Whitcomb Drive
   l. S. Whitney Way
2. Where not already required by State regulations, the City should encourage any new residential buildings within 200 feet of the Beltline to use materials and insulation to reduce interior noise levels below 52 decibels, consistent with State Code. Sites should be designed to shield outdoor spaces from noise levels above 67 decibels. Developments near the Beltline should follow setback and noise regulations outlined in Wisconsin Admin Code and City Ordinances.
3. Evaluate street lighting along Maple Grove Road, McKenna Boulevard, Allied Drive, Russett Road (5700–5800 blocks), Raymond Road (Cameron Drive to Westbrook Lane), Park Heights Court, and Schroeder Road for proper light levels. This work should include confirming proper light pole locations and spacing while recommending where tree trimming and other measures may be needed to improve safety and visibility, especially for pedestrians and bicyclists.

Partnerships

Safety

A. Request that Fitchburg explore upgrading the street lighting along Jenewein Road.
B. Work with Dane County to improve safety along McKee Road and explore traffic calming improvements through road diets, bump outs, reflective crosswalks and other measures.



Community Programming

C. Work with Madison School & Community Recreation (MSCR), neighborhood centers, Meadowood Health Partnership, the Meadowridge Library, and area schools to improve access for Southwest Area residents to programs like out of school time sport camps and academic activities, food pantries, and health education and screening programs. This can improve public safety as well by encouraging more people to use public and private places.

D. Create partnerships between neighborhood groups, YMCA, MSCR, cities of Fitchburg and Verona and area schools to establish youth recreation programs at area parks and nearby schools for activities like flag football, basketball and soccer.

E. Work with the National Interscholastic Cycling Association, Capitol Offroad Pathfinders, and other organizations that offer recreational activities outside of school to support participation by students of color from the Southwest Area.

Health

F. In partnership with Public Health Madison & Dane County, City of Fitchburg, Meadowood Health Partnership, Allied Wellness Center, and others, host health fairs at neighborhood locations in Allied, Meadowood, Park Edge-Park Ridge, Hammersley-Theresa and elsewhere to address individual health, indoor and outdoor environmental health, and community health.

G. Increase awareness and engagement about City policies and procedures for addressing food insecurity through food production on publicly owned lands.

Community Action Strategy

Introduction

The City has historically received federal Community Development Block Grant (CDBG) funds to plan for areas where more than half the population is living with low to moderate incomes (defined by Department of Housing and Urban Development and Dane County median income data). For purposes of this Plan, these areas are referred to as Community Action Strategy (CAS) Areas. CDBG funds are used to help the City connect with CAS neighborhoods, learn about their priorities, create a plan and implement small scale projects that will enhance their quality of life.



Kids share ideas for their neighborhood during an Allied Parks Alive event on July 22, 2024.

This Plan includes three CAS Areas: Allied, Meadowood and Park Edge/Park Ridge. While many of the residents live with income challenges, these are vibrant places with diverse populations, an array of community-serving organizations to support peoples' needs, and businesses that reflect the tastes and interests of diverse communities.

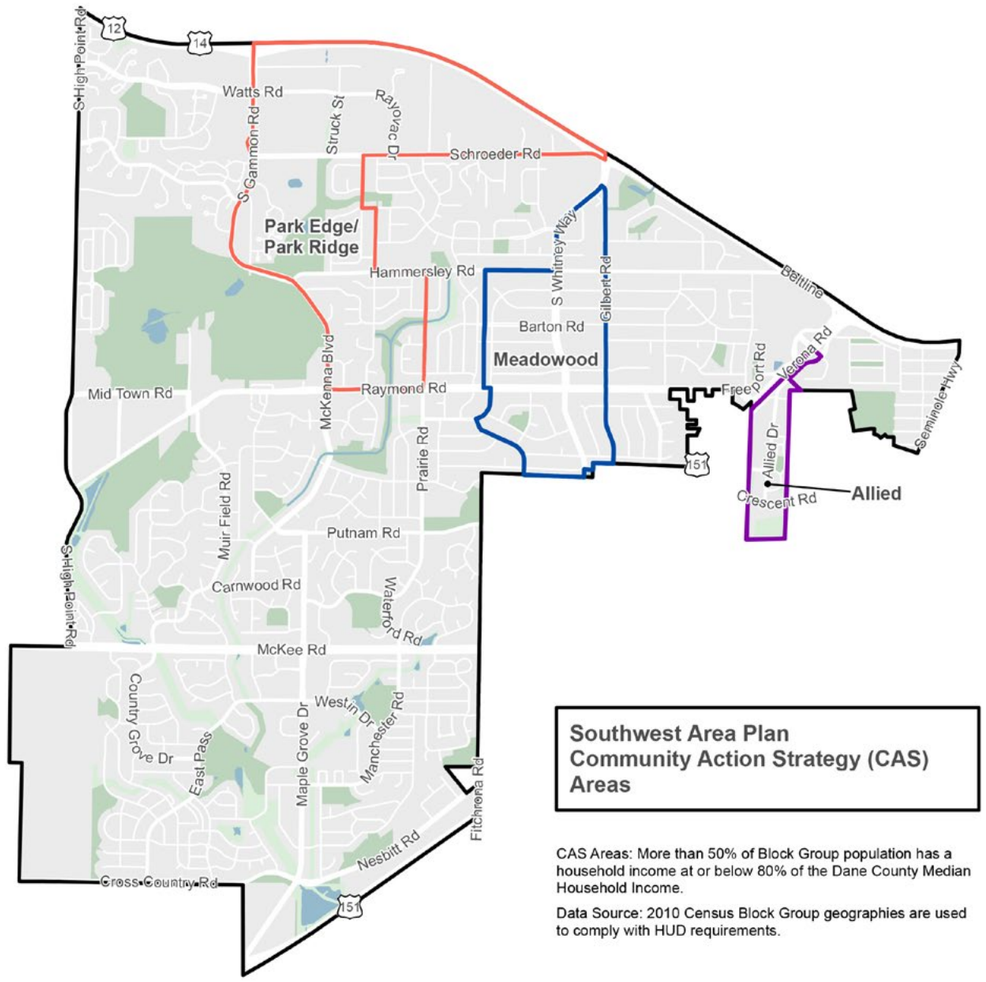
While Area Plans focus on guiding physical changes over a large area, CAS actions focus on specific neighborhoods and cover additional topics such as:

- **Capacity Building:** Enhancing the ability of individuals, organizations, and communities to:
  - Effectively advocate for their needs;
  - Implement relevant projects and activities; and
  - Provide information to community members about public services, programs, and projects that could affect them.
- **Community and Stakeholder Relationships:** Building relationships between the City and community that are open, understanding, and cooperative to help ensure a more inclusive and responsive approach to plan implementation. Such relationships are built over time and can be powerful catalysts for carrying out community-based actions for things like business improvement districts, neighborhood-oriented destinations, and community gatherings.



An Allied neighborhood walk was conducted so staff and alders could hear directly from residents.

- **Small Scale Physical Improvements:** There are two different types of small-scale physical improvements in this chapter which address issues and needs expressed by the community during CAS engagement. The first list includes improvements that are not typically in other Plan chapters. These actions would be implemented over time through the regular City budget process. Examples are stop signs, Rapid Flashing Beacons, bus shelters, etc. The second type of improvements are CAS projects. These are exclusively capital projects prioritized by the community to be implemented in the near-term



with the Plan's federal Community Development Block Grant (CDBG) funds. The CAS projects are listed in order of community preference with budget estimates in a table at the end of each CAS area section. These are typically lower cost projects that enhance an area or address a specific neighborhood need. Past examples include park improvements, traffic calming, public art, and community events or programming.

CAS Projects

The planning team and Community Partners gathered feedback from residents and other stakeholders on their priorities for CDBG-funded* CAS projects at food pantries, community meetings and during activities like Bike n' Boogie, Parks Alive, Bike Week and more. Community members were asked to rank the following categories: Community Gardens, Public Art, Streetscape Enhancements, Youth Recreation, Artist Studio/Maker Space, and Public Gathering Places. Feedback from this process, other public engagement, and input from city agencies and property owners helped the planning team establish a list of potential CAS projects. These projects are included in a table at the end of the actions for each CAS Area.



The "We Our Us" sculpture (by Ray Chi, 2019) in Emerson Park was funded in part by CDBG funds from the Emerson East–Eken Park–Yahara Neighborhood Plan. (Photo by the artist.)

After plan adoption, the Common Council authorizes funding for projects. City agencies will work with the community and other partners to implement projects in the order shown, and in some cases may encounter obstacles that require moving to the next project in the list. The intention is to implement these projects over time through a combination of different funding such as CDBG funds, the City budget and/or other resources.

***Note regarding federal funding:** The City of Madison Planning and Community Development Divisions partner to allocate CDBG funds from the US Department of Housing and Urban Development (HUD). The Community Development Division has earmarked $125,000 for projects in the Southwest Area Plan. Any reduction, modification, suspension or termination by HUD regarding the City's authority to use CDBG funds can impact availability of funding for CAS projects. In the event federal funding is not available, the city will evaluate other funding options, and in some cases, certain projects may not be implemented.

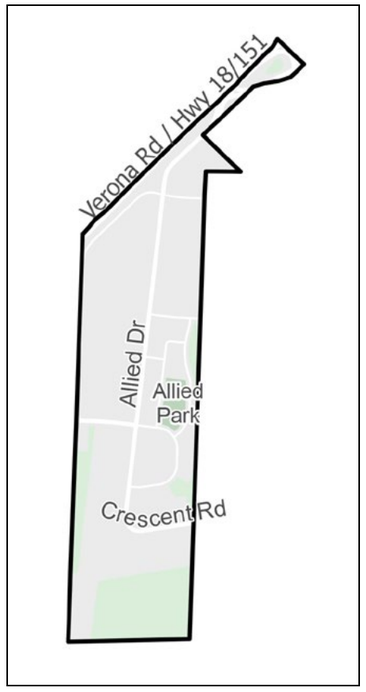
Allied

The Allied CAS Area sits at the heart of the Allied Dunn's Marsh Neighborhood. Allied Park is centrally located and there are community organizations like REACH Dane, Allied Learning Center, Allied Partnership, Allied Neighborhood Resource Team, Allied Wellness Center, Boys and Girls Club, Allied and Prairie Food Pantries, Allied Dunn's Marsh Neighborhood Association and more serving the area (see CAS Map and Neighborhood Assets Map).

The planning team coordinated with Allied's network of community organizations and hosted a variety of different public engagement activities to learn about the neighborhood's assets, issues and opportunities. Highlights of 'What We Heard' are shown in the adjacent box.

What We Heard

- Need for increased social cohesion and connections.
- Concern that busing kids from the Allied area to different schools reduces social cohesion.
- Concern that neighborhood organizations lack capacity to address issues and advocate for themselves.
- Stereotypes about Allied may contribute to people from outside the neighborhood engaging in disruptive activities such as drug-related behavior.



Allied CAS boundary

Overall, people envision a future where neighborhood and community organizations are better able to address their own issues and build social connections, local entrepreneurs have the support they need to start and sustain small businesses, and there are more programs and activities for youth. The neighborhood would also like to increase lighting in Allied Park and along dark street corridors, improve the availability of fresh, local produce, and create community murals in and around Allied Park.

Capacity Building

1. Meet with the Allied Dunn's Marsh Neighborhood Association to provide guidance on organizational development, leadership training, and community participation, and share city resources like the Planning Division's Neighborhood Organization Tips and Tools Guide, Neighborhood Grant Program and other resources.

Community and Stakeholder Relationships

2. Explore a public-private partnership to develop a business incubator that would house service businesses like a hair salon and barber shop.
3. Work with Allied Wellness Center and Boys and Girls Club to bring more fresh produce to the area. Share information about government grant programs—such as the City's SEED grants and Healthy Retail Access grants—that support healthy food initiatives and incentivize nutritious options.

Small Scale Physical Improvements

4. Add a stop sign at the intersection of Windflower Way and Danbury Street.
5. In Allied Park add lights, add grills, repaint the basketball court, create a sign for the court, and add lights to the court.
6. Improve visibility and safety at the intersection of Allied Drive and Carling Drive/Thurston Lane by implementing parking restrictions near the stop sign. Add clear signage, pavement markings, or physical barriers to prevent vehicles from parking too close and obstructing lines of sight.

Potential CAS Projects

The following table includes the community's prioritized list of potential projects for the Allied area.

Priority	Project	Potential Locations	Cost Estimate
1	Basketball court, play structure, or other recreation facility	Greenspace north of Crawford Drive such as Britta Park or De Volis Park	$50,000–$125,000
2	Community garden	Community Development Authority property at 2401 Dunns Marsh Terrace	$25,000
3	Mural	Allied Park basketball court	$30,000–$50,000
4	Decorative street painting	Percy Julian Way/Dunns Marsh Terrace intersection	$10,000–$25,000

Meadowood

The Meadowood CAS Area covers portions of the Meadowood and Orchard Ridge Neighborhoods and includes Orchard Ridge Elementary School, Toki Middle School, and Meadowood Park. Meadowood Shopping Center, which includes Meadowridge Library, Meadowood Neighborhood Center, Meadowood Health Partnership, and NewBridge Madison, is at the center of the area. Community organizations include: Joining Forces for Families, Mellowhood Foundation, and the Balsam-Russett Neighborhood Resource Team. The Meadowood and Orchard Ridge Neighborhood Associations and Good Shepherd Lutheran Church also serve the area (see CAS Map and Neighborhood Assets Map).



Residents help install a fence around the Meadowood Park Community Garden supported by Southwest Neighborhood Plan CDBG funds

The planning team worked with Meadowood's network of community organizations and hosted a variety of different public engagement activities to gather assets, issues and opportunities. Highlights of 'What We Heard' are shown in the adjacent box.

What We Heard

- Limited availability of culturally appropriate food for diverse residents (Afghan and Latino are examples).
- Lack of sidewalks behind Meadowood Shopping Center.

Overall, people envision a future where: the library and community center are still centrally located and include more resources for neighbors, residents of many different cultures can find food options that represent their backgrounds, people can more safely and efficiently walk from their homes to schools and other destinations, more public art, more community gathering and maker spaces, and fresh, local produce is readily available.

Small Scale Physical Improvements

1. During the redevelopment of Toki Middle School, work with MMSD, the school, residents and community groups to explore adding amenities for public use out of school hours, such as gathering spaces, an artist studio/maker space, outdoor workout equipment, edible landscapes and public events and activities.
2. Community groups work with neighbors and the Parks Division to add edible landscapes to Meadowood Park and enter into a maintenance agreement with the city to care for the landscapes.
3. Improve visibility and safety at the intersection of Hammersley and Prairie Roads by implementing parking restrictions near the stop sign. Add clear signage, pavement markings, or physical barriers to prevent vehicles from parking too close and obstructing lines of sight.
4. Incorporate a small shelter structure at Sunridge Park.

Potential CAS Projects

The following table includes the community's prioritized list of potential projects for the Meadowood area.

Priority	Project	Potential Location	Cost Estimate
1	Sculpture or other art	Meadowood Neighborhood Center	$50,000
2	Mural	Meadowood Park basketball court	$50,000



Meadowood CAS boundary

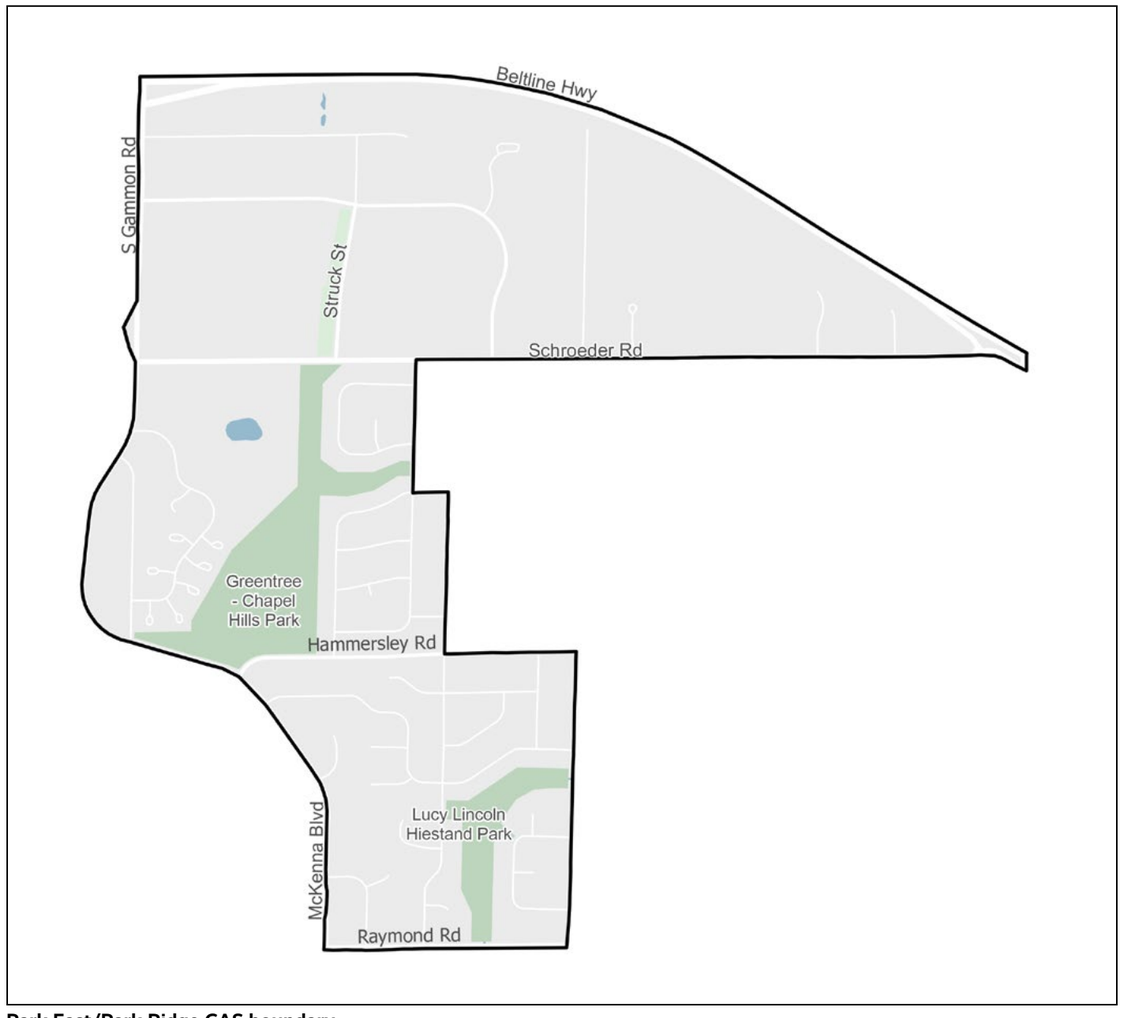
What We Heard

- Lack of programming and activities for youth.
- Elver Park offers activities, but could offer more community building events and activities which help foster connection in a transient area.
- Businesses at Raymond Road/ McKenna Boulevard need support/assistance.

Park Edge/Park Ridge

The Park Edge/Park Ridge CAS Area covers portions of Greentree, Prairie Hills and Park Edge Neighborhoods. Some groups and organizations currently serving the area include the Park Edge/Park Ridge Neighborhood Resource Team, Hammersley/Theresa Neighborhood Resource Team, Greentree, Prairie Hills and Park Edge Neighborhood Associations, Theresa Terrace Neighborhood Center, Southwest Madison Employment Center, and Elver Park Neighborhood Center. Greentree Chapel Hills, Elver and Lucy Lincoln Hiestand Parks are also located in the area (see CAS Map and Neighborhood Assets Map).

The planning team coordinated with area community organizations and hosted a variety of different public engagement activities to gather Park Edge/Park Ridge assets, issues and opportunities. Highlights of 'What We Heard' are shown in the adjacent box.



Park East/Park Ridge CAS boundary



First plots being developed for the Aldo Leopold Park Community Garden, funded by CDBG.

Overall, people envision a future where there are more youth programs and activities, parks host more community events, local businesses receive the support they need, neighborhood and community organizations have greater capacity to address issues and build social connections, and people are living in healthy, safe and well-maintained housing. The neighborhood would also like to increase availability of fresh, local produce with community gardens and edible landscapes, and beautify the neighborhood by adding public art.

Capacity Building

1. Meet with area renters and established neighborhood groups to provide guidance and tools that will assist in creating a new neighborhood organization that represents and supports the Morraine View Drive and Madison Estates areas—share city resources like the Neighborhood Organizations' Tips and Tools Guide, the Neighborhood Grant Program and other resources.
2. Provide information to property owners and tenants in areas such as Elver Park (Madison Estates and Porchlight properties on McKenna and Russett) and Schroeder Road (Renew) on how to request and prepare for building inspections, including timelines, procedures, and available City resources to support compliance and maintenance.

Small Scale Physical Improvements

3. Add a crosswalk and pedestrian signage for the path across Chapel Hill Road between Regis Road and Piping Rock Road.

Potential CAS Projects

The following table includes the community's prioritized list of potential projects for the Park Edge/Park Ridge area.

Priority	Project	Potential Locations	Cost Estimate
1	Bike playground and skills park	Lucy Lincoln Hiestand Park, Greentree Chapel Hills Park, or Elver Park	$100,000
2	Public art—mural, other	Elver Park, Struck Street/W. Beltline Highway underpass	$100,000
3	Community garden, orchard, edible landscape	Elver Park	$15,000

Appendix

Historic Resources Review 89

Action Table 91

Glossary 97

Map Data Sources 102

Historic Resources Review

Staff completed a windshield survey to assess historic resources in the Southwest Area in August 2025. Several properties with potential architectural significance were observed while driving through the area. Staff conducted additional research using publicly available files.

There are a few archaeological sites throughout the planning area, with most relating to early Native American history. These sites are or were mound locations, which are culturally significant human burial sites. Some of these have been disturbed by subsequent development, but ground-disturbing work may require additional review and consultation with the Ho-Chunk Nation and the Office of the State Archaeologist. Some of these sites were desecrated in the 20th century to construct buildings. There are several sites, however, that still retain historic integrity and could use additional protections. The Human Burial Site Tax Exemption process for properties with known human burial sites that make the undevelopable portion of a property exempt from taxes. Property owners with possible human burial sites should contact the Wisconsin Office of the State Archaeologist and the Madison Assessor's Office to determine eligibility.

Next Steps

There are currently no Madison landmarks or properties listed in the National Register of Historic Places in the Area. There are several individual properties and a couple of possible historic districts that could benefit from having their story officially documented through the National Register or Madison landmarking process. As it is an honorary process, the National Register does not place additional regulations on private property owners but does provide additional protections for private property when there is a government-funded or permitted project that may impact their properties. The National Register historic designation also opens the possibility for preservation tax credits to help property owners adapt their properties for new and ongoing uses. Madison landmark designation provides property protections to ensure that the City sensitively integrates historic resources as it continues to grow.

Historic Preservation does not prevent development or changes of use, but it does shape how redevelopment happens. It is not a tool for exclusionary zoning. Properties with possible historic value are opportunities for adaptive reuse of places of architectural or historic significance so that these places can be sensitively integrated into the ongoing growth of Madison. Sharing Madison's unique culture and character through historic preservation, representing the history of Madison's diversity, and building reuse as an environmental sustainability strategy are priorities in of the Madison Preservation Plan.

Properties of Historic Interest

Name and Address	Area of Significance	Notes
Goose Lake Mound BDA-0587, DA-1160	Archaeology	Site consists of one conical mound.
Richard Shutter House 5202 Barton Rd	Architecture	The Neo-Mansard house was designed by Stroban Construction Company and constructed in 1964 and Richard Shutter was the first owner.
Orchard Ridge Neighborhood	Architecture	This neighborhood was featured in the Parade of Homes with several architect designed houses. It also includes one of the best remaining collections of Marshall Erdman designed kit-houses in the city.
Meadowood Neighborhood	Architecture	This neighborhood was featured in the Parade of Homes with several architect designed houses. It also includes one of the best remaining collections of Marshall Erdman designed kit-houses in the city.
Clack House 1109 Gilbert Rd	Architecture	The Contemporary-style house was designed by Jack Klund in 1951 for the original owner, William E Clack.
Paul Plass House 1118 S Whitney Way	Architecture	The Wrightean house was designed by Taliesan-trained architect Herb DeLevie and constructed in 1967.
DeLevie House 1114 S Whitney Way	Architecture, History	The Wrightean house was designed by Taliesan-trained architect Herb DeLevie and constructed in 1967. Herb DeLevie had recently moved back to Madison when he designed this house and the neighboring house at 1118 S Whitney Way. He went on to create a local architecture firm, DeLevie & Associates.
Vitense Golfland 5501 Schroeder Rd	History	George Vitense opened a driving range on this property in 1957 and in 1958, he added the building with the golf-pro shop and concession, and then a second-story addition constructed in 1960. The addition included an apartment so that George could stay onsite during the busy season. George Vitense was one of the leading golf teachers in Wisconsin at the time and developed this location with a miniature golf course to help develop interest in the sport in an affordable way for families.
White Oaks Neighborhood	Architecture	This neighborhood was a part of the Town of Middleton when it first developed. At least 3 of the early houses were designed by noted architect William Kaeser.
Eugene and Marilyn Parks Duplex 6608 Berkshire Rd	History	Eugene Parks was the first African-American alder for Madison, served as president for the Madison chapter of the NAACP, and was director of Madison's Affirmative Action Department. In 2016 Madison 365 created the Eugene Parks Disruption Award for people who challenge the system and fight for justice.
Mary Lou Munts House 6102 Hammersley Rd	History	Mary Lou Munts was a prominent politician and women's rights advocate who made a career of fighting for social justice. She served 6 two-year terms in the Wisconsin Assembly and was instrumental in passing the Wisconsin Marital Property Reform Act of 1986.
West Madison Mission Evangelical United Brethren Church 6402 Hammersley Rd	Architecture	This Brutalist style place of worship was designed by noted Late Modernist architecture firm of Peters and Martinsons Associates in 1966.
Good Shepherd Lutheran Church 5701 Raymond Rd	Architecture	This Midcentury Modern place of worship was constructed by Stanley Bokelmann, general contractor, in 1958.

Action Table

Land Use Actions	Agencies
1. Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer. Development should dedicate parkland adjacent to the County open space. If developed, the City and developer should explore a land swap to allow development on current City-owned open space so it is closer to the existing neighborhood north of Cross Country Road.	Parks, Planning
2. Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired.	Planning
3. The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed.	Planning
4. Rezone properties identified in the Recommended Zoning Changes map to implement the goals of this Plan and encourage development consistent with the land use recommendations in this Plan.	Planning, Zoning
5. Implement maximum building height recommendations shown on the Building Height Map during discretionary land use approvals by the Plan Commission.	Planning
6. Amend the zoning code to require ground floor commercial uses in the locations shown as Commercial Core on the GFLU Map.	Planning, Zoning
7. Buildings fronting Commercial Core areas along Raymond Road, potential Schroeder Road realignment, and at the intersection of McKee Road at Maple Grove Drive, as shown on the GFLU Map, should be set back the minimum distance required by zoning to create an engaging and walkable street frontage.	Planning, Zoning
8. Create new, or modify existing, zoning districts to implement the General Commercial and Employment land uses shown on the GFLU Map without allowing residential development (also see Economy and Opportunity Action #2).	Planning, Zoning
Transportation Actions	**Agencies**
1. Close gaps in the sidewalk network shown on the Sidewalk Network Map through the Safe Streets Madison Program, as streets are reconstructed, and as priority sidewalk additions along major streets and close to schools can be constructed.	Engineering, Traffic Engineering
2. Create a shared-use path on Gilbert Road between Hammersley Road and Whitney Way by removing bicycle lanes to narrow the street.	Engineering, Traffic Engineering
3. Upgrade existing on-street bicycle facilities shown on the Existing on Street Bike Lane Upgrades map to meet All Ages and Abilities (AAA) standards.	Engineering, Traffic Engineering
4. Add separated bike lanes on Whitney Way: a. North of Hammersley Road, where the street is wider and the traffic count is higher, the lanes should replace little-used on-street parking. b. South of Hammersley Road, where the road is narrower and the traffic count is lower, the lanes can replace currently unmarked asphalt where it is unclear whether the space is meant to be a travel lane, parking lane, or bicycle lane (see diagrams below).	Traffic Engineering

5. Increase pedestrian and shared-use path connectivity to and through Elver Park, especially from the south and west, as part of the upcoming Elver Park Master Plan (see the Green and Resilient Chapter for more on Elver Park).	Parks
6. Monitor changing traffic patterns on existing streets as the Midpoint Meadows and Hill Valley neighborhoods are developed. Make adjustments to existing streets and intersections to improve pedestrian, bicyclist, and traffic safety if/as needed.	Traffic Engineering
7. Improve the safety of pedestrian crossings along Manchester Road by adding bump outs, continental crosswalks, and Rectangular Rapid Flashing Beacons (RRFBs) in key locations.	Engineering, Traffic Engineering
8. Extend the existing shared-use path along Hammersley Road west to Elver Park.	Engineering, Traffic Engineering
9. Undertake the grant-funded Safe Streets for All review of Schroeder Road to develop a detailed list of improvements to reduce speeding and improve safety for drivers, pedestrians, and bicyclists. Improvements may include such things as narrowing the street at select locations, traffic calming, reviewing Rayovac Drive and Forward Drive for the potential addition of an all-way stop or traffic signal, and adding flashing beacons at frequently used pedestrian crossings.	Traffic Engineering
10. If Vitense Golfland redevelops, realign Schroeder Road away from the Beltline–Whitney Way interchange onto the officially mapped corridor through the property (see the Planned Street Network map and Land Use Chapter, Concept C).	Engineering
11. Reconfigure South High Point Road to have one travel lane in each direction, with a center turn lane and separated bike lanes.	Engineering, Traffic Engineering
12. Raymond Road: a. Short-term: Increase pedestrian and bicyclist safety and decrease speeding by adding bump outs at intersections, RRFBs, and through other incremental measures using Safe Streets Madison and possible grant and/or TIF funding. b. Long-term: Evaluate the road for a possible reduction in the number of travel lanes after the planned Raymond–Mid Town connection is made.	Engineering, Traffic Engineering
13. Improve safety along Woodington Way by: a. Working with Madison Metropolitan School District (MMSD) to evaluate improvements to pedestrian access to Hammersley Road to provide an alternative to student pickup and drop off along Woodington Way. b. Working with MMSD to evaluate safe routes to school improvements to improve safety for students walking and biking to school, making pickup and drop off by automobile less necessary. c. Evaluating expansion of current parking restrictions along the street.	Traffic Engineering
14. Coordinate with MMSD to integrate on-site bus/car pickup/drop off at Toki and Orchard Ridge schools as the District implements school reconstruction projects.	Traffic Engineering, Planning
15. Install a roundabout at the intersection of Cross Country Road, Maple Grove Drive, and Nesbitt Road.	Engineering
16. Officially map the extension of Meadow Sweet Drive from its current dead end to connect with High Point Road.	Engineering, Planning
17. Install additional bus shelters, including at: a. Raymond Road at Whitney Way (stops 8512 and 8937). b. Allied Drive at Jenewein Road (stops 4446 and 4547). c. Red Arrow Trail at Verona Road (stops 4716 and 4861).	Metro Transit
18. Study the feasibility of restoring transit service along Hammersley Road.	Metro Transit
19. Add buses on Route D to address crowding during high-use times.	Metro Transit

Neighborhoods and Housing Actions	Agencies
1. Work with developers to encourage larger apartment units and preserve units large enough to support larger families (three or more bedrooms) in proximity to schools.	Planning
2. Encourage and incentivize development of "Missing Middle" housing types in Low Residential (LR) and Low-Medium Residential (LMR) areas on the GFLU Map, especially in areas near schools, parks, shopping, and transit service, through Zoning Code changes and city-initiated rezoning.	Planning, Zoning
3. For new housing partially funded by the City (through the City's Land Banking program, Affordable Housing Fund, or Tax Increment Districts), work with partners to distribute housing at costs affordable to a variety of households throughout the Southwest Area, with a focus on the transit corridors of Raymond Rd., Schroeder Rd., South Whitney Way, South Gammon Road, and McKee Road.	Community Development, Community Development Authority (CDA)
4. Expand homeownership opportunities in Allied–Dunn's Marsh Neighborhood by developing townhomes or other small to mid-size housing types, particularly on the City-owned property located at 2359 Allied Drive.	Community Development Authority (CDA)
5. Complete the programmed building inspection project in the Allied/Carling Drive area and monitor the general area in proximity to Elver Park to ensure healthy, safe and well-maintained housing.	Building Inspection
Economy and Opportunity Actions	**Agencies**
1. Consistent with City policy, create new tax increment districts (TIDs) to support development of businesses/ employment and mixed-use redevelopment consistent with the GFLU Map. a. If significant revenue-generating redevelopment is proposed in the southwest and/or southeast corner of Verona Road/ Beltline, create a new tax increment district that extends north and south of the Beltline to support development of businesses/employment. b. As Town of Middleton properties in the Seybold/Watts area transfer to the City for redevelopment, work with TIF staff to discuss amendment(s) to TID boundaries and project plans to assist with non-assessable infrastructure improvements and other necessary investments into former Town areas.	Economic Development
2. Preserve the Southwest Area's ability to grow employment and businesses by maintaining General Commercial and Employment land uses on the GFLU map for businesses and employers, specifically the two large business areas along the Beltline (also see Land Use Action #7).	Planning, Zoning, Economic Development
3. Evaluate the prospects for the City to land bank underutilized and/or vacant commercial properties if business vacancies continue or increase, possibly in conjunction with creation of a new TID that generates revenue to support land banking.	Economic Development
4. Explore options for adding public wi-fi in parks located in Community Action Strategy Areas in the Southwest Area as a pilot project to provide easily accessible internet service to those who cannot otherwise afford home service for necessities like homework (see the map in the Community Action Strategy chapter).	Information Technology, Parks
Culture and Character Actions	**Agencies**
1. Integrate public art into upcoming public infrastructure projects, including Sidewalk Poetry and Utility Box Art Wraps along bike paths and gateway corridors. Upcoming public infrastructure projects include the extension of High Point Road and new segment of Raymond Road.	Planning, Engineering

2. Establish placemaking that builds neighborhood identity and pride through signage, landscaping, public art, and community storytelling projects. Possible locations include underpasses of the Beltline at Verona Road and Struck Street, bus shelters in Allied, Meadowood Neighborhood Center, Theresa Terrace Neighborhood Center, and in parks.	Planning, Engineering, Parks
3. As part of the citywide Urban Design Code update, evaluate whether the boundary and standards for UDD #2 should be updated to focus on guiding redevelopment at Schroeder Road and Whitney Way.	Planning
4. Inform owners of properties of historic interest identified in this Plan of potential eligibility to have their property listed in the National Register of Historic Places and/or as a Madison Landmark, and the benefits of those designations. See the Properties of Historic Interest table in the Appendix.	Planning
Green and Resilient Actions	**Agencies**
1. Prepare an updated Master Plan for Elver Park that incorporates the recently acquired Park expansion area along Raymond Road: a. Provide a second entrance to Elver Park for better access from Raymond Road and/or Mid Town Road. b. Create a comprehensive park signage system that enhances wayfinding and path identification while prioritizing accessible routes. c. Develop shared-use paths connecting High Point Road and Raymond Road through to Elver Park, aligning with existing and planned infrastructure while minimizing impacts on existing recreational uses (conceptual locations are shown on the Shared-Use Path & Bicycle Network map in the Transportation chapter). d. Determine the optimal layout for multi-use athletic fields and other park amenities within the expansion area.	Parks
2. Complete individual Park Development Plans for the 30 mini and neighborhood parks within the Area to enhance recreation opportunities in Southwest Area parks.	Parks
3. Implement the recommendations of the adopted 2025–2030 Park & Open Space Plan by providing amenities such as biking facilities, pickleball, volleyball, soccer, futsal, and other field sports where appropriate. Specific locations for the future improvements shall be determined by using an area-wide approach to best serve the needs of residents and ensure an equitable distribution of amenities.	Parks
4. Develop Country Grove Park per the adopted park master plan. The future improvements include recreational biking facilities, sport courts and improved community gathering spaces.	Parks
5. Develop a Master Plan for Marlborough Park that addresses the current and future needs of the surrounding community and park visitors.	Parks
6. Provide greater park access by developing Safe Streets through neighborhoods to nearby parks, aiming for all residents to live within a 10-minute walk of a park.	Parks, Engineering, Traffic Engineering
7. Evaluate stormwater utility parcels, such as Manchester Greenway, for vegetation and ecological restoration consistent with the Stormwater Utility Vegetation Management Plan.	Engineering
8. Evaluate the feasibility of including a public access trail to the planned stormwater pond along Marty Road.	Engineering
9. Implement recommendations included in the City's watershed studies in the Southwest Area to mitigate flooding and create a more resilient stormwater management system.	Engineering
Effective Government Actions	**Agencies**
1. Review sanitary sewer capacity needs related to anticipated development and redevelopment and pair capacity upgrades with road construction projects where possible. a. If the Vitense Golfland property redevelops with higher intensity uses, upgrade sanitary sewers on Schroeder Road at Whitney Way and Whitney Way at Woodland Way to ensure adequate capacity. b. If areas along Schroeder Road redevelop with higher intensity uses, extend sanitary sewer west on Schroeder Road to the Madison Metropolitan Sewerage District Interceptor located near Struck Street.	Engineering
2. Build a new water well facility near Mid Town Road and Pleasant View Road to connect water service regions and improve supply options for Pressure Districts 8, 9, 10, and 11, which will improve water pressure and redundancy in the western portion of the Area. See the Water Pressure Districts map.	Water Utility
3. Implement a wellhead protection zoning overlay to prevent contamination of the new well.	Water Utility, Zoning
4. Rebuild Well 12 to enhance dual pressure zone pumping capabilities, improve service reliability, and maximize available water supply.	Water Utility
5. Explore the feasibility of expanding Meadowridge Library at its present location or at a site further to the west. a. If the library moves, maintain library services in the Meadowood area. b. Integrate Meadowridge Library opportunities into the City's Long-Range Facilities Plan.	Library
6. Attach City-owned properties that are part of Elver Park but in the Town of Middleton into Madison.	Planning, Parks
Health and Safety Actions	**Agencies**
1. Conduct Vision Zero speed analyses, increase traffic enforcement and explore traffic calming improvements like road diets, speed bumps and other measures on the following streets: a. Cross Country Road b. High Point Road c. Ice Age Drive d. Manchester Road e. Maple Grove Road f. McKenna Boulevard g. Muir Field Road h. Prairie Road i. Raymond Road j. Schroeder Road k. Whitcomb Drive l. S. Whitney Way	Traffic Engineering
2. Where not already required by State regulations, the City should encourage any new residential buildings within 200 feet of the Beltline to use materials and insulation to reduce interior noise levels below 52 decibels, consistent with State Code. Sites should be designed to shield outdoor spaces from noise levels above 67 decibels. Developments near the Beltline should follow setback and noise regulations outlined in Wisconsin Admin Code and City Ordinances.	Planning, Zoning

3. Evaluate street lighting along Maple Grove Road, McKenna Boulevard, Allied Drive, Russett Road (5700–5800 blocks), Raymond Road (Cameron Drive to Westbrook Lane), Park Heights Court, and Schroeder Road for proper light levels. This work should include confirming proper light pole locations and spacing while recommending where tree trimming and other measures may be needed to improve safety and visibility, especially for pedestrians and bicyclists.	Traffic Engineering
Allied CAS Actions	**Agencies**
1. Meet with the Allied Dunn's Marsh Neighborhood Association to provide guidance on organizational development, leadership training, and community participation, and share city resources like the Planning Division's Neighborhood Organization Tips and Tools Guide, Neighborhood Grant Program and other resources.	Planning, Community Development
2. Explore a public-private partnership to develop a business incubator that would house service businesses like a hair salon and barber shop.	Economic Development
3. Work with Allied Wellness Center and Boys and Girls Club to bring more fresh produce to the area. Share information about government grant programs—such as the City's SEED grants and Healthy Retail Access grants—that support healthy food initiatives and incentivize nutritious options.	Community Development, Economic Development
4. Add a stop sign at the intersection of Windflower Way and Danbury Street.	Traffic Engineering
5. In Allied Park add lights, add grills, repaint the basketball court, create a sign for the court, and add lights to the court.	Parks
6. Improve visibility and safety at the intersection of Allied Drive and Carling Drive/ Thurston Lane by implementing parking restrictions near the stop sign. Add clear signage, pavement markings, or physical barriers to prevent vehicles from parking too close and obstructing lines of sight.	Traffic Engineering
Meadowood CAS Actions	**Agencies**
1. During the redevelopment of Toki Middle School, work with MMSD, the school, residents and community groups to explore adding amenities for public use out of school hours, such as gathering spaces, an artist studio/maker space, outdoor workout equipment, edible landscapes and public events and activities.	Community Development
2. Community groups work with neighbors and the Parks Division to add edible landscapes to Meadowood Park and enter into a maintenance agreement with the city to care for the landscapes.	Parks
3. Improve visibility and safety at the intersection of Hammersley and Prairie Roads by implementing parking restrictions near the stop sign. Add clear signage, pavement markings, or physical barriers to prevent vehicles from parking too close and obstructing lines of sight.	Traffic Engineering
4. Incorporate a small shelter structure at Sunridge Park.	Parks
Park Edge/Park Ridge CAS Actions	**Agencies**
1. Meet with area renters and established neighborhood groups to provide guidance and tools that will assist in creating a new neighborhood organization that represents and supports the Morraine View Drive and Madison Estates areas—share city resources like the Neighborhood Organizations' Tips and Tools Guide, the Neighborhood Grant Program and other resources.	Planning
2. Provide information to property owners and tenants in areas such as Elver Park (Madison Estates and Porchlight properties on McKenna and Russett) and Schroeder Road (Renew) on how to request and prepare for building inspections, including timelines, procedures, and available City resources to support compliance and maintenance.	Building Inspection
3. Add a crosswalk and pedestrian signage for the path across Chapel Hill Road between Regis Road and Piping Rock Road.	Traffic Engineering

Glossary

Accessory dwelling unit: A second dwelling unit contained within a single-family dwelling or within a detached building located on the same lot as a single-family dwelling. This definition includes accessory buildings constructed in connection with a private garage or a private garage converted into a dwelling unit.

Activity Center: An intensively developed area that is the visual and/or functional center of a neighborhood(s) or a district. Activity centers are typically comprised of a mix of land uses developed at a higher intensity than the surrounding area including residential, commercial, employment, civic, institutional, and parks and open space uses.

Affordable housing: housing for which the occupant(s) are paying no more than 30 percent of gross household income for housing costs, including utilities. Households with costs exceeding 30% of income are considered housing cost-burdened. The City of Madison's owner-occupant and rental development subsidy programs are primarily designed to reduce housing cost burdens for renter households with incomes at or below 60% of Dane County's median income (CMI) and for owner-occupied households at or below 80% CMI.

Affordable Housing Fund: A City of Madison program to provide loans and grants to for-profit and non-profit housing developers for the construction of new affordable rental housing.

All Ages and Abilities (AAA): A bike network that will provide a connected system of safe, comfortable, and low-stress bikeways designed to be usable by everyone, regardless of age, ability, or skill. The AAA Bike Network includes low-traffic neighborhood streets, bicycle boulevards, paths, and separated bicycle facilities on busier streets. The AAA Bike Network will allow people including older children, seniors, and people with disabilities, to bike to daily destinations safely and easily.

Berm: A linear mound generally built to screen views, define areas, or direct stormwater.

Bicycle share (B-Cycle): A kiosk-based bike rental system offering hourly, daily, or subscription-based usage.

Big box retail: A physically large retail store with at least 75,000 square feet of floor area and a regional sales market. They are usually part of a national or regional chain of stores. Some examples include Walmart, Target, Best Buy, and Home Depot. (Source: APA: A Planners Dictionary)

BIPOC: An umbrella term for people of color, which stands for Black, Indigenous, and people of color. The term acknowledges that not all people of color face equal levels of injustice, recognizing that Black and Indigenous people are severely impacted by systemic racial injustices. (Source: Merriam-Webster)

Bump out: An extension of a raised curb into a roadway, typically a parking lane, to create additional terrace or sidewalk space. This can be used to shorten pedestrian crossing distances or create additional space for street trees while encouraging lower vehicular speeds.

Bus Rapid Transit (BRT): is a frequent, faster, and more reliable bus system that uses larger buses to transport more riders. BRT's features include frequent all-day service and direct routes with fewer stops. It utilizes special traffic signals to help buses get through intersections faster, dedicated bus lanes, and stations with off-board fare payment kiosks.

Capital Area Regional Planning Commission (CARPC): One of nine commissions in Wisconsin established to coordinate planning and development among area municipalities. CARPC develops and promotes regional plans, provides objective information and professional planning services, and focuses local attention on issues of regional importance. CARPC carries out land use planning and areawide water quality management planning for the greater Madison region. State statutes charge it with the duty of preparing and adopting a master plan for the physical development of the region. The Department of Natural Resources contracts with the Commission to maintain a continuing areawide water quality management planning process to manage, protect, and enhance the water resources of the region. (Source: CARPC)

Commercial Core: Street frontages where future development proposals are required to include ground floor commercial spaces.

Community Development Block Grant (CDBG): A federal program which provides annual grants to states and cities for affordable housing, anti-poverty, infrastructure, and planning activities that benefit low- to moderate-income persons.

Community garden: An area of land or space managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation.

Community land trust: nonprofit organizations whose primary objective is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families. Under the community land trust (CLT) model, homeowners purchase their house, but not the land (this lowers the purchase price). The land is leased by the homeowner from the land trust. When homeowners sell, 75% of the appreciated value stays with the house, so it's more affordable for the next buyer. The CLT homeowner also gets to keep the equity they invested into the home plus 25% of the increase in value. (Sources: Madison Area Community Land Trust and Grounded Solutions Network)

Commercial Ownership Assistance program: The City's Commercial Ownership Assistance Program (COA) is focused on helping business owners expand their enterprises by transitioning from renting space to owning commercial property for their business. Priority is given to applicants who are people of color, immigrants, women, the disabled, veterans and any other underrepresented groups.

Complete neighborhood: are neighborhoods that include a range of housing types and costs, neighborhood-serving businesses, stores, services, schools, and places of worship. These elements are ideally accessible by foot, bicycle, or transit through a network of well-connected streets and blocks, usable public spaces, and a system of connected parks, paths, and greenways.

Continental crosswalk: A crosswalk with a more visible type of striping (painting), consisting of thick white stripes parallel to the direction of vehicular travel.

Cost-burdened: a household is cost-burdened when they are paying too much for their home (when total housing costs exceed 30% of their gross monthly income).

Drumlin: A linear or oval-shaped hill created by the streamlined movement of glacial ice sheets across rock debris. (Source: Britannica)

Easement: A legal tool that grants one party the right to use property that another party owns and possesses. (Sources: Investopedia, Merriam-Webster Dictionary)

Exclusionary zoning: A term applied to zoning standards, districts, or policies that seek to prevent people of certain races, ethnicities, or income levels from buying homes or living in specific areas or neighborhoods. This could include extensive use of exclusively single-family districts, large minimum lot or open space sizes, and narrow occupancy (household size) rules. (Source: Planetizen)

Extraterritorial Plat Approval: Madison is considered a "Second Class City" under state law. This class of city may review plats (subdivisions of land) within three miles of the city if the plat is proposed in a town. Within this "extraterritorial" three mile area the town, county, and the adjoining city must review and approve a plat for it to be implemented.

Foreign Trade Zone (FTZ): a specific area within the United States, located in or near a port of entry, where certain types of merchandise can be imported without going through formal customs entry procedures or paying import duties. FTZs were designed to encourage international trade and U.S. employment. (Sources: Dane Country Regional Airport and Port of Seattle)

Frontage road: A street adjacent to a freeway, expressway, or arterial street separated therefrom by a dividing strip and providing access to abutting properties. (Source: APA: A Planners Dictionary)

Grade-separated intersection: an intersection where one roadway or lane travels above or below other roadways by separating where they cross each other with an overpass or underpass.

Greenway: Linear corridors of land and water and the natural, cultural, and recreational resources they link together. (Source: Massachusetts Office of Energy and Environmental Affairs)

Healthy Retail Access Program: A program created by Madison's Food Policy Council that provides funds for healthy retail projects that aim to improve access to affordable, healthy, and culturally appropriate food and retail within underserved areas.

Historic district: A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A local, state, or the federal government can officially recognize districts. (Source: U.S. National Park Service)

Housing cooperative: A residence that is collectively owned and controlled by its members: the people who live in the housing. The buildings typically have private bedrooms but shared spaces, such as common kitchens and recreation areas. Members often share responsibility for cooking, daily chores, and property maintenance.

Impervious surface: Any hard-surfaced area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. (Source: APA: A Planners Dictionary)

Income- and rent-restricted housing: a type of housing where a specific number of units in a building are reserved for low-income households. A qualifying household's income level must be at or below a specific level for that household's size, such as 60% of the county median income. A limit is also set on the monthly rent to ensure that housing is more affordable for those households, often due to some form of subsidy. These restrictions are typically enforced through a Land Use Restriction Agreement.

Incubator: An area, commercial space, and/or building designated for the cultivation and enhancement of new or future businesses.

Infill development: Development of vacant or underused lots that are surrounded by developed areas.

Land Banking: A City program used to acquire land and buildings that could be used for future economic development, affordable housing projects, and other City uses. The goal is to acquire strategic properties for future purposes that might include: assisting displaced businesses, reducing blight, stabilizing housing markets, improving the quality of life of residents and neighborhoods, and preserving land for City purposes.

Makerspace: A term used to describe a place where people gather to share resources and knowledge, work on projects, network, and build. This could include artist studios, small-scale fabrication spaces, workshops, commercial kitchens, or similar spaces.

Market-rate housing: Housing that does not have any restrictions on rent or household income.

Missing Middle Housing: A range of housing types scaled between single-family detached houses and larger apartment buildings. Housing types that are considered as part of the missing middle include duplexes, triplexes, four-units, row-houses, live-work buildings, accessory dwelling units (ADUs), clustered small homes like bungalow courts, and some small apartment buildings. The scale of missing middle housing is compatible with most existing single-family residential areas.

Mixed-use: A building or groups of buildings designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses. (Source: City of Beaverton, OR)

Mobility: The ability, ease, and efficiency with which people and goods can move between locations. Mobility differs from "transportation" in that transportation is the physical act of moving, while mobility is the capability and quality of that movement. Mobility considers all types of movement, including pedestrians, wheelchairs and other mobility aid devices, bicycles, transit and other vehicles.

Neighborhood Development Plan (NDP): A plan prepared for largely undeveloped land on the city's edge. NDPs are adopted as supplements of the Comprehensive Plan and include recommendations for land use, transportation, parks and open space, and utilities.

Neighborhood Plan: A plan prepared for an already-developed area of the city that includes recommendations for land use, urban design, transportation, parks, placemaking, and other improvements/investments/changes to a given area. Neighborhood plans can encompass more than one neighborhood and are generally adopted as supplements to the Comprehensive Plan.

Neighborhood Resource Teams (NRTs): A citywide effort to coordinate and improve the delivery of City services to Madison's neighborhoods. NRTs provide a regular forum for City employees to meet, discuss, and support each other's efforts in delivering excellent City services. NRT membership can include alders, City staff, and non-City staff participants.

Non-assessable Infrastructure: By City ordinance portions of some public works projects are assessed to adjoining property owners (such as a portion of street pavement, a portion of driveway aprons, and any private storm sewer connections), while most costs are borne by the City (such as sidewalks, curb and gutter, storm sewer, etc). Non-assessable infrastructure is the portion of a project that is paid for by the City.

Official Map: A formal public record used to indicate where a government is likely to require right-of-way, easements, or land for future roads, drainageways, utilities, or recreation facilities. Within officially mapped areas, a property owner maintains control and use of their property but building permits cannot be issued. Official Mapping is established in Wisconsin State statute 62.23(6). (Source: UW Extension)

Operating costs: Expenses associated with the maintenance and administration of a business or government on a day-to-day basis, such as salaries. (Source: Investopedia)

Per- and polyfluoroalkyl substances (PFAS): A group of chemicals used to make products that resist heat, oil, stains, grease, and water. They are long lasting chemicals, which break down very slowly over time and exposure to them may be linked to harmful health effects. (Sources: US Environmental Protection Agency and Centers for Disease Control and Prevention)

Placemaking: Creation of an environment that fosters community, stimulates interaction, encourages entrepreneurship, generates innovation, and nurtures humanity. (Source: Project for Public Spaces)

Proactive rezoning: Proactive rezoning is when the City, rather than a property owner or developer, proposes to rezone land so that it is consistent with plan recommendations. When the City proposes to proactively rezone areas during a planning process, it informs property owners about the recommendation and whether it could affect them.

Property Tax Assistance for Seniors Program: A City program that pays all or a portion of property taxes for qualified homeowners who are over the age of 65 and own a single-family residence within the City of Madison.

Rectangular rapid flashing beacons (RRFBs): A flashing signal activated by pedestrians that alerts drivers to yield to crossing pedestrians.

Redevelopment: Construction of a new building where a building already exists.

Rental Rehab Loan Program: City of Madison program which offers financial assistance, including low-interest loans, for Madison property owners to renovate and improve rental housing.

SafeGrowth: A philosophy built on the belief that healthy and functioning small neighborhoods provide the safest way to build cities in the 21st Century. It is based on the premise that crime is best tackled within small neighborhoods by harnessing the creative energy of functioning neighborhood groups, by employing the latest crime prevention methods, and by adopting an annual SafeGrowth® Plan to address crime and fear. (Source: SafeGrowth.org)

SEED Program: A City of Madison program administered by the Madison Food Policy Council that provides grants to improve the local food system and make food more accessible to Madison residents.

Sense of Place: The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place. (Source: Scottsdale, AZ)

Setbacks: A building design where there are fewer stories closer to the lot line (for example, near sidewalks and adjacent properties) than the rest of the building.

Shared-use path: a path or lane shared by pedestrian, bicycle, and other non-motorized users.

Smaller-scale housing: Also referred to as missing middle housing, it is a range of smaller multi-unit or clustered housing types compatible in scale with single-family homes. (Source: Opticos Design, Inc.)

Stepbacks: A building design element that is typically applied to the upper-story of a development to establish compatibility with surrounding development and maintain a pedestrian-oriented scale. A stepback requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

Stormwater: Untreated runoff from rainfall and snowmelt. It flows across impervious surfaces (such as streets), through fields, and over construction sites, crossing municipal boundaries and can carry contaminants to lakes and streams. (Source: Dane County Office of Lakes & Watersheds)

Tabletop crossing or intersection: An intersection where the roadway ramps up to the sidewalk level to create greater visibility for pedestrians, improve usability for individuals who are mobility impaired, and slow vehicles down. Also known as a raised crossing or intersection.

Tax Increment Financing (TIF): A governmental finance tool to provide funds to construct public infrastructure, promote development opportunities, and expand the tax base.

Terrace: The space between the sidewalk and the curb along a street.

Through movement: within an intersection, the through movement refers to vehicles or users going straight and not turning onto the cross street.

Transit-Oriented Development (TOD): Compact, walkable, mixed-use development that is centered on quality public transit. It typically includes a mix of housing, office, retail, neighborhood amenities, and other uses within walking distance of a transit station. TOD reduces the need for driving by creating compact, vibrant, walkable neighborhoods with convenient access to activities and destinations connected by transit.

Tree canopy: The part of a city or area that is shaded by trees; The layer of leaves, branches, and stems of trees that obscure the ground when viewed from above. (Source: Center for Watershed Protection)

Underrepresented groups: Groups of people with a common race, ethnicity, immigration status, age, income level, gender identity, or sexual orientation who have not typically participated in City decision-making processes corresponding with the proportion of the population they comprise. These groups have often experienced discrimination or marginalization based on their identity.

Urban agriculture: The production of food for personal consumption, market sale, donation, or educational purposes within cities and suburbs.

Urban form: the patterns of building height and development intensity as well as the structural elements that define an area physically, such as natural features, transportation corridors, open space, public facilities, and other elements. (Source: City of Los Angeles)

Water quality: The condition of water, including its chemical, physical, and biological characteristics with respect to its expected use, for example, drinking, swimming, or fishing. (Source: Florida Brooks National Marine Sanctuary, Key West, Florida)

Watershed: Watersheds are an area of land that drain to the same location (the outlet).

Wayfinding: Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space. (Source: The Society for Experiential Graphic Design)

Zoning Code: An ordinance that regulates land use, lot size, building placement, building height, and other aspects of the development of land.

Map Data Sources

Page 3 – Community Action Strategy Areas: City of Madison Planning Division

Page 8 – Previously adopted underlying plans: City of Madison Planning Division

Page 9 – Southwest Area Plan: City of Madison Planning Division

Page 12 – Annexation History: City of Madison Planning Division

Page 13 – Analysis Map: City of Madison Planning Division

Page 15 – Land Use Vision: City of Madison Planning Division

Page 17 – Generalized Future Land Use: City of Madison Planning Division

Page 20 – Recommended Building Height: City of Madison Planning Division

Page 21 – Commercial Core Maps: City of Madison Planning Division

Page 22 – Recommended Rezonings: City of Madison Building Inspection Division, City of Madison Planning Division

Pages 24–27 – Envisioning Change for Key Sites: City of Madison Planning Division

Page 30 – Planned Street Network: City of Madison Planning Division, City of Madison Engineering Division, City of Madison Department of Transportation

Page 32 – Pedestrian Network: Madison Area Metropolitan Planning Organization (MPO), City of Madison Planning Division

Page 33 – Shared-Use Path & Bicycle Network: Madison Area Metropolitan Planning Organization (MPO), City of Madison Department of Transportation, City of Madison Planning Division

Page 34 – Existing On-Street Bike Lane Upgrades: City of Madison Department of Transportation

Page 36 – High Injury Network: City of Madison Department of Transportation

Page 37 – Complete Green Streets Types: City of Madison Department of Transportation, City of Madison Planning Division

Page 44 – Elementary School Attendance Areas: Madison Metropolitan School District (MMSD)

Page 49 – Employment Density: Census Bureau – On The Map 2024

Page 51 – Town of Middleton Islands: City of Madison Planning Division

Page 52 – Commercial Centers: City of Madison Planning Division

Page 54 and 55 – Verona Road Area Improvements: City of Madison Planning Division

Page 56 – Tax Increment Districts #46: City of Madison Economic Development Division

Page 59 – Community Gathering Places: DataAxel, City of Madison Planning Division

Page 60 – Urban Design Districts: City of Madison Planning Division

Page 61 – Historic Resources: Wisconsin Historical Society, City of Madison Planning Division

Page 64 – Parks and Open Space: City of Madison Parks Division, City of Madison Engineering Division, City of Madison Planning Division

Page 66 – Tree Canopy: City of Madison Parks Division, City of Madison Engineering Division, City of Madison Planning Division

Page 68 – Watershed Study Flood Risk: City of Madison Engineering Division

Page 71 – Water Pressure Districts: City of Madison Water Utility

Page 72 – Sanitary Sewer Network: City of Madison Engineering Division

Page 75 – Intergovernmental Agreement: City of Madison Planning Division

Page 79 – Speed and Safety Analysis Map: Madison Area Metropolitan Planning Organization (MPO), City of Madison Planning Division

Page 82 – Community Action Strategy Areas: City of Madison Planning Division

Page 84 – Allied CAS Boundary: City of Madison Planning Division

Page 85 – Meadowood CAS Boundary: City of Madison Planning Division

Page 86 – Park Edge/Park Ridge: City of Madison Planning Division



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Southeast Area Plan & Southwest Area Plan-Related Amendment to the Comprehensive Plan

April 27, 2026

Amendment	Reason
1. Update amendment dates and Plan Adoption and Amendment History (Comprehensive Plan cover and pages i and ii).	Reflect the updated Comprehensive Plan.
2. Revise the Generalized Future Land Use (GFLU) Map to reflect Southeast and Southwest Area GFLU Maps, including the three map notes in the Southwest Area (Comprehensive Plan, current pages 18-19): a. SW Area Plan map note #1 is southwest of the Cross Country Road-Maple Grove Drive intersection: *"Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer. Development should dedicate parkland adjacent to the County open space."* b. SW Area Plan map note #2 is along Cross Country Road west of Arctic Fox Drive: *"Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired."* c. SW Area Plan map note #3: *"The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed."*	Integrate GFLU map edits from the SE and SW Area Plans into the Comprehensive Plan GFLU Map.
3. Revise Growth Framework chapter to reflect creation of a new GFLU Map category: Medium Residential 1 (MR1). a. Rename current "Medium Residential" to "Medium Residential 1" or "Medium Residential 2" as applicable throughout the chapter. i. Page 17 under the Generalized Future Land Use header (introductory text). ii. Page 21 under LR and MR2 sections. iii. Page 22 under MR2 and HR sections. iv. Page 23 under CMU section. v. Page 26 under SI section related to redevelopment. b. Add a photo and description for MR1 land use to page 21: "Medium Residential 1 (MR1) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. Larger buildings should take measures to break up facades over 100' long through changes in the setback from the street, in addition to other measures of creating visual interest such as balconies, changes in facade material, and facade modulation. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR1 designation. MR1 areas may be along collector streets, arterial streets, or embedded within neighborhoods as part of a mix of housing types. MR1 areas should be interconnected with surrounding development as part of a complete, *MR 1 Photo:* 	Adding this category to the GFLU Map is an initial step to phasing out the double asterisk LMR "select conditions" clause in the chart below (sometimes referred to as the LMR "escalator" clause). As the SE and SW GFLU Maps were developed, areas were explicitly mapped as either LMR or MR1. Over time, additional MR1 areas will be mapped on the GFLU Map. Phasing out the LMR "select conditions" clause will increase transparency and predictability for all stakeholders.

walkable neighborhood. Ground floor units should have individual entrances to better integrate development into the neighborhood and encourage walkability. Special attention must be paid to design within MR1 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR1 development to less intense surrounding development. MR1 can provide both rental and owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood."	
4. Revise the Residential Future Land Use Categories chart Area (Comprehensive Plan, current page 20). The red text/outline on the proposed chart below indicates modifications to: a. Add a column for the Medium Residential 1 GFLU Map category, and indicate building forms and general development parameters for the land use category. b. Make adjustments to the Low Residential (LR) column: i. Remove single asterisks for Three-Unit Buildings and Single-Family Attached development and instead shade those cells light yellow. ii. Change the footnote associated with the single asterisk to indicate "appropriate" rather than "permitted". c. Make adjustments to the Low-Medium Residential (LMR) column to update allowed building types in these areas, and clarify where "select conditions" may be considered: i. Remove the double asterisks for Small Multi-Family Buildings. ii. Add text to footnote associated with the double asterisk "select conditions" clause (sometimes referred to as the "escalator" clause), indicating this clause does not apply to the LMR areas in the Southeast and Southwest areas. *Red text/outline on chart indicates modifications:*	4a: See #3 above. 4b: LR changes are to reflect recent changes to the zoning code for allowed building types and to have the footnote reflect that the chart is a policy, not an ordinance. 4c: Since the 2018 Comprehensive Plan, the Small Multi-Family Building cell in the LMR column was both shaded and had a ** designation. The City's zoning code, which the chart relates to, defines Small Multi-Family Buildings as having 4-8 units. Therefore the "select conditions" clause is not applicable. Additional text in the LMR footnote specifies that the footnote does not apply to the Southeast and Southwest areas. The LMR "select conditions" (aka "escalator") clause will be phased out as area plans are adopted or when the Comprehensive Plan as a whole is updated. Phasing out the LMR "select conditions" clause will increase transparency and predictability for all stakeholders.

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building	(asterisk deleted)				
Single-Family Attached	(asterisk deleted)				
Small Multifamily Building	*	(asterisks deleted)			
Large Multifamily Building		**			
Courtyard Multifamily Building		**			
Podium Building					
Number of Stories	1-2'	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

* ~~Permitted~~ Appropriate *in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.*

** *Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.* This clause does not apply to the Southwest or Southeast Areas.

~ *Or taller, if specified by an approved sub-area plan or PD zoning.*

' *Dormers or partial third floors are permitted.*

5. Revise Peripheral Planning Areas (PPA) Map to reflect archiving of the Cross Country and Marsh Road Neighborhood Development Plans and the partial archiving of the High Point-Raymond Neighborhood Development Plan (Comprehensive Plan, current page 28).	Consistent with the archiving of Sub-Area Plans (see #7 below), update the PPA map to reflect that these Neighborhood Development Plans are no longer referred to by the City.
6. Revise Bicycle Facilities Map to reflect Southeast and Southwest Area Shared-Use Path & Bicycle Network Maps and to reflect citywide projects completed since 2024 (Comprehensive Plan, current page 43).	Integrate bike facilities map edits from the SE and SW Area Plans into the Comprehensive Plan Bicycle Facilities Map to maintain consistency. At the same time: update the map to reflect that certain projects shown as planned have been completed since the map was published in 2024.
7. Revise Sub-Area Plans Map to reflect adoption of Southeast and Southwest Area Plans and archiving of the Milwaukee Street Special Area Plan, Cottage Grove Road Activity Centers Plan, Stoughton Road Revitalization Project, Royster-Clark Special Area Plan (also referred to as Royster Clark Redevelopment – BUILD), Hiestand Neighborhood Plan, Marsh Road Neighborhood Development Plan, Cross Country Neighborhood Development Plan, Allied-Dunn's Marsh Neighborhood Plan, Allied-Dunn's Marsh-Belmar Neighborhoods Physical Improvement Plan, Southwest Neighborhood Plan, and High Point-Raymond Neighborhood Development Plan* (*denotes that only the portion overlapping the Southwest Area will be archived; Comprehensive Plan, current page 47)	The Sub-Area Plans Map in the Comprehensive Plan will be updated with the adoption of the SE and SW Area Plans. Other plans will be archived under the procedure established during the 2024 Comprehensive Plan amendment (see Comp Plan pages 129-131).

8. Revise Appendix B, Sub-Area Plans and the Comprehensive Plan to modify the Area Plans subsection (Comprehensive Plan, current page 130) to list the Southeast and Southwest Area Plans as being adopted, remove archived plans as listed in #7 above from the lists of Adopted Sub-Area Plans (except the High Point-Raymond Neighborhood Development Plan, which will have a note specifying it no longer applies to the Southwest Area).	The plans list in the Comprehensive Plan will be updated with the adoption of the SE and SW Area Plans. Other plans will be archived under the procedure established during the 2024 Comprehensive Plan amendment (see Comp Plan pages 129-131).

AMENDED MONTH DATE, 2026

CITY OF MADISON

Comprehensive Plan



Imagine Madison

People Powered Planning

CITY OF MADISON

COMPREHENSIVE PLAN

AMENDED MONTH DATE, 2026

Plan Adoption and Amendment History

This updated Comprehensive Plan was adopted by the Common Council via Ordinance ORD-26-000XX(Legistar File #XXXXX) and Ordinance ORD-26-000XX (Legistar File #XXXXX) on Month XX, 2026, replacing the 2023 Comprehensive Plan.

The 2023 update focused on revisions to the Growth Framework within the Plan, including the Generalized Future Land Use (GFLU) Map. The majority of the GFLU Map revisions were to incorporate land use changes from sub-area plans adopted or amended since 2018. The public also had the opportunity to submit GFLU Map amendment applications. In addition, updates were made to the population projections and many of the maps included within the Plan (see the revision date listed on individual maps). Other than the addition of the seventh Element, Health and Safety, strategies and actions are unchanged from the 2018 Plan.

2018–2023 Implementation Progress

Since adoption of the Imagine Madison Comprehensive Plan in 2018, the City and community partners have made significant progress in implementing many of the Plan's recommendations. Select projects and initiatives with major progress include:

1. Starting construction on the east-west **Bus Rapid Transit (BRT)** line to provide better access to jobs and reduce travel times
2. Establishing a **Transit-Oriented Development (TOD)** Overlay Zoning District covering areas within a quarter mile of BRT and Metro Transit's primary bus lines
3. Adopting a **Complete Green Streets Guide** to inform decisions about how to accommodate different modes of travel
4. Adopting a **Transportation Demand Management (TDM)** ordinance to increase use of sustainable and safer forms of transportation
5. **Redesigning Metro Transit routes** to provide more direct, frequent service to destinations and improve service on the periphery of the city
6. Approving several **changes to the zoning ordinance** to allow additional small- and medium-size residential development projects as a permitted use
7. Establishing an **annual fund for land banking** to proactively buy key properties for the development of affordable housing
8. Securing funding and a site for a **purpose-built shelter** for those experiencing homelessness
9. Starting a **donor/recipient approach to TIF** funding which provides benefits to more areas of the city
10. Continued implementation of the **Madison Public Market** at First Street and Johnson Street
11. Adopting a **Historic Preservation Plan** which includes a survey of Underrepresented Communities Historic resources
12. Creating detailed **stormwater management plans** for watersheds across the city in response to increasingly large rain events
13. Securing federal funding to upgrade to a fleet of 46 **all-electric buses** for the upcoming Bus Rapid Transit (BRT) system
14. Collaborating with the Capital Area Regional Planning Commission and Dane County municipalities to develop the **2050 Regional Development Framework** to guide how and where growth occurs in Dane County

Additional information regarding Plan implementation can be found in the Progress Update reports on the Plan website: www.cityofmadison.com/CompPlan.



GROWTH FRAMEWORK

Generalized Future Land Use

The Generalized Future Land Use (GFLU) Map presents land use and development intensity recommendations to guide future city growth both in edge areas where new development is planned and in areas where redevelopment may occur. The Map applies the Goals, Strategies, and Actions of this Plan to the City's current and planned boundaries and recommends a pattern of future uses and development intensities that will guide the physical development of the City for the next 20-plus years. The Map is a planning tool that recommends broadly-categorized land uses for general areas. The Zoning Code and accompanying Zoning District Map are more specific tools that implement the recommendations of the Comprehensive Plan and sub-area plans by regulating the specific building forms and land uses for each individual property in Madison. Rezoning of property must be consistent with the GFLU Map.

While land uses are mapped to specific locations, the recommendations presented in the GFLU Map are still relatively broad, and the exact shape of many of the mapped land use categories are necessarily somewhat general. In many instances, the recommended land use pattern is refined in sub-area plans that may include more detailed land use categories that generally fit within the broad categories within this Plan, as well as design guidelines that respond to the specific surrounding context.

The GFLU Map is a major consideration when reviewing the appropriateness of proposed development. However, it is not the only consideration, and should not be used outside of the context of the rest of this Plan or other adopted City plans and ordinances. For example, some residential and mixed-use areas planned for more intense development within older parts of the city may have single-family, two- or three-unit homes, or small-scale commercial/mixed-use buildings interspersed with other, more intense, multifamily residential and mixed-use development. In such instances, it is important to refer to other Elements of this Plan and other city plans and ordinances (such as adopted neighborhood plans, the historic preservation plan, historic preservation ordinance, and urban design districts), when considering whether development



is appropriate for a given parcel. It is not the intent of the GFLU Map to encourage more intense development in all MR1, MR2, HR, and mixed-use areas without consideration for other adopted plans and regulations. Similarly, it is not the intention of this Plan that any existing multifamily that may be in the "Low Residential" district must be transitioned to single-family or duplex development (see pages 36 and 38 for more information regarding integration of redevelopment).

The category descriptions in this chapter, along with the accompanying charts for residential use and mixed-use, summarize the GFLU Map categories. Building form categories in the residential and mixed-use charts were drawn from the zoning ordinance. The general density range is intentionally broad for most categories because building form, not density, should be the primary consideration when determining whether a building fits appropriately within a given neighborhood, district, or corridor. Sub-area plans frequently offer more detailed height and design standards, and should be referred to in addition to this Plan. While adopted sub-area plan residential and mixed-use standards should generally fit within the land use standards shown in this Plan, they may have heights that exceed what is shown in this plan. When that is the case, the sub-area plan standards should be applied, just as they are applied when more restrictive building heights are included. Refer to the appendix for further discussion on the relationship between this Plan and sub-area plans.

Generalized Future Land Use Map Categories

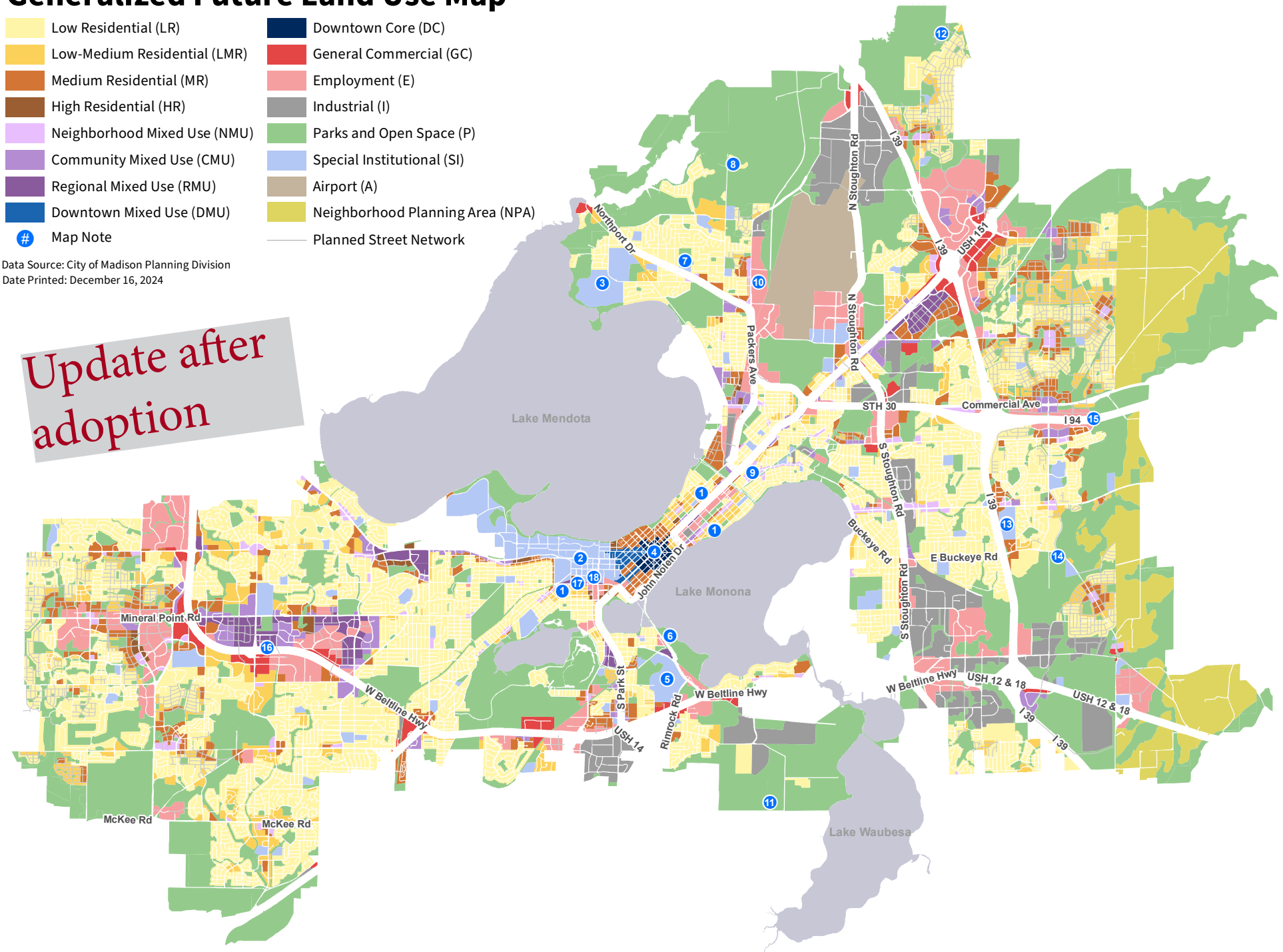
The list beginning on page 20, and the accompanying charts for residential and mixed-use land use categories, describe what is generally included within each land use category. Sub-area plans often provide additional detail beyond the broad land use categories within this Plan (see additional discussion on page 129 regarding the relationship between the Comprehensive Plan and sub-area plans).

Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- # Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

Data Source: City of Madison Planning Division
Date Printed: December 16, 2024

Update after adoption



Please see pages 78 and 79 for maps of the city's historic districts.

Map Notes

1. Any redevelopment within this LMR area should generally add to the City's Missing Middle housing stock while maintaining the current single-family/ two-flat/ three-flat development rhythm.

2. The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW-Madison. That document was originally approved by the City in 2017 as part of the requirements for the UW-Madison's Campus-Institutional Zoning. All UW-Madison development within the campus boundary must be consistent with the Campus Master Plan unless an exception or alteration is approved by the City, consistent with applicable regulations, procedures, and standards. The Comprehensive Plan's SI designation for the UW-Madison campus is primarily to address the UW's use of property. However, there are some privately owned properties within the SI-designated areas. If such privately owned parcels redevelop, their use and design should be consistent with adopted sub-area plans, the most relevant of which, as of the adoption of this Plan, is the Regent Street-South Campus Neighborhood Plan. In the rare case where private redevelopment is proposed for an area that is not covered by a sub-area plan, multifamily residential and mixed-use development shall be considered appropriate, so long as the scale, massing, and design of the building fits in with the surrounding context, as determined by the Plan Commission and City Council.

3. This property is currently the site of the State of Wisconsin Mendota Mental Health Institute. A detailed development plan for the property should be prepared and adopted by the City prior to any redevelopment to new uses. Land along Lake Mendota is recommended for public park and open space.

4. Refer to the Downtown Plan for the area bounded by the lakes, Blair Street, Regent/Proudfit Streets, and Park Street for viewshed preservation, mix of land uses, building design standards (including heights and stepbacks/setbacks), streetscape design, and other land use and design elements. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Downtown Plan.

5. The Alliant Energy Center is shown as SI, but is currently zoned Parks & Recreation, which allows for a variety of uses. Future development on the site may include restaurant, entertainment, recreation, hotel, and other uses if a Master Plan for the area that includes those uses is adopted by the City.

6. The existing residential uses may continue until an opportunity arises to convert this area to public park and open space. The existing uses should not be expanded and the land should not be redeveloped.

7. This former sanitarium site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings for employment, residential, or a mix of those uses is recommended if this site is redeveloped. The open area south of the buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Mendota and the Isthmus. The wooded portion of the site north of the buildings should be maintained as open space.

8. It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties and provides adequate vegetative buffers from the existing park property.

9. The City may consider buildings taller than four stories in this contiguous NMU area for large parking lots/ vacant areas.

10. It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.

11. Land in this area is part of the Town of Blooming Grove and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.

12. A portion of this area may have the potential for limited development as a conservation subdivision.

13. The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any rezoning request.

14. If restoring the high ground east of Underdahl Road to open space is not feasible this area should transition to residential development.

15. An Interstate interchange in this general location would help implement higher intensity employment and mixed use land uses planned for this area.

16. Property solely accessed from Grand Canyon Drive and/or West Platte Drive south of Odana Road should not be redeveloped with residential uses until redevelopment of properties accessed from Odana Road occurs in a manner that increases access and visibility.

17. Buildings may be considered up to two stories taller than the maximum height in the Regent Street-South Campus Neighborhood Plan for property designated as mixed-use along the north side of Regent Street, mixed-use along the south side of Regent Street between Randall Street and Mills Street, Employment at the southeast and southwest corners of the Regent Street and Park Street intersection, and Special Institutional along Monroe Street between Regent Street and Randall Avenue.

18. Buildings up to 10 stories tall may be considered in High Residential (HR) areas south of Spring Street that overlap the Regent Street-South Campus Neighborhood Plan and up to 12 stories tall in HR areas north of Spring Street that overlap the Regent Street-South Campus Neighborhood Plan.

19. Explore public acquisition of the land east of Badger Prairie County Park to expand open space. In lieu of public acquisition, portions of the property may be appropriate for development in the Medium Residential 1 category if annexed to Madison and developed with City water and sanitary sewer. Development should dedicate parkland adjacent to the County open space.

20. Privately owned large-lot properties shown as Parks and Open Space in this area may continue their current single-family use for as long as desired.

21. The employment area along Freeport Road south of Knox Lane is appropriate for residential development up to Medium Residential 1 intensity only if Freeport Road connects to Knox Lane as a public street to provide full connectivity to the residential area to the west. Stand-alone residential uses along Freeport Road without this connection are not allowed.

Residential Categories

The accompanying Residential Future Land Use Map Categories chart summarizes which building forms are associated with residential land use categories. Note that the categories overlap when it comes to building form, building height, and general density range. These overlapping specifications are meant to provide flexibility within each individual category. Categories do not address owner-occupied vs. renter-occupied housing or housing affordability. Neighborhoods should be developed with a mixture of ownership and rental options, along with a variety of price points, including housing affordable for people or families who make less than the county median income. Multifamily residential development should contain a mixture of unit sizes, including three bedroom (or larger) units.

A limited amount of nonresidential uses may also be located within residential categories. Such uses, which often serve as focal points for neighborhood activity, are often relatively small, and therefore not always identified at the scale of the GFLU Map. Nonresidential uses within residential areas may include: parks and recreational facilities, community gardens, urban agriculture, elementary and middle schools, day care centers, places of assembly and worship (if at a scale compatible with other existing or planned uses), small civic facilities (such as libraries and community centers), and small-scale commercial uses. Small-scale commercial uses within residential categories should be limited to small establishments providing convenience goods or services primarily to neighborhood residents, either as a freestanding business or within a larger, predominantly residential building.

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential 1 (MR1)	Medium Residential 2 (MR2)	High Residential (HR)
Single-Family Detached Building					
Civic/Institutional Building					
Two-Family, Two-Unit					
Two-Family – Twin					
Three-Unit Building	* (asterisk deleted)				
Single-Family Attached	* (asterisk deleted)				
Small Multifamily Building	*	** (asterisks deleted)			
Large Multifamily Building		**			
Courtyard Multifamily Building		**			
Podium Building					
Number of Stories	1-2’	1-3	2-4	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-70	20-90	70+

** ~~Permitted~~ Appropriate in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.*

*** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. This clause does not apply to the Southwest or Southeast Areas.*

~ Or taller, if specified by an approved sub-area plan or PD zoning.

’ Dormers or partial third floors are permitted.

Low Residential (LR)



Low Residential (LR) areas are predominantly made up of single-family and two-unit structures. Some LR areas, particularly in older neighborhoods, may include “house-like” structures that were built as or have been converted to multi-unit dwellings. Smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation, especially when specified within an adopted neighborhood or special area plan and when constructed to fit within the general “house- like” context LR areas. While more intense forms of multifamily or mixed-use development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan.

LR areas should be conducive to walking, and all housing and other uses should share an interconnected sidewalk and street system.

LR areas should provide a range of housing choices for households with varying incomes, sizes, ages, and lifestyles. Newly developing LR areas should include at least two different residential building forms and include

both owner- and renter-occupied housing. Though not a replacement for a diversity of other residential building forms, accessory dwelling units (ADUs) are an additional method of creating housing diversity within LR areas. ADUs are allowed on single-family lots in both existing and newly developing LR areas, subject to zoning regulations and approvals.

Many small institutional uses, such as places of worship, are mapped as Low Residential (LR), consistent with their surroundings. If current institutions embedded in residential areas relocate, cease to exist, or remain as part of a redevelopment, such sites may be redeveloped with more intensive residential uses. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential 1 (MR1) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR1 intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Low-Medium Residential (LMR)



Low-Medium Residential (LMR) areas are made up of any or all of the following types of housing: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings. LMR areas are largely characterized by what is sometimes referred to as the "Missing Middle" of housing development: the range of multi-unit or clustered housing types that fall between the extremes of detached single-family homes and large apartment buildings (see page 49 for more on Missing Middle housing). Building forms present within the LMR category of housing are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development.

While some areas mapped as LMR are currently multi-family developments that are isolated from surrounding development, LMR areas should be characterized by a walkable, connected street network. Existing, isolated LMR areas should be better connected with their surroundings when opportunities arise, and newly developing LMR areas should be seamlessly integrated with surrounding development. LMR areas should help meet the growing demand for walkable urban living.

Medium Residential 1 (MR1)



Medium Residential 1 (MR1) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. Larger buildings should take measures to break up facades over 100' long through changes in the setback from the street, in addition to other measures of creating visual interest such as balconies, changes in facade material, and facade modulation. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR1 designation. MR1 areas may be along collector streets, arterial streets, or embedded within neighborhoods as part of a mix of housing types. MR1 areas should be interconnected with surrounding development as part of a complete, walkable neighborhood. Ground floor units should have individual entrances to better integrate development into the neighborhood and encourage walkability. Special attention must be paid to design within MR1 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR1 development to less intense surrounding development. MR1 can provide both rental and owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood.

Medium Residential 2 (MR2)



Medium Residential 2 (MR2) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR2 designation. MR2 areas are generally located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. MR2 areas should be interconnected with surrounding development as part of a complete neighborhood, and should be transit-oriented, even if transit has not yet been extended to a developing MR2 area. MR2 can provide both rental and

owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood. Special attention must be paid to design within MR2 areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR2 development to less intense surrounding development.

High Residential (HR)



High Residential (HR) areas include large multifamily buildings or complexes that are generally four to 12 stories (or taller, if recommended by an approved neighborhood plan). Similar to MR1 and MR2 areas, HR areas are located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. HR areas should be interconnected with surrounding development as part of a complete neighborhood and should be transit-oriented.

Mixed-Use Categories

The various mixed-use categories are generally mapped along transit corridors and in areas recommended for development of Activity Centers. The range of nonresidential uses and the development density of both residential and non-residential uses in mixed-use categories will vary depending on the size of the district and the type and intensity of the surrounding development. While both residential and nonresidential uses are accommodated within mixed-use districts, not every building in a mixed-use district needs to include both residential and non-residential uses. However, special attention should be paid to maintaining commercial street frontages along mixed-use streets without creating residential "gaps" along streets that otherwise have commercial tenants at ground level. Mixed-use development must also be carefully designed where the use adjoins less intense residential development. Additional setbacks and architectural features such as stepbacks may be needed to transition mixed-use development to less intense surrounding development (see Action b on page 36). The mixed-use chart summarizes the building forms that are generally appropriate for each of the Generalized Future Land Use Map's mixed-use categories. Integration of affordable housing into mixed-use areas is encouraged, especially along major transit corridors. Multifamily residential within the mixed-use category should contain a mixture of unit sizes, including three bedroom (or larger) units.

Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6*	2-12**	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

Note: Architectural features that create the appearance of an additional floor do not count towards the minimum number of floors.

** One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.*

*** Or taller, if specified by an approved sub-area plan or by PD/MXC zoning approval. One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.*

-- indicates that the residential density is governed by the building height limit.

Neighborhood Mixed-Use (NMU)



The Neighborhood Mixed-Use (NMU) category includes relatively small existing and planned Activity Centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Development and design within NMU areas should be compact and walkable, ideally adjacent to existing or planned transit. NMU areas should be well connected and integrated into neighborhoods, and development should be transit-oriented, even in areas where transit service does not yet exist. Buildings in NMU areas should be oriented towards streets, with buildings close to public sidewalks. On-street parking is recommended where practical, with private off-street parking placed primarily behind buildings, underground, or shielded from public streets by liner buildings.

Nonresidential uses in NMU areas typically focus on serving nearby residents, though some buildings may also include specialty businesses, services, or civic uses that attract customers from a wider area. An individual building should not include more than 10,000 square feet of commercial space, except for buildings containing grocery stores and/or community facilities (such as libraries). When larger uses are present, the building should still be designed in a manner that integrates well with the surrounding context. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.

While new buildings in NMU areas are expected to be two to four stories in height, single-story buildings may be supported in very limited circumstances. One-story gas stations with an accompanying convenience store may be considered in newly developing NMU areas if the proposed development is designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area. Any such development should integrate site design elements that facilitate pedestrian and bicyclist access to the retail portion. Any convenience store/gas station development proposed in a NMU area should provide a new service to the area, and should not be located in close proximity to a similar existing development, avoiding oversaturation of a neighborhood, corridor, or portion of a corridor with primarily auto-oriented uses.

Community Mixed-Use (CMU)



The Community Mixed-Use (CMU) category includes existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Subject to adopted detailed plans for the area, CMU areas are intended to include buildings two to six stories in height, with more residential units and commercial space compared with development in NMU areas. Many of the City's aging, auto-oriented strip commercial centers are recommended for CMU redevelopment due to their accessible locations along major transportation corridors and the opportunities to significantly increase integrated housing and commercial development.

Development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit. Development should be transit-oriented, even in areas where transit is planned but does not yet exist. On-street parking may be provided, but intense development in CMU areas may require structured parking. Buildings should screen any surface parking from the street. CMU areas should be well connected with surrounding neighborhoods and have buildings placed close to the sidewalk. Development within CMU areas should be designed to support surrounding residential uses by providing services and retail, and designed to support nearby employment areas by providing residential units close enough to make walking and biking the most convenient method of commuting.

Employment, retail, civic, institutional, and service uses serving both adjacent neighborhoods and wider community markets are recommended for CMU areas. Residential uses will generally be similar to the MR2 category, though they may occur at higher intensities.

Regional Mixed-Use (RMU)



The Parks and Open Space (P) category includes public parks, conservation areas, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management facilities, greenways, urban agriculture, community gardens, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. Parks often serve as important community gathering places, and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and city residents. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible.

As the Generalized Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether or not the area is mapped as Parks and Open Space. Note that areas mapped as Parks and Open Space in newly developing parts of the city are preliminary and may be refined as plats are submitted.

Special Institutional (SI)



The Special Institutional (SI) designation is used primarily to identify current or recommended locations for grade schools, colleges, the UW-Madison campus, and relatively large places of assembly and worship. The designation also covers the Alliant Energy Center and Mendota Mental Health Institute. SI uses, especially uses on small sites (generally less than an acre), may be classified with surrounding land uses, as civic and institutional buildings are allowed in most land use categories. In particular, specific sites for schools and churches in developing neighborhoods may not be precisely known, but may still be located within those areas as part of a complete neighborhood design.

Schools and places of assembly and worship should be located to provide convenient access to such facilities. Buildings in SI districts often exceed 50,000 square feet of floor area and may be located on sites more than 10 acres in size. Larger uses in particular should be located on or near an arterial or collector street, and be designed so that high volumes of traffic will not be drawn through local neighborhood streets. SI uses should be served by public transit, if feasible, and good bicycle and pedestrian access should be provided to and within the site. Accessing the site via biking and walking should be encouraged with site design elements such as placing the building close to the street and providing bicycle parking close to building entrances. SI uses may require buffering from adjoining uses. Large SI uses are often highly visible and should be designed to fit gracefully with, rather than dominate, their surroundings.

Large campus uses, such as the UW-Madison and Edgewood College, may be further governed by a campus master plan adopted under the City's Campus-Institutional zoning district. In general, campus areas should be designed so that vehicle access and the location and amount of parking minimizes congestion and potential negative impacts both within the campus and in the surrounding neighborhoods. Frequent transit service to and/or within the campus should be provided. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages throughout the campus areas, and be interconnected with similar facilities beyond campuses. Campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential negative impacts on adjacent areas. Campus areas should not expand into adjacent neighborhoods unless such expansions are also consistent with a City-adopted plan.

Buildings that include places of worship, schools, and other institutions may be optimal for adaptive reuse or redevelopment with residential uses when the institutional use(s) relocate, cease to exist, or perhaps remain as part of a redevelopment. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for more intensive residential development. Redevelopment with Low-Medium Residential (LMR) uses is appropriate. In limited circumstances, intensities and heights in the Medium Residential 1 (MR1) and Medium Residential 2 (MR2) land use category could be appropriate for the site or a portion of the site. Due to site-specific considerations, MR1 and MR2 intensities may not be appropriate for all sites. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Airport (A)

The Airport (A) designation is used for the Dane County Regional Airport, including passenger and freight terminals, aircraft and airport operations, maintenance, storage facilities, surface and structured parking, and car rental agencies. It also includes military/Air National Guard facilities.

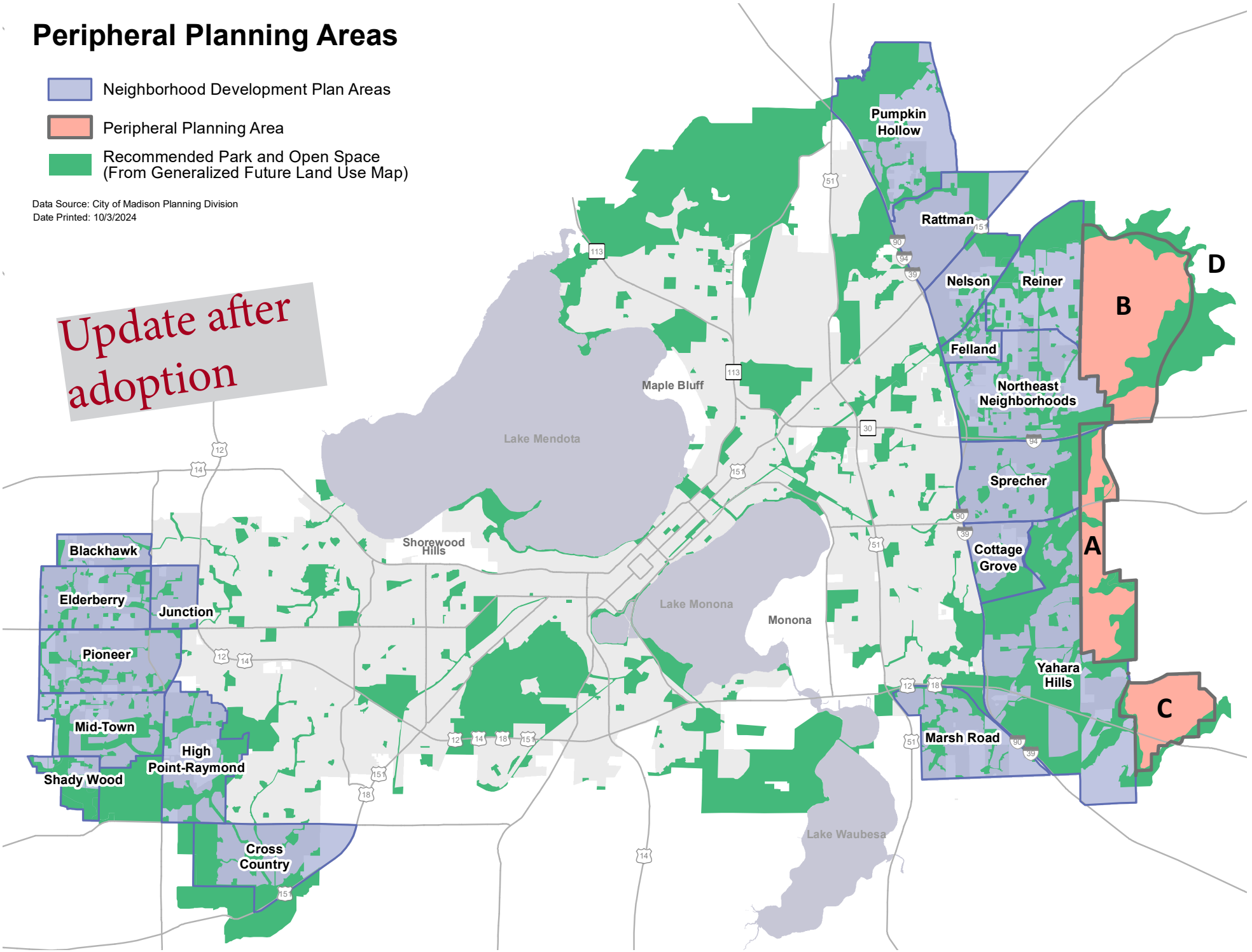
Neighborhood Planning Area (NPA)

Neighborhood Planning Area (NPA) designates areas that may become part of the city, but do not yet have planned land uses. These areas should undergo an area plan process prior to subdivisions or major development proposals being approved. Area plans should comprehensively lay out planned future land uses to ensure any future development is cohesive and follows the goals established in this Plan.

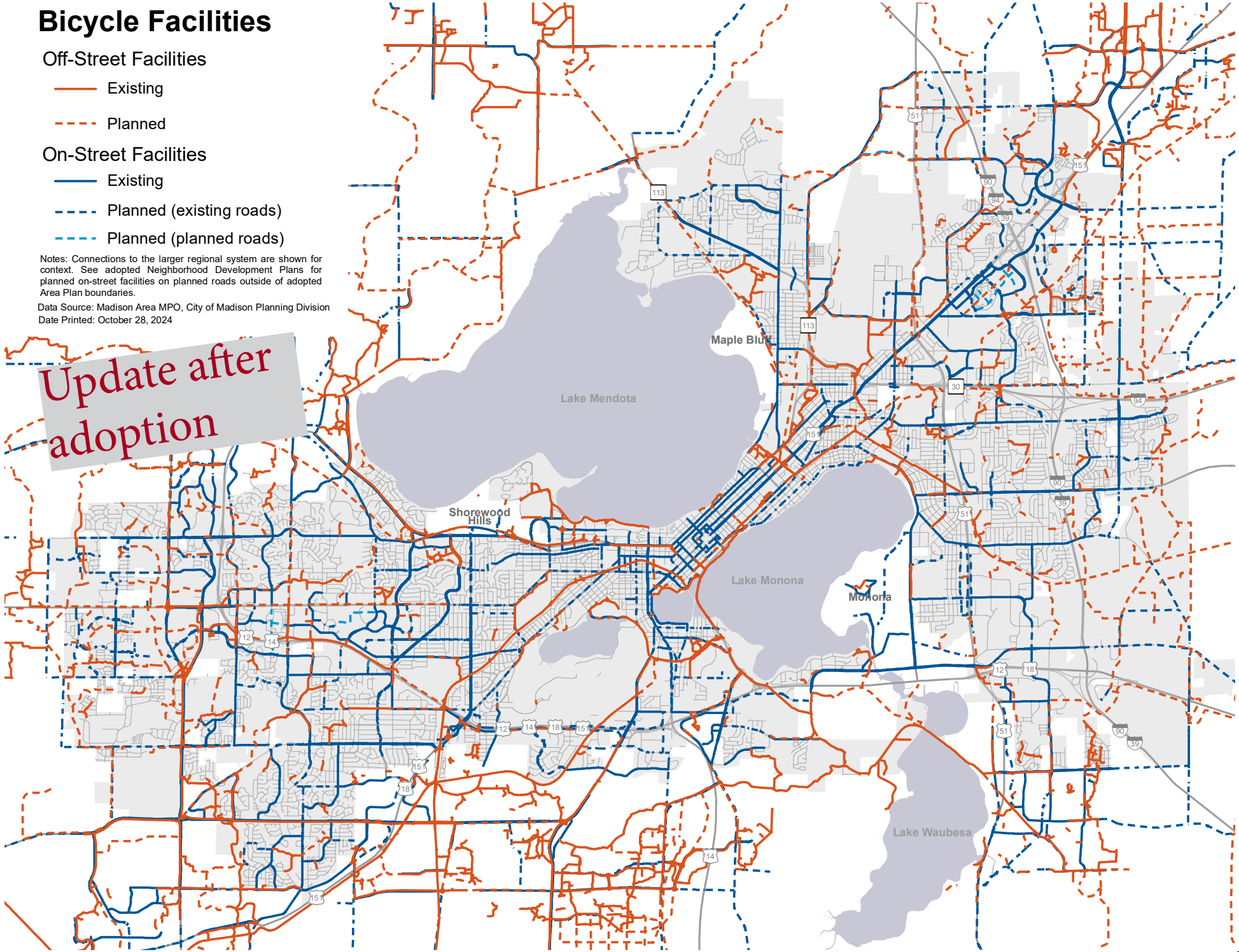
Peripheral Planning Areas

The Peripheral Planning Areas (PPAs) Map indicates areas where the City of Madison has, or may eventually have, an interest in future municipal expansion and urban development. More detailed planning will determine how much of the PPAs are recommended for development and potential municipal expansion. Planning will also include the associated towns, cities and villages to discuss areas of mutual concern. PPAs do not include lands within another

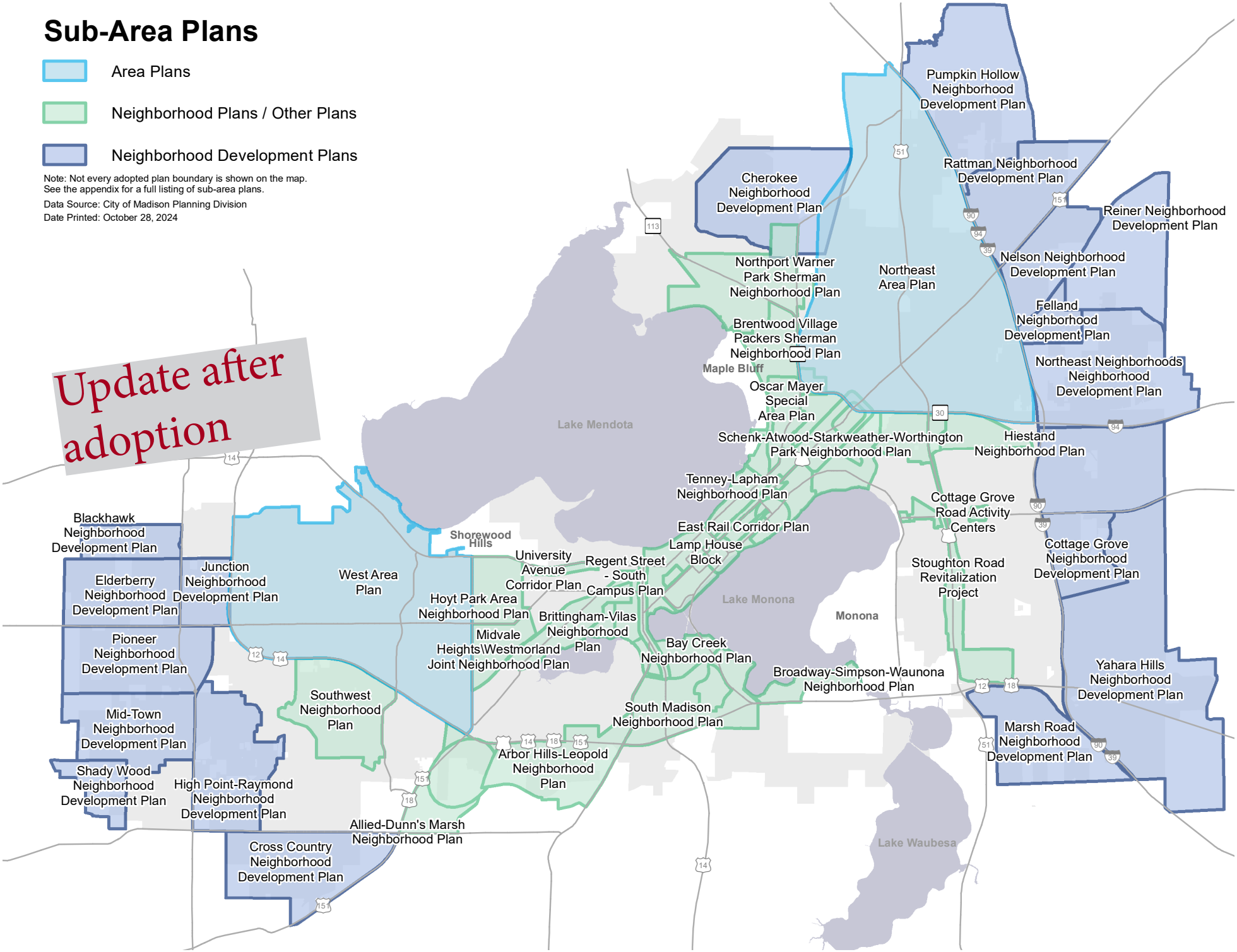
Peripheral Planning Areas



Bicycle Facilities



Sub-Area Plans



The generalized nature of the GFLU Map means that boundaries between land uses are not meant to be exact. Similarly, because future land use is not mapped on a parcel-by-parcel basis, some small inconsistencies between existing development and planned future land uses may be present, such as a small apartment building in the midst of a Low Residential area. It is not the intent of this Plan that such areas must always be brought into compliance with the GFLU Map. Please see additional discussion about the GFLU Map and land use categories starting on page 17 of the Growth Framework chapter.

This Plan and sub-area plans may have small differences in the mapped boundaries between areas recommended for different land uses without necessarily making the plans inconsistent or requiring an amendment to either plan. These differences are inherent in plans that differ significantly in scale, particularly when this Plan's GFLU categories have considerable scope.

Adopted Sub-Area Plans

Over the years, the City of Madison has adopted numerous sub-area plans. These include neighborhood development plans (NDPs) for peripheral areas, neighborhood plans for already-developed areas, and other special area plans for corridors or small areas. With the adoption of the West and Northeast Area Plans in September 2024 the City is shifting to a framework that creates fewer plans that are updated more frequently. As they are adopted, the 12 Area Plans will take the place of previously adopted NDPs, neighborhood plans, and other plans. No additional NDPs or neighborhood plans will be created, and other planning efforts would be limited to special circumstances.

There are some instances where an Area Plan has not yet been adopted and sub-area plans overlap. Where this occurs, the more recently adopted plan should govern unless otherwise specified within the plan or within a plan amendment. Adopted plans are listed below by category, with dates reflecting the original adoption of the plans and subsequent amendments.

Neighborhood Development Plans

The City has adopted 18 neighborhood development plans (NDPs). These plans cover lands on the City's edge. Some of these NDPs, like Blackhawk, have experienced significant development over time, while others, such as Pumpkin Hollow, have seen little or no development. The intent of NDPs is to provide a detailed plan that addresses land use, transportation, utilities, and services. These plans often include large areas of undeveloped rural land. It is expected that over time new development will be constructed within NDP boundaries. However, some areas will potentially remain in rural/agricultural use for the foreseeable future. An alphabetical list of NDPs is shown below (see the Peripheral Planning Areas map on page 28 for NDP boundaries):

- Blackhawk (1994, 2006)
- Cottage Grove (1992, 2006)
- ~~Cross Country (1993, 1998)~~
- Elderberry (2002, 2018)
- Felland (2002)
- High Point-Raymond (1997 2001, 2005, 2006, 2017)*
- Junction (1990, 1992, 2015, 2018)
- ~~Marsh Road (1999)~~
- Midtown (1999, 2001, 2004)
- Nelson (1992, 1993, 1999, 2001, 2005, 2009, 2017, 2019)
- Northeast Neighborhoods (2009)
- Pioneer (2004, 2013, 2018)
- Pumpkin Hollow (2008)
- Rattman (1992, 1995, 1997, 2000, 2019)
- Reiner (2023)
- Shady Wood (2009, 2023)
- Sprecher (1998, 1999, 2001, 2005)
- Yahara Hills (2017, 2022)

** Only the portion of this planning area that does not overlap with an Area Plan is in effect. See the list below for adopted Area Plans and the map on page 47.*

Neighborhood Plans

Neighborhood plans are adopted for areas that have already been built out. They are frequently undertaken for areas that are either experiencing substantial redevelopment interest and/or have various challenges to neighborhood stability. Neighborhood plans generally address such things as land use, urban design, economic development, transportation, parks, and community health and wellness. An alphabetical list of neighborhood plans is shown below:

- ~~Allied-Dunn's Marsh (1990)~~
- ~~Allied-Dunn's Marsh-Belmar (2005)~~
- Arbor Hills-Leopold (2013)
- Bassett Neighborhood Master Plan (1997)
- Bay Creek (1991)
- Brittingham-Vilas (1989)
- Brentwood Village-Packers-Sherman Village (1996)
- Broadway-Simpson-Waunona (1986)
- Darbo-Worthington-Starkweather (2017)
- Emerson East-Eken Park (1998)
- Emerson-East-Eken Park-Yahara (2016)
- First Settlement Neighborhood Master Plan (1995)
- Greenbush (2008)
- Greenbush-Vilas Neighborhood Housing Revitalization (2010)
- ~~Hiestad (2006)~~
- Hoyt Park Area (2014)*
- Marquette Neighborhood Center Master Plan (2000)
- Marquette-Schenk-Atwood (1994)
- Midvale Heights-Westmorland Joint Neighborhood (2009)*
- Mifflandia (2019)
- Northport-Warner Park-Sherman (2009)
- ~~Royster Clark Redevelopment - BUILD (2009)~~
- Regent Street South Campus (2008)
- Schenk-Atwood-Starkweather-Worthington Park (2000)
- South Madison (2005, 2022)
- ~~Southwest (2008)*~~
- Tenney-Lapham (2008, 2014)
- Triangle Monona Bay (2019)

** Only the portion of this planning area that does not overlap with an Area Plan is in effect. See the list below for adopted Area Plans and the map on page 47.*

Area Plans

The Common Council adopted a planning framework in 2022 with 12 Area Plans to simplify planning, make it more equitable, and to ensure all areas of the city would have a current plan in place. Area Plans will be the primary method of updating this Plan's GFLU Map. The anticipated sequence for undertaking the 12 Area Plans is listed below. Area Plans that have been adopted have their year of adoption listed:

1. Northeast (2024)
2. West (2024)
3. Southeast (2026)

4. Southwest (2026)
5. North
6. Downtown
7. South
8. Near West
9. Near East
10. Far West
11. Far Northeast
12. Far Southwest

Other Plans

- Central Park (2011)
- Cherokee Special Area (2007)
- ~~Cottage Grove Road Activity Centers (2017)~~
- Downtown Plan (2012)
- East Rail Corridor (2004)
- East Washington Gateway Revitalization - BUILD (2004)
- East Washington Avenue Capitol Gateway Corridor (2008, 2016, 2020, 2021)
- East Washington Old East Side Master Plan - BUILD (2000)
- Lamp House Block (2014)
- ~~Milwaukee Street Special Area Plan (2018)~~
- Monroe Street Commercial District (2007)
- Oscar Mayer Special Area Plan (2020)
- Park Street Urban Design Guidelines (2004)
- Schenk–Atwood Neighborhood Business District Master Plan (2001)
- South Capitol Transit Oriented Development District (2014)
- ~~Stoughton Road Revitalization (2008)~~
- University Avenue Corridor (2014)
- Williamson Street - BUILD (2005)
- Wingra Creek Market Study and Redevelopment - BUILD (2006)

Additionally, the City has adopted a campus master plan prepared by the University of Wisconsin-Madison under the City's Campus-Institutional zoning district.

Sub-Area Plan Archiving

Prior to the City's adoption of a planning framework in 2022, the City lacked a system for reviewing and archiving previously adopted sub-area plans. The City has dozens of sub-area plans, some of which date back to the 1980s. In many cases, multiple sub-area plans overlap the same geographic area, which can result in differing recommendations for the same area or recommendations inconsistent with this Plan, current City policy, or current conditions. Other recommendations have either been implemented or are for things the City has little influence over. As part of the Area Plan processes the City will review underlying plans for recommendations that are still relevant given current City policy and the scope of Area Plans. Those recommendations will be absorbed into the Area Plan. As part of the adoption process, the Plan Commission and Council will consider archiving underlying plans. Archived plans are previously adopted plans that generally address the same area as more recently adopted Area Plans. Archived plans are no longer used to guide development proposals, infrastructure investment, or other City actions. They are made available as historical resources, but no longer influence the City's planning and decision-making processes.

Department of Planning & Community & Economic Development

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To: Mayor, Common Council and Boards/Commissions/Committees

From: Ben Zellers and Urvashi Martin, Southwest Area Plan Project Managers

Re: Adopting the Southwest Area Plan

Date: May 5, 2026

Introduction

Attached is the Final Draft Southwest Area Plan submitted for review and approval. Along with the Southeast Area Plan, these are the third and fourth plans prepared under the City's Planning Framework, which established 12 plan areas covering the entire city. While the Planning Division led plan development, its creation was an interagency effort, with collaboration and contributions from numerous City agencies.

Public Participation

There were many opportunities for the public to participate in the planning process. This included an initial phase exploring the public's thoughts about issues and opportunities and a more recent phase, which focused on final public meetings to review draft plan actions and maps. Throughout the planning process, staff used multiple engagement strategies to reach a broad range of participants. These included surveys, traditional public meetings (both in-person and virtual), multi-agency open houses, outdoor plan events, plan pop-ups at community events, focus groups, an arts-focused public meeting, and interactive digital engagement. The Planning Division also contracted with Community Partners to help reach and get feedback from under-represented populations to ensure their voices are reflected in the plan. The City's Office of Business Resources facilitated a business walk, with City staff and partners visiting 135 businesses in the Southwest Area. Public feedback summaries from throughout the process are available on the project website.

In addition to public engagement, the Southwest Area Plan team met with many Boards, Commissions, and Committees likely to see plan referral during the approval process. These mid-process check-ins ensured interim feedback could be considered and incorporated during the planning process instead of the approval process. For links to various meetings and materials please see the project website.

City Board, Commission, and Committee Review

The anticipated review and approval schedule, which includes staff-recommended referrals for the ordinance, is shown below. Public feedback received during this phase will be uploaded to Legistar for review by the boards/commissions/committees reviewing the plan.

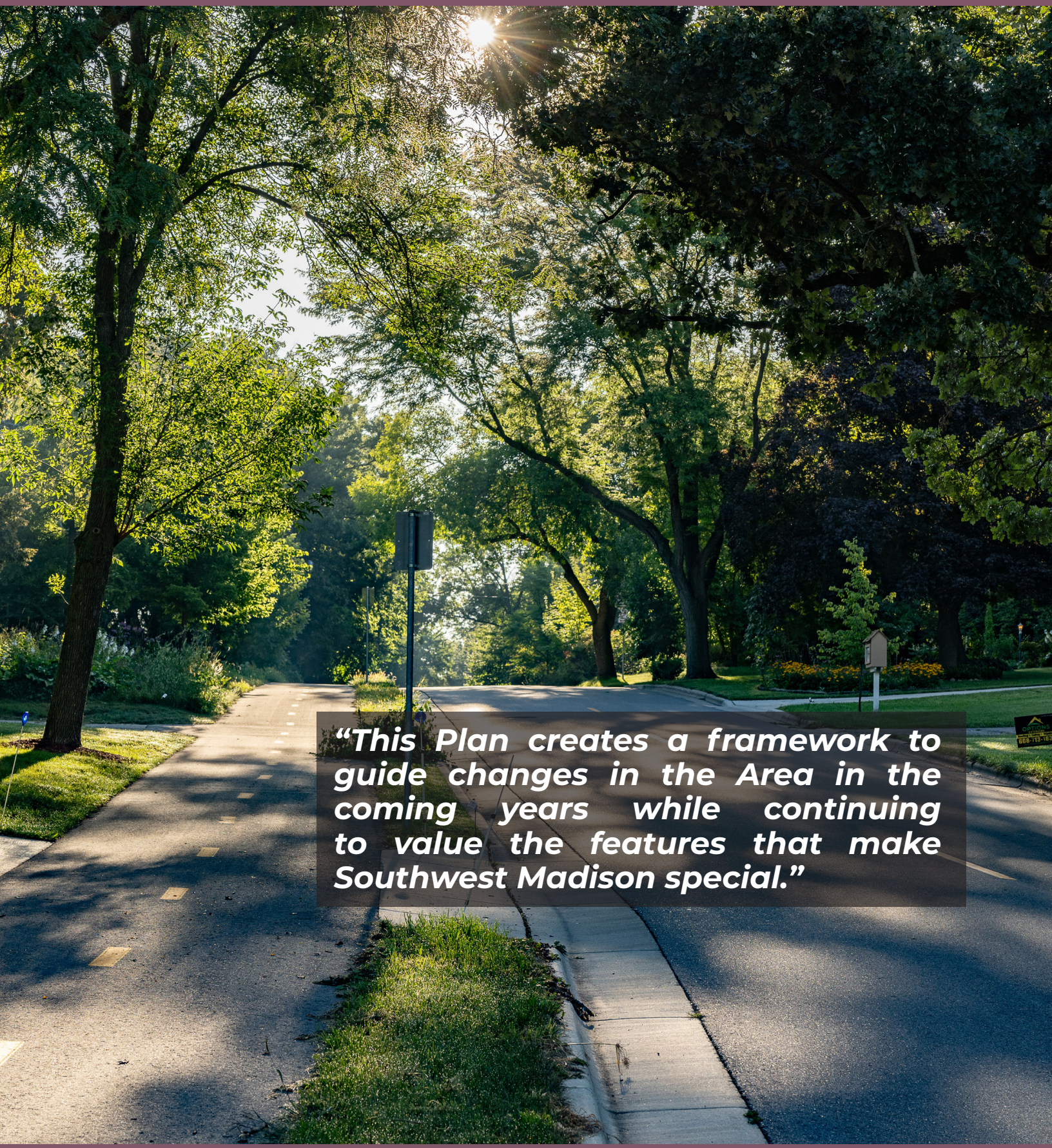
May 5 – Common Council introduction
May 13 – Board of Park Commissioners
May 20 – Urban Design Commission
June 3 – Transportation Commission
June 4 – Community Development Block Grant Committee
June 8 – Landmarks Commission
June 15 – Plan Commission (lead BCC)
June 23 – Common Council

Amendment to the Comprehensive Plan

Adoption of the Southwest Area Plan will update relevant maps and text in the City's Comprehensive Plan. State statute requires amendments to the Comprehensive Plan be adopted by ordinance, so adoption of the Southwest Area Plan and the related amendment to the Comprehensive Plan are being handled under one ordinance in Legistar. The document titled "Summary_CompPlanAmend.pdf" in Legistar shows what Comprehensive Plan text and maps would be amended upon adoption of the Southwest and Southeast Area Plans. State statute also specifies that any Plan Commission recommendation to adopt an amendment to the Comprehensive Plan must be done by resolution. A resolution recommending amendment of the Comprehensive Plan will be considered by the Plan Commission on June 15th, per the schedule above.

After plan adoption, staff will incorporate any changes made during the approval process and approved by Council into the Southwest Area Plan and edit the Comprehensive Plan as summarized in the attached document. Minor Southwest Area Plan formatting changes, such as moving/resizing graphics, may also be made to improve the usability of the document.

Executive Summary



"This Plan creates a framework to guide changes in the Area in the coming years while continuing to value the features that make Southwest Madison special."

Plan Highlights

EO

- Support local job creation by potential creation of new Tax Incremental Finance Districts (TIDs).

GR

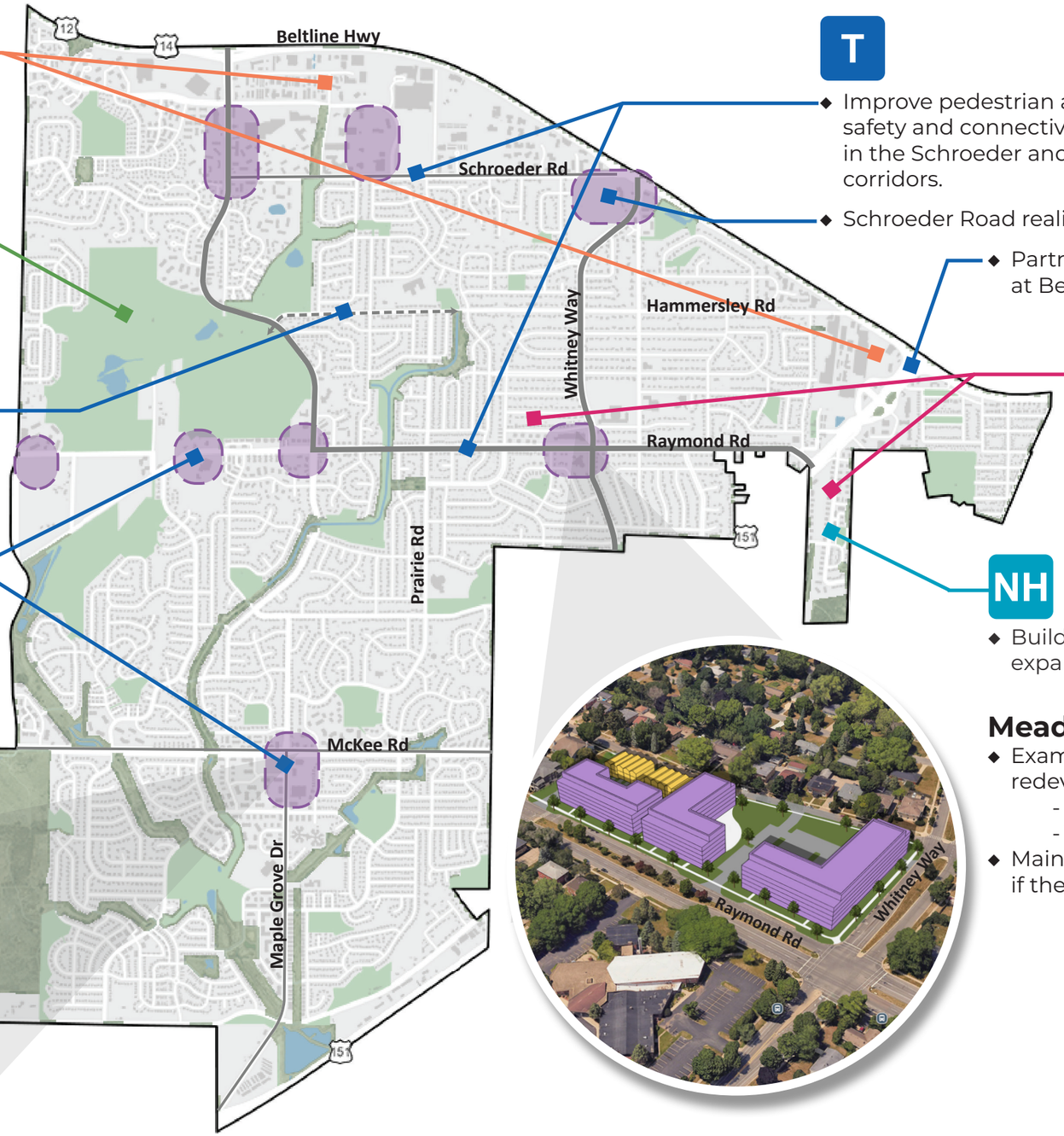
- Elver Park: prepare master plan, increase access and connections.

T

- Hammersley Road shared-use path extension to Elver Park.

LU

- Opportunities for mixed-use development at key locations.



T

- Improve pedestrian and bicyclist safety and connectivity, especially in the Schroeder and Raymond corridors.
- Schroeder Road realignment if Vitense Golfland redevelops.
- Partner with WisDOT to make improvements at Beltline interchanges.



HS

- Evaluate street lighting to improve safety and visibility in areas such as:
  - Allied Dr
  - McKenna Blvd
  - Raymond Rd
  - Russett Rd

NH

- Build townhomes in the Allied area to expand home ownership opportunities.

Meadowood Shopping Center

- Example illustration of potential redevelopment:
  - Mixed-use (purple)
  - Townhomes (yellow)
- Maintain community space at Meadowood if the shopping center redevelops.

McKee Road-Maple Grove Drive

- Example illustration of mixed-use redevelopment.



1 LU Land Use
2 T Transportation
3 NH Neighborhoods & Housing
4 EO Economy & Opportunity
5 CC Culture & Character
6 GR Green & Resilient
7 EG Effective Government
8 HS Health & Safety

Opportunities for higher intensity development and new housing

Implementation

How This Plan Is Used

Area plans are used by the City to inform decisions on:

- zoning and redeveloping property;
- the location and types of housing;
- City's budgeting for infrastructure and services.

This plan takes high-level policies from citywide plans, like the Comprehensive Plan, and provides a greater level of detail about how those policies apply in the Southwest Area.

Many actions in this Plan can be implemented over the next decade, but some actions either have an uncertain timeline or may take longer than a decade to implement. Implementation of actions in this plan are dependent on funds being available through future City budgets or other sources.

The Plan will be implemented through varied methods, such as:

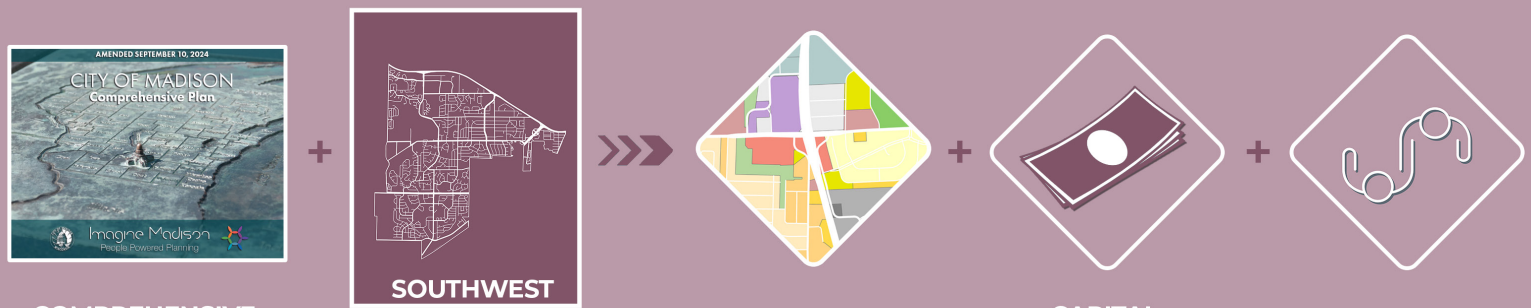


- Private development, guided by the Generalized Future Land Use (GFLU) Map, Recommended Building Height Map, and other maps and actions;
- City infrastructure projects and private-sector infrastructure projects dedicated to the City as part of developing and redeveloping neighborhoods like Midpoint Meadows;
- Current zoning, City-initiated recommended rezonings, and private-sector rezoning requests consistent with the GFLU Map;
- Official mapping of select planned streets;
- City budgeting for actions in this Plan;
- City participation in partnerships with the private sector, nonprofits, and other governmental entities.

It is anticipated that this Plan will be updated approximately every 10 years.

The full Southwest Area Plan can be downloaded at:
www.cityofmadison.com/southwestplan

PLAN IMPLEMENTATION



DEPARTMENT OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING DIVISION
MEAGAN E. TUTTLE, DIRECTOR
MADISON MUNICIPAL BUILDING, SUITE 017
215 MARTIN LUTHER KING, JR. BLVD.
P.O. BOX 2985
MADISON, WI 53701-2985
PHONE: (608) 266-4635
PLANNING@CITYOFMADISON.COM

To: Board of Park Commissioners
From: Southwest Area Plan Team, Angela Puerta
Date: May 1, 2026
Subject: Southwest Area Plan

Background

The Common Council directed Planning Division staff to began working on the Southwest Area Plan on October 8, 2024 (RES-24-00614). A broad community engagement effort was carried out with a focus on reaching Black, Indigenous, and People of Color residents who are often underrepresented in city processes. Community partners with deep relationships in these neighborhoods led outreach throughout 2025, using approaches such as doortodoor canvassing, distributing surveys, and gathering feedback at community meals, meetings, food pantries, and city events. The city also worked with a public engagement specialist to conduct multiple focus groups that informed the planning process

Staff provided an update of park-related recommendations and maps to the Board of Park Commissioners on December 10, 2025. Since then, Planning staff have coordinated with other agency staff to create a final Southwest Area Plan draft for review. Please see the project website for background material, public feedback summaries, and material from past meetings.

Highlights of Draft Parks-Related Actions

1. Prepare a master plan for Elver Park and Marlborough Park and consider access improvements
2. Complete individual Park Development Plans for the 30 mini and neighborhood parks within the Area to enhance recreation opportunities in Southwest Area Parks.

Partnership Recommendations

Initiatives led by partners outside the City, with the City providing support or contributing where appropriate.

1. Collaborate with the City of Fitchburg to:
    - Provide a connection between Allied Park and Belmar Hills Park.
    - Construct a Belmar Hills Park restroom that serves both Allied and Belmar Hills parks.
    - Construct a sidewalk along the western side of Marlborough Park to enhance connectivity and safe park access.
2. Partnership opportunities to create additional community gardens

Feedback received on Draft Parks Actions

1. Better park infrastructure for kids and young adults to play such as port fields, updated playgrounds, and programs that provide positive activities for young adults.
2. When adding bicycle connections through Elver Park limit any crossings with existing ski trails.
3. Better collaboration among municipalities to improve connection between parks (Fitchburg and Verona).
4. Community gardens create an additional safety net for neighbors who might need fresh produce.

Request to the Board of Park Commissioners

The final draft of the Southwest Area Plan has been referred to the Board of Park Commissioners for its review, with the Plan Commission as the lead. Any revisions the Board recommends should be included in a motion to the Plan Commission. Plan Commission, as the lead body, will review revisions recommended by all boards/committees/commissions and make a final recommendation to the Common Council.

Attachments

- PowerPoint Slides
- Southwest Area Plan Final DRAFT

Southwest Area Plan

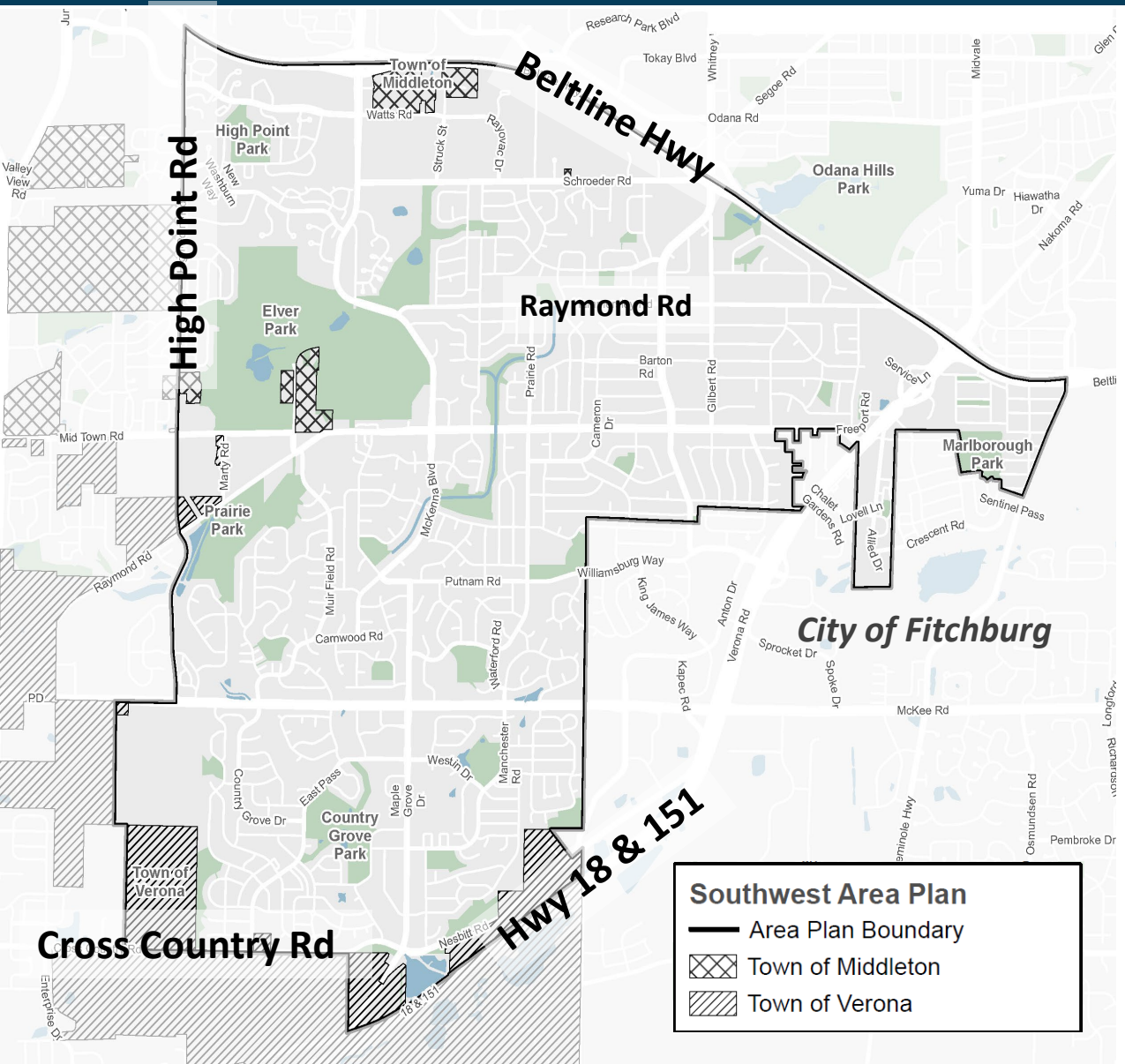




Southwest Area Plan Team

Urvashi Martin
Ben Zellers
Linda Horvath
Kirstie Laatsch
Tim Parks
Angela Puerta

Southwest Area



North boundary: Beltline Hwy

East boundary: City of Fitchburg

South boundary: Verona Rd / Hwy 18 / Cross Country Rd

West boundary: Ice Age Trail Junction Area / High Point Rd

2020 Census:

- 16,555 housing units
- 37,094 people
- 36.7% BIPOC and Hispanic/Latinx

Public Engagement Summary

- Public Meetings: In-person Open House and virtual meetings
- Interactive Commenting Mapping
- Survey Part 1 & Part 2
- Madison Madness Bracket
- Other engagement: Meadowood Health Partnership, SMAC, NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - Memorial High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Meadowridge library, community events, food pantries, Bike to Work week
- Community Partner Engagement
- Neighborhood walks
- Business Walk
- CAS Events
- BCC check-ins (June 2025, Aug 2025, Dec 2025)







Comments on Draft Plan

- Appreciation for planned Hammersley Path extension
- Support for separated bike lanes on Whitney
- Include McKee Rd on Vision Zero Speed Analysis
- Support for the Seminole Hwy bike lanes as AAA facility
- Add Watts Rd on the priority sidewalk connections
- Ensure that any new shared-use path connections in Elver don’t disrupt winter cross-country skiing
- Mixed feelings on action to study whether converting Woodington Way to a one-way street by Anana would improve safety
- No Hampshire-Suffolk connection

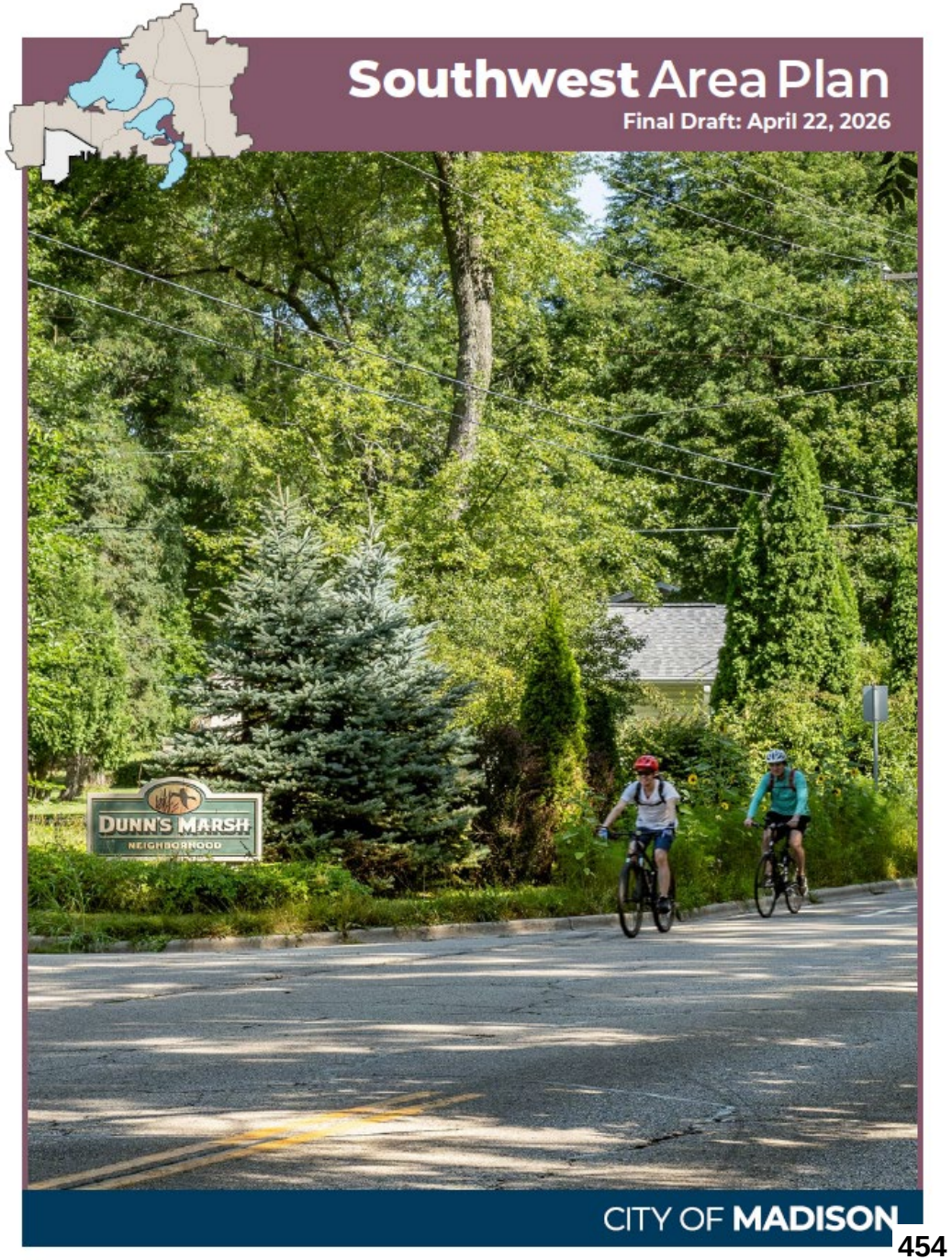
Draft Plan Format

Chapters



Chapter Contents

- What we heard
- Actions – led by the City
- Partnerships



Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

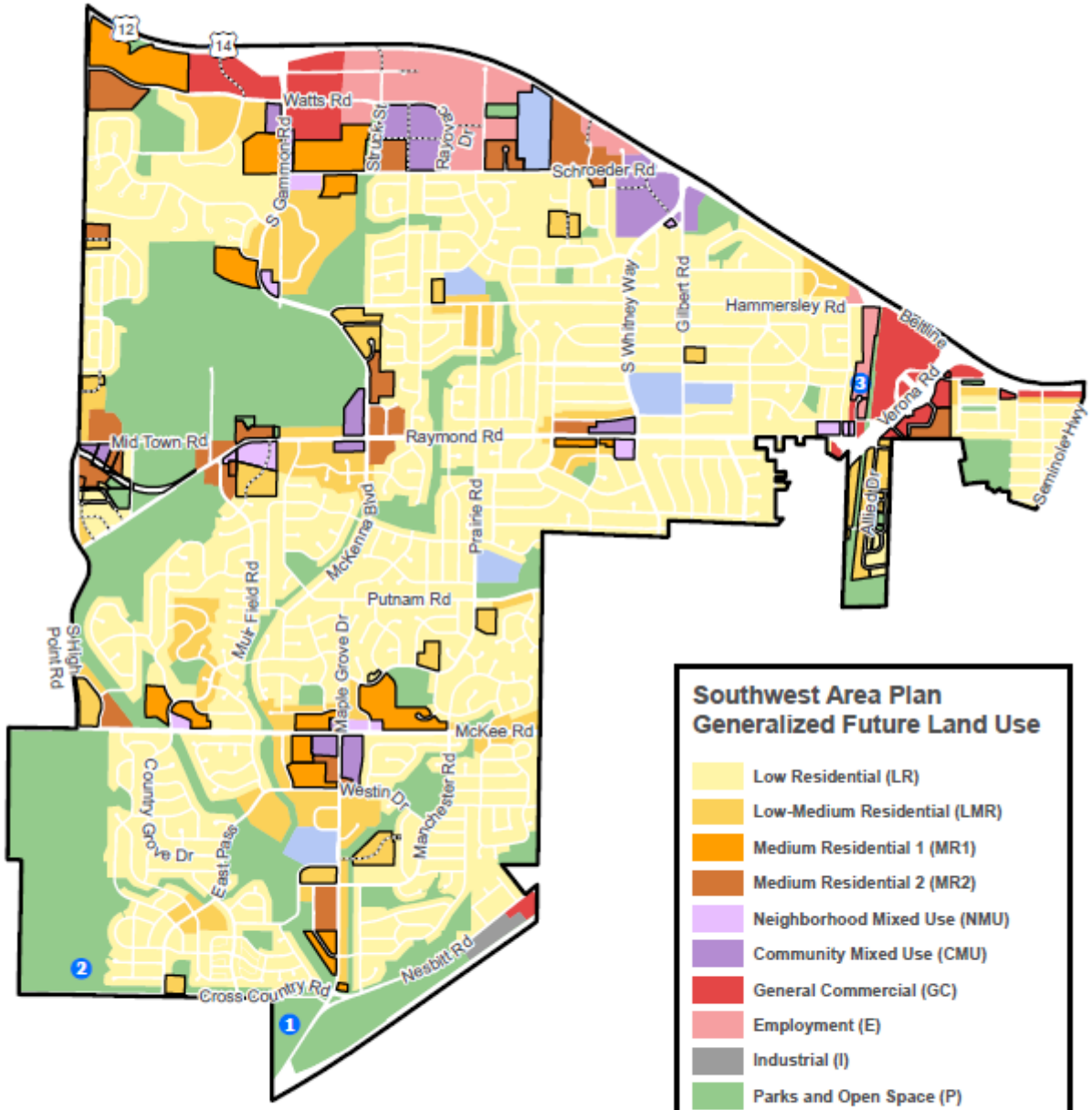


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



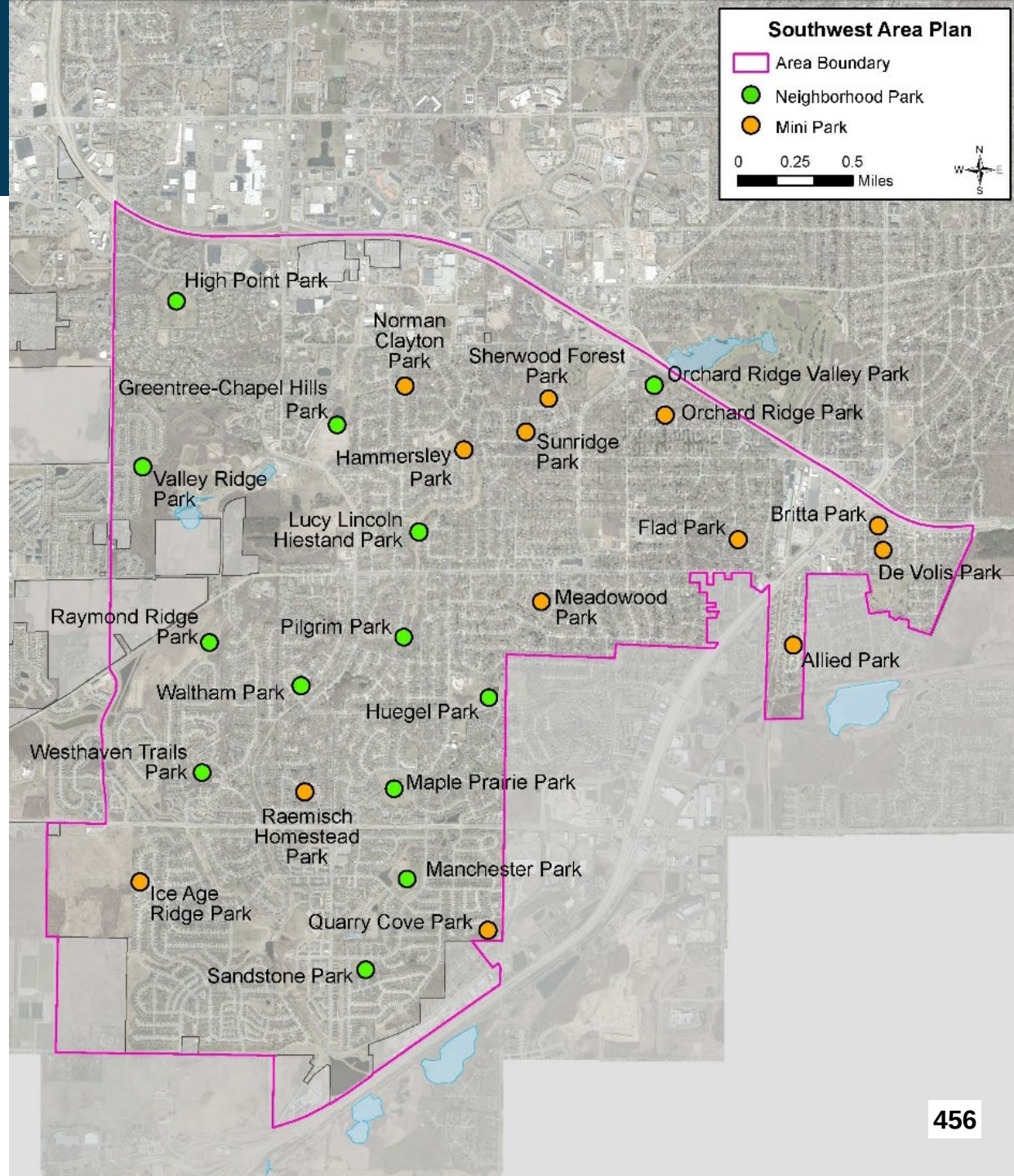
Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories





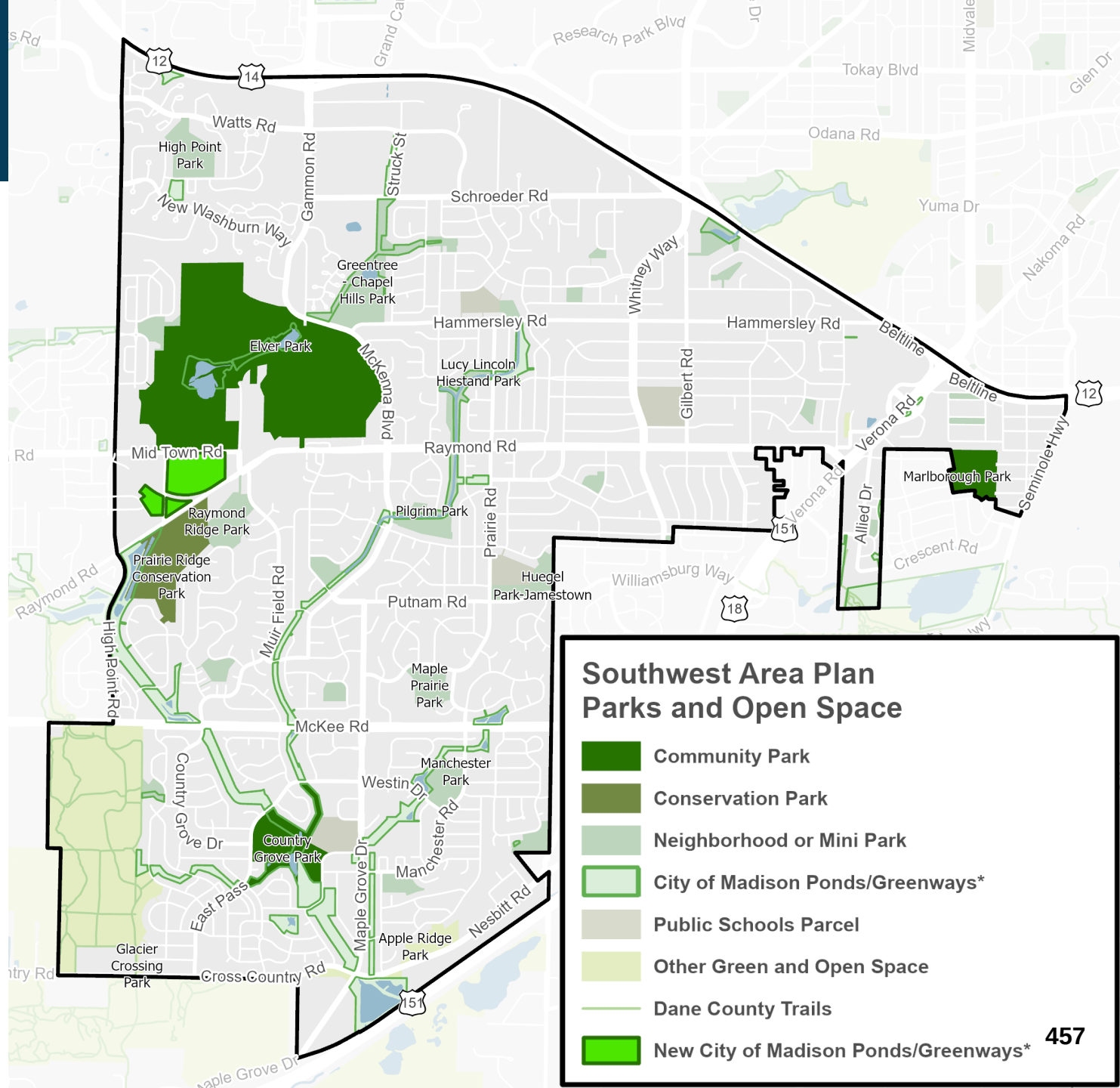
Green & Resilient: Parks

- **What we heard**
  - **Appreciation for natural spaces and trails.**
  - **Support for expanding Elver Park.**
  - **More recreational amenities (courts, fields) and park amenities (bathrooms, seating) for all ages.**
  - **A desire for new paths and better connectivity.**
  - **Interest in arts and inclusive cultural programming and events at parks.**



Green & Resilient: Parks

- **Elver Park:**
  - **Include a second entrance to Elver Park from the south.**
  - **Develop comprehensive signage**
  - **Develop shared-use paths connecting High Point Road and Raymond Road through to Elver Park**
- **Complete individual Park Development Plans for the 30 mini and neighborhood parks within the Area to enhance recreation opportunities in Southwest Area Parks.**
- **(Partnerships) Collaborate with the City of Fitchburg to:**
  - **Provide a connection between Allied Park and Belmar Hills Park.**
  - **Construct a Belmar Hills Park restroom that serves both Allied and Belmar Hills parks.**
  - **Construct a sidewalk along the western side of Marlborough Park to enhance connectivity and safe park access.**
- **Partnership opportunities to create additional community gardens**



Community Action Strategy: Parks

- **ALLIED**
  - In Allied Park add lights, add grills, repaint the basketball court, create a sign for the court, and add lights to the court.

Priority	Project	Potential Locations	Cost Estimate
1	Basketball court, play structure, or other recreation facility	Greenspace north of Crawford Drive such as Britta Park or De Volis Park	$50,000–$100,000
2	Community garden	Community Development Authority property at 2401 Dunns Marsh Terrace	$25,000
3	Mural	Allied Park basketball court	$30,000–$50,000
4	Decorative street painting	Percy Julian Way/Dunns Marsh Terrace intersection	$10,000–$25,000

- MEADOWOOD
  - Community groups work with neighbors and the Parks Division to add edible landscapes to Meadowood Park and enter into a maintenance agreement with the city to care for the landscapes.
  - Incorporate a small shelter structure at Sunridge Park.

Priority	Project	Potential Location	Cost Estimate
1	Sculpture or other art	Meadowood Neighborhood Center	$50,000
2	Mural	Meadowood Park basketball court	$50,000

Community Action Strategy: Parks

PARK EDGE PARK/RIDGE

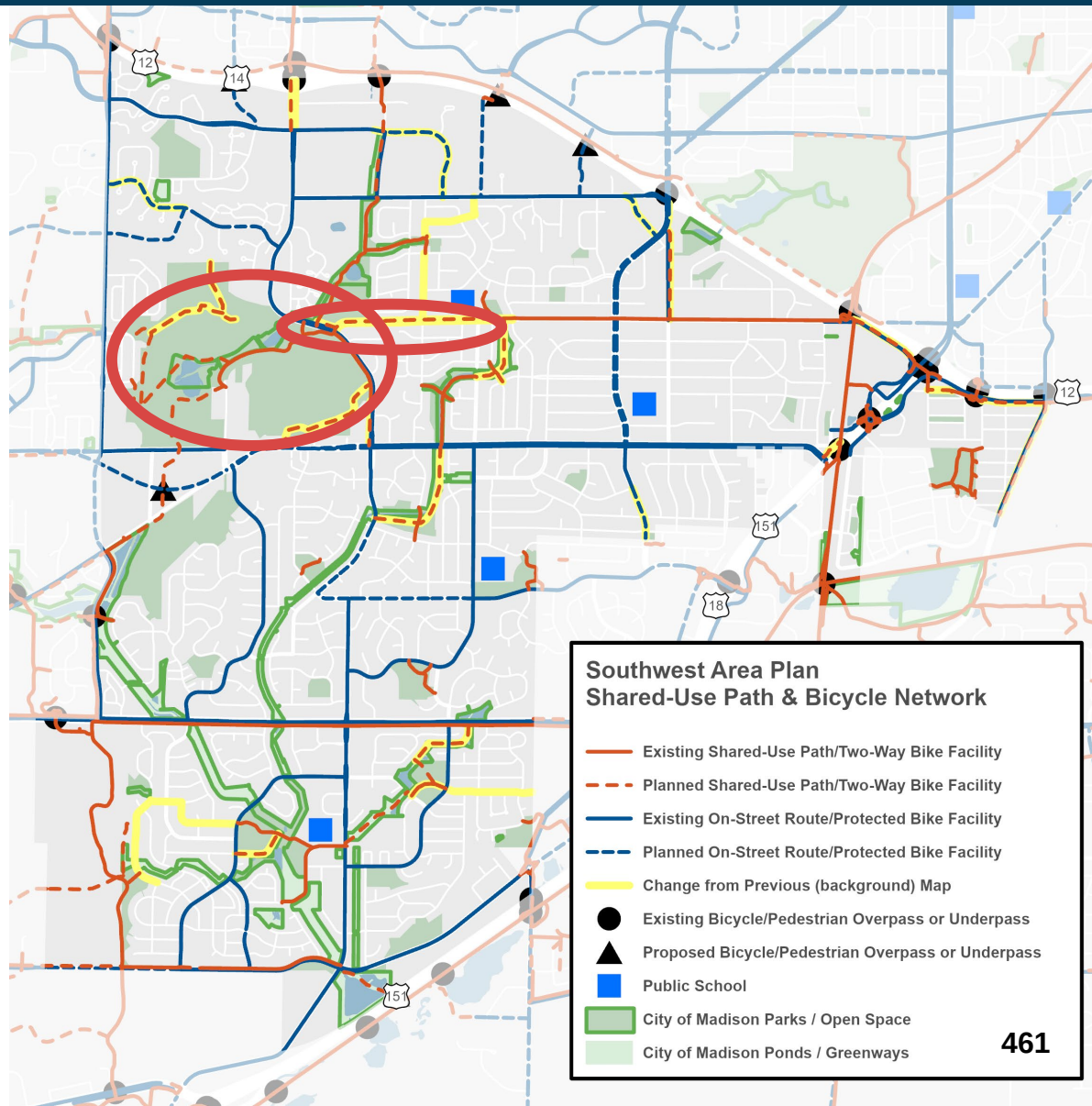
Priority	Project	Potential Locations	Cost Estimate
1	Bike playground and skills park	Lucy Lincoln Hiestand Park, Greentree Chapel Hills Park, or Elver Park	$100,000
2	Public art—mural, other	Elver Park, Struck Street/W. Beltline Highway underpass	$100,000
3	Community garden, orchard, edible landscape	Elver Park	$15,000

Feedback on draft Actions

- Better park infrastructure for kids and young adults to play
  - Sport fields, updated playgrounds, and programs that provide positive activities for young adults.
- When adding bicycle connections through Elver Park limit any crossings with existing ski trails.
- Better collaboration among municipalities to improve connection between parks (Fitchburg and Verona)
- Community gardens create an additional safety net for neighbors who might need fresh produce

Transportation: Path & Bicycle Network

- Extend Hammersley Path west to Elver Park.
- Add more pedestrian/bicycle connections to and through Elver Park.



Next Steps

- May 20 – Urban Design Commission
- June 3 – Transportation Commission
- June 4 – Community Development Block Grant Committee
- June 8 – Landmarks Commission
- June 15 – Plan Commission (lead)
- June 23 – Common Council

Questions and Discussion

Recommend for approval to the Plan Commission?



From: Nicholas Davies <nbdavies@gmail.com>
Sent: Monday, May 11, 2026 6:50 PM
To: Park Commission <pacommission@cityofmadison.com>
Cc: Southwest Area Plan <SouthwestAreaPlan@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: No to excess street connections in Southwest Area Plan (92879)

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

Dear Board of Park Commissioners,

As the owner of property in the Southwest planning area, I object to these street connections shown on page 18 of the Southwest Area Plan "final" draft:

*** It shows a road connecting from Struck to Grand Canyon, where a bike/ped path connects today. This would bring vehicular cut-through traffic onto what is currently one of very few low-stress crossings of the Beltline, effectively ruining it. Drivers do not need this connection; by car you can already get from Struck to Grand Canyon in only 5 minutes.**

*** In the Greentree neighborhood, the proposed connection from Hampshire Place to Suffolk Rd is one that residents want to be a sidewalk connection only, to avoid significant tree removals.**

*** The connection from Maple Grove Rd to Basalt Ln would run through a greenway, and would impact two(!) elementary schools and an assisted care facility.**

Maybe these are just carry-forward items from past plans, but if the planning team isn't going to listen to resident feedback on this, then what is the entire point of this process?? No one is asking for these street connections, all I've heard is objection to them.

If anything, we should be looking for where we can reduce cut-through traffic by adding modal filters, and creating fully pedestrianized spaces, particularly around our schools, to give kids a safe area to gather/disperse. I would gladly sacrifice some of our current overabundance of available driving routes, in order to have calmer streets and safer kids.

The current draft of the Southwest Area Plan includes an entire overlay map of proposed street connections to add, and yet there is no corresponding map for proposed street subtractions. This makes the plan as a whole biased in favor of net-increasing car travel in the planning area. That goes against our county's climate goals of reducing VMT, it's counterproductive to our Vision Zero goals (which we're not on track to hit--wonder why!) and it means worse pollution for residents of the planning area.

For this reason, I am registering against approval of the Southwest Area Plan as it's shown on your agenda, and I urge the board to direct planning staff to:

*** Remove these unnecessary street connections from the plan**

*** Add a section to the plan on potential street disconnections (eg. modal filters, or opportunities for full pedestrianization)**

Thank you,

Nick Davies

From: Ryan, Abigail <RyanA@madisonpubliclibrary.org>
Sent: Tuesday, May 12, 2026 11:51 AM
To: Park Commission <pacommission@cityofmadison.com>
Subject: Comment for May 13 Board of Park Commissioners Meeting, Re: Agenda item 24, SW Area Plan

Comment for May 13 Board of Park Commissioners Meeting, Re: Agenda item 24, SW Area Plan:

Dear Board of Park Commissioners,

My name is Abigail Ryan and I am a City of Madison employee currently serving as the co-lead of the Allied Drive Neighborhood Resource Team, the body charged with improving and coordinating government services, promoting equity, and improving quality of life for the residents of the Allied Drive Neighborhood. I write today in support of agenda item 24 (the Southwest Area Plan) and in the hope that this body will also proactively incorporate the recommendations laid out in the Southwest Area Plan for park improvements in the Allied Neighborhood, specifically long-requested improvements at Britta Park (4300 Britta Pkwy). We are fortunate that the Planning Department has been so responsive to grassroots neighborhood voices, who identified these improvements as a top priority for the neighborhood in the near term. We know that the Parks Department is currently conducting a long-range planning process, and we recognize the need to consider the needs of all of Madison's neighborhoods and 280+ parks, yet we also want to highlight the urgency of the needs of the extended Allied Neighborhood, where resources are limited both by the geography of highways and also by municipal boundaries. Especially with the anticipated development of the 93-unit Timberline Terrace (4506 Verona Rd) coming soon, which boasts Britta Park as the closest greenspace, "a 5-minute walk away" (albeit necessitating crossing under the incredibly busy Hwy 18/Verona Road), this historically under-resourced neighborhood in the shadow of busy highways could use investment in its parks which are also well-used as community gathering spaces.

Thank you for your consideration.
Sincerely,
Abigail Ryan

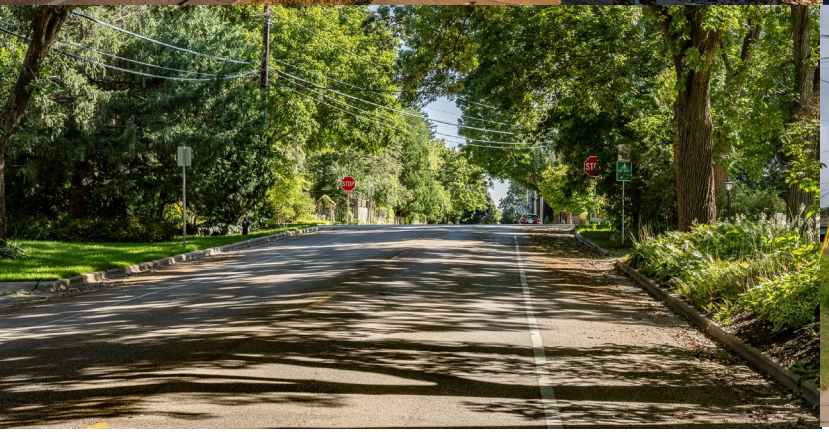
Abigail Ryan, Youth Services Librarian
Central Library (201 W. Mifflin St)
ryana@madisonpubliclibrary.org
she / her / hers

Southwest Area Plan









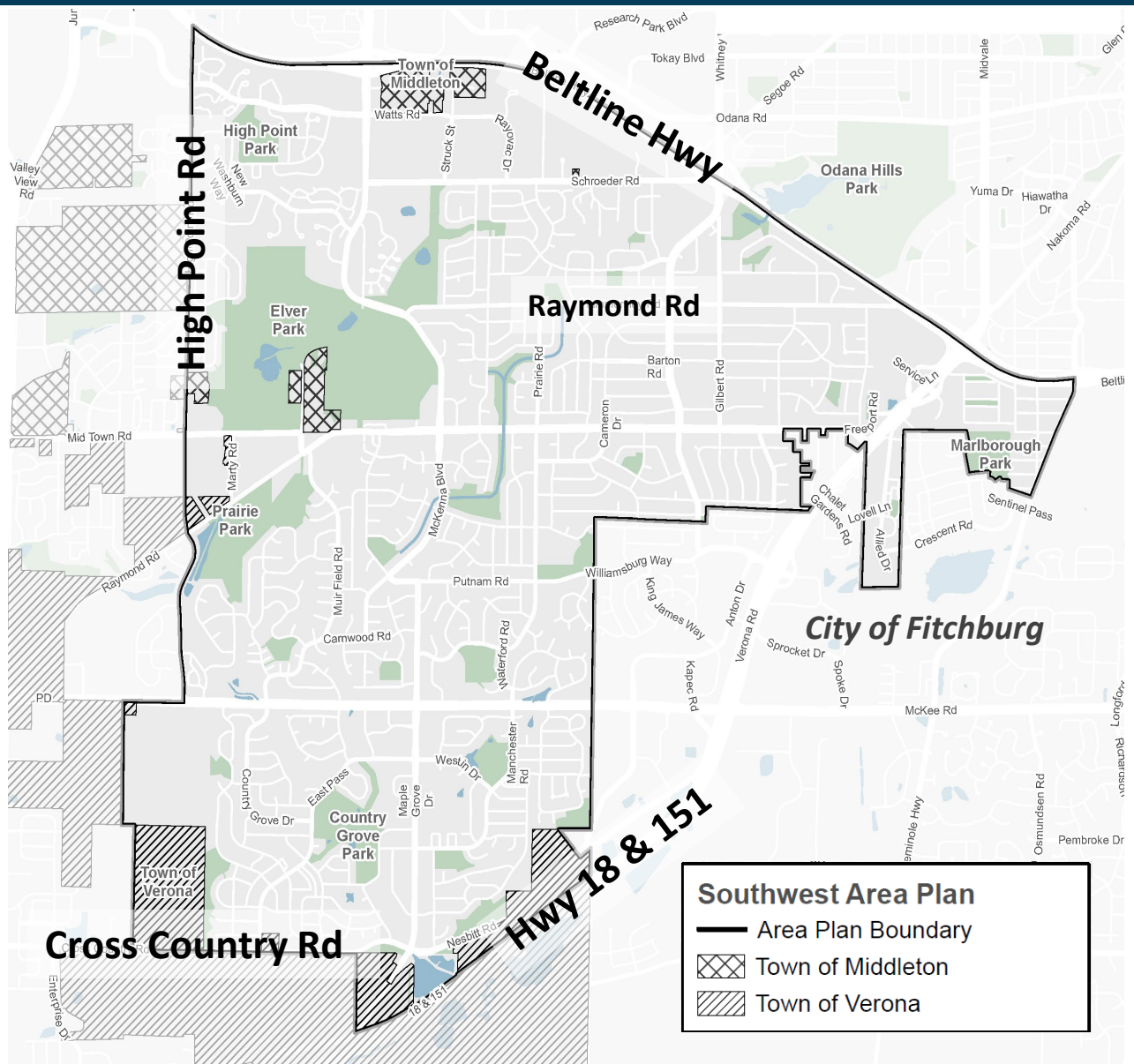




Project Team: Ben Zellers ● ***Urvashi Martin*** ● *Tim Parks* ● *Kirstie Laatsch* ● *Linda Horvath* ● *Angela Puerta*

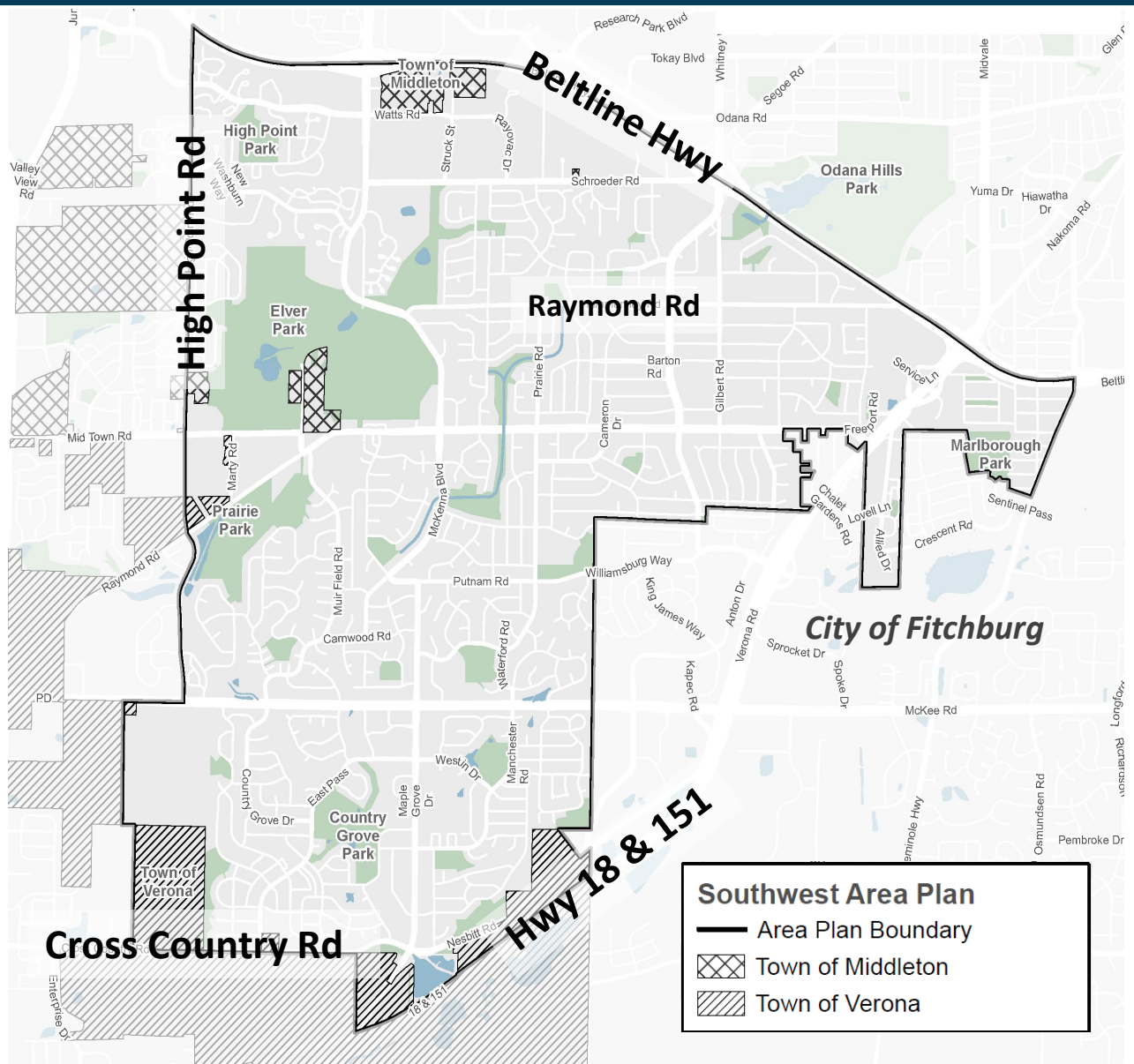
Urban Design Commission: May 20, 2026

Southwest Area





Southwest Area



Population

Southwest Area 36,837

City of Madison 274,622

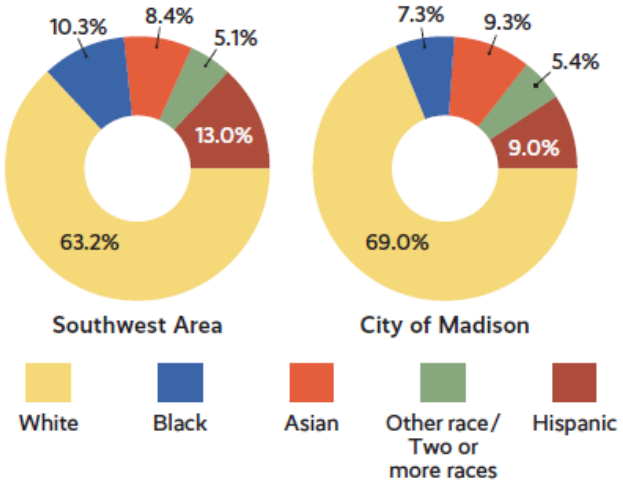
= 10,000 residents



Population change (2010–2020)



Racial and ethnic composition



Public Engagement Summary

- Public Meetings: In-person Open House and virtual meetings (~232 attendees)
- Interactive Commenting Mapping (328 comments)
- Survey: ~1,100 responses
- Madison Madness Bracket: ~350 responses
- UW PEOPLE Program - Memorial High School students
- Partnered with nINA Collective hosted nine Focus Group meetings
- Pop-up outreach – Meadowridge library, community events, food pantries, Bike to Work week
- Community Partner engagement
- Neighborhood walks
- Business Walk
- Other engagement: Meadowood Health Partnership, Southwest Madison Action Coalition, Neighborhood Associations, Schools, School Districts, Neighborhood Resource Teams, and others





Draft Plan Format



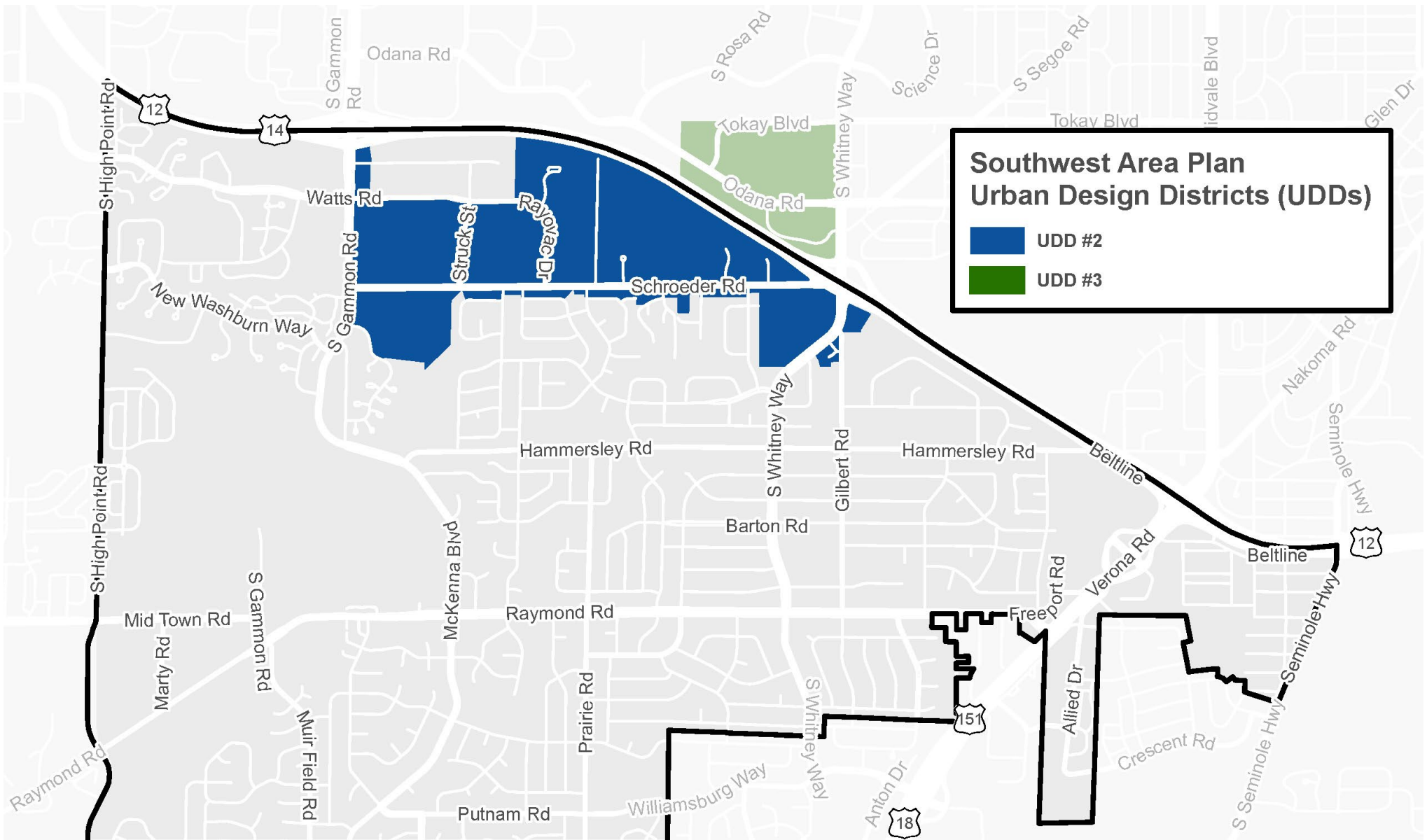




"Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole."

"Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers."

Culture and Character: Urban Design Districts



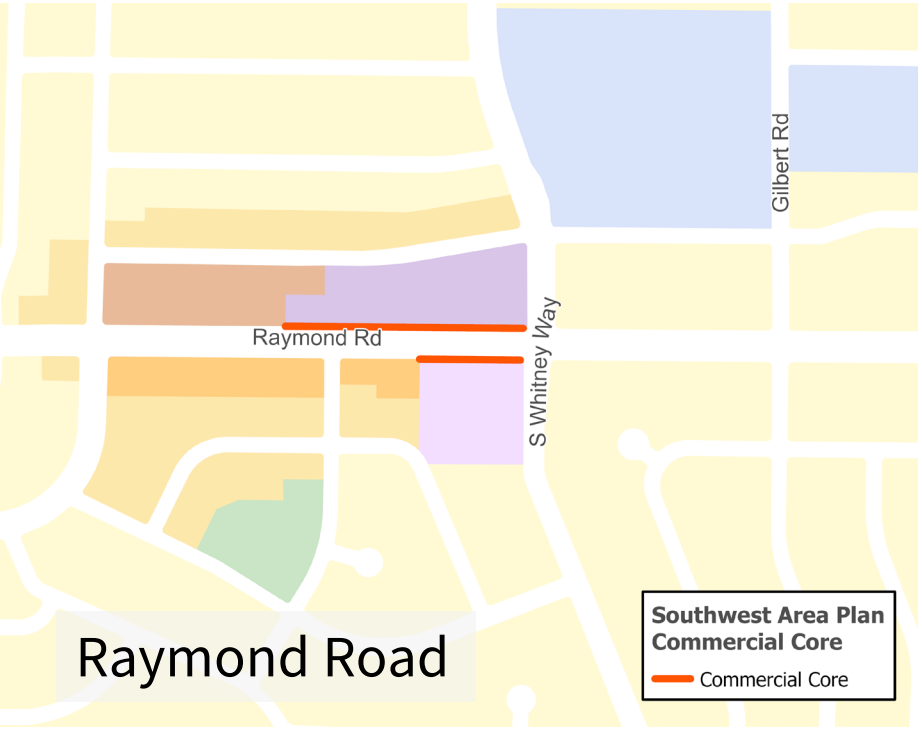
Culture and Character: Urban Design Districts

- Action 3: *As part of the citywide Urban Design Code update, evaluate whether the boundary and standards for UDD #2 should be updated to focus on guiding redevelopment at Schroeder Road and Whitney Way.*

Land Use: Commercial Core

- Action 7: *Buildings fronting Commercial Core areas along Raymond Road, potential Schroeder Road realignment, and at the intersection of McKee Road at Maple Grove Drive, as shown on the GFLU Map, should be set back the minimum distance required by zoning to create an engaging and walkable street frontage.*

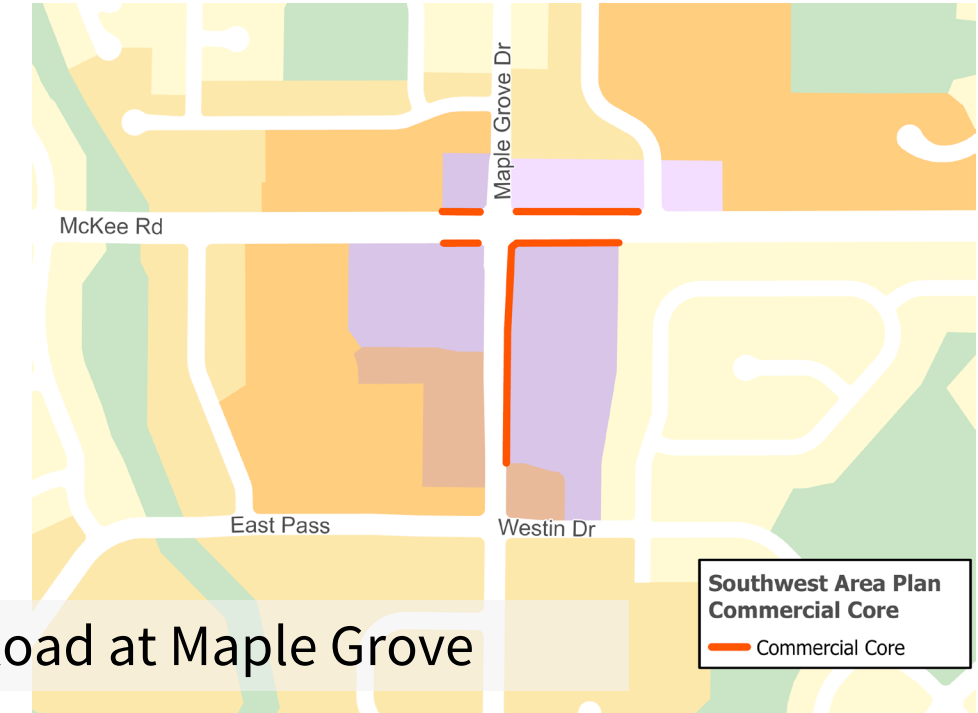
Land Use: Commercial Core



Raymond Road



Schroeder Road realignment



McKee Road at Maple Grove Drive

Draft Plan Review – Next Steps

- ✓May 5 –Common Council (introduction)
- ✓May 13 – Board of Park Commissioners
- ✓**May 20 – Urban Design Commission**
- ❑June 3 – Transportation Commission
- ❑June 4 – Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission (lead)
- ❑June 23 – Common Council (consider adoption)

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Urban Design Commission
From: Ben Zellers, Urvashi Martin - Southwest Area Plan Project Managers
Date: May 20, 2026
Subject: Southwest Area Plan Final Draft Review and Recommendation

---

Background

The Common Council directed Planning Division staff to begin working on the Southwest Area Plan on October 8, 2024 (RES-24-00614). A broad community engagement effort was carried out with a focus on reaching Black, Indigenous, and People of Color residents who are often underrepresented in City processes. Community partners with deep relationships in these neighborhoods assisted with outreach throughout 2025. They used approaches such as distributing surveys and gathering feedback at community events. The City also worked with a public engagement specialist to hold multiple focus groups that informed the draft Plan.

The Southwest Area Plan was introduced at the May 5th Common Council meeting and referred to Urban Design Commission (UDC) as part of the review and approval process.

Plan Highlights Related to Urban Design

There is one Urban Design District (UDD) in the Southwest Area. UDD #2 is located along Schroeder Road, generally from South Gammon Road to Gilbert Road (see the Urban Design Districts map). Urban design is also important outside of established UDDs. The Plan notes locations designated as "Commercial Core" areas should have a high level of urban design.

Highlights in the Culture and Character Chapter:

3. *As part of the citywide Urban Design Code update, evaluate whether the boundary and standards for UDD #2 should be updated to focus on guiding redevelopment at Schroeder Road and Whitney Way.*

Highlights in the Land Use Chapter:

7. *Buildings fronting Commercial Core areas along Raymond Road, potential Schroeder Road realignment, and at the intersection of McKee Road at Maple Grove*

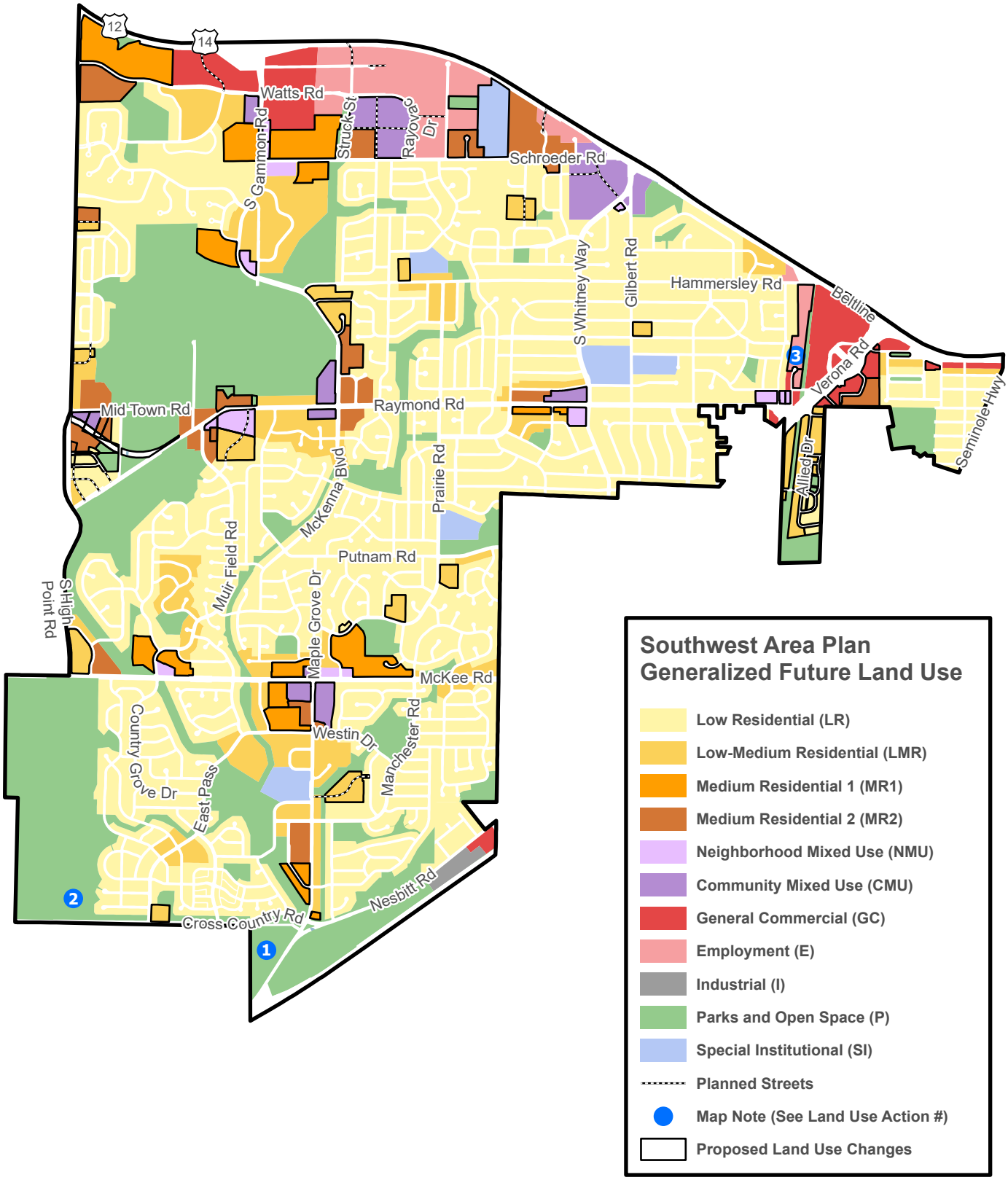
Drive, as shown on the GFLU Map, should be set back the minimum distance required by zoning to create an engaging and walkable street frontage.

Request to Urban Design Commission

Any recommended revisions to the Final Draft of the Southwest Area Plan should be included in any motion made. Plan Commission, as the lead body, will review recommended revisions and make a final recommendation to the Common Council.

Attachments

1. Southwest Area Plan Final Draft
2. Urban Design Commission presentation


12
14
Watts Rd
S Gammon Rd
Struck St
Rayovac Dr
Schroeder Rd
S Whitney Way
Gilbert Rd
Hammersley Rd
Beltline
Verona Rd
Seminole Hwy
Allied Dr
3
Mid Town Rd
Raymond Rd
McKenna Blvd
Prairie Rd
Muir Field Rd
Putnam Rd
S High Point Rd
Maple Grove Dr
McKee Rd
Westin Dr
Manchester Rd
Country Grove Dr
East Pass
2
Nesbitt Rd
Cross Country Rd
1
Southwest Area Plan
Generalized Future Land Use
Low Residential (LR)
Low-Medium Residential (LMR)
Medium Residential 1 (MR1)
Medium Residential 2 (MR2)
Neighborhood Mixed Use (NMU)
Community Mixed Use (CMU)
General Commercial (GC)
Employment (E)
Industrial (I)
Parks and Open Space (P)
Special Institutional (SI)
Planned Streets
Map Note (See Land Use Action #)
Proposed Land Use Changes

Southwest Area Plan



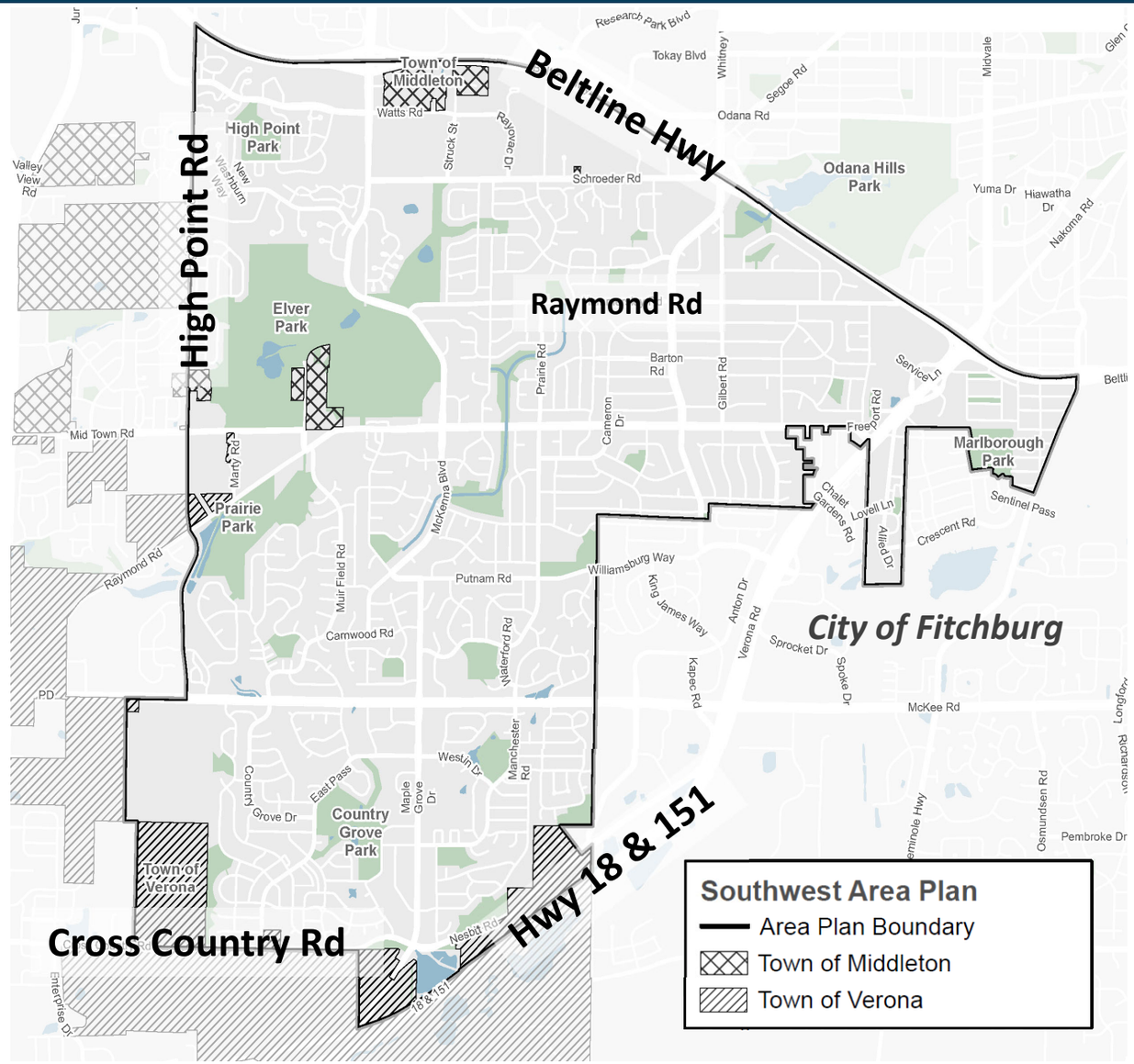





Project Team: Ben Zellers ● Urvashi Martin ● *Tim Parks ● Kirstie Laatsch ● Linda Horvath ● Angela Puerta*

Transportation Commission: June 3, 2026

Southwest Area



Population

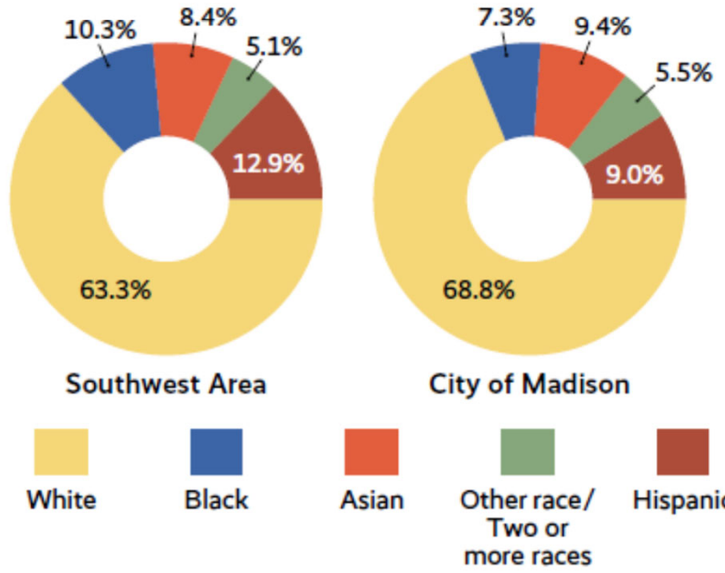
Southwest Area
37,094

City of Madison
274,730

= 10,000 residents



Racial and ethnic composition



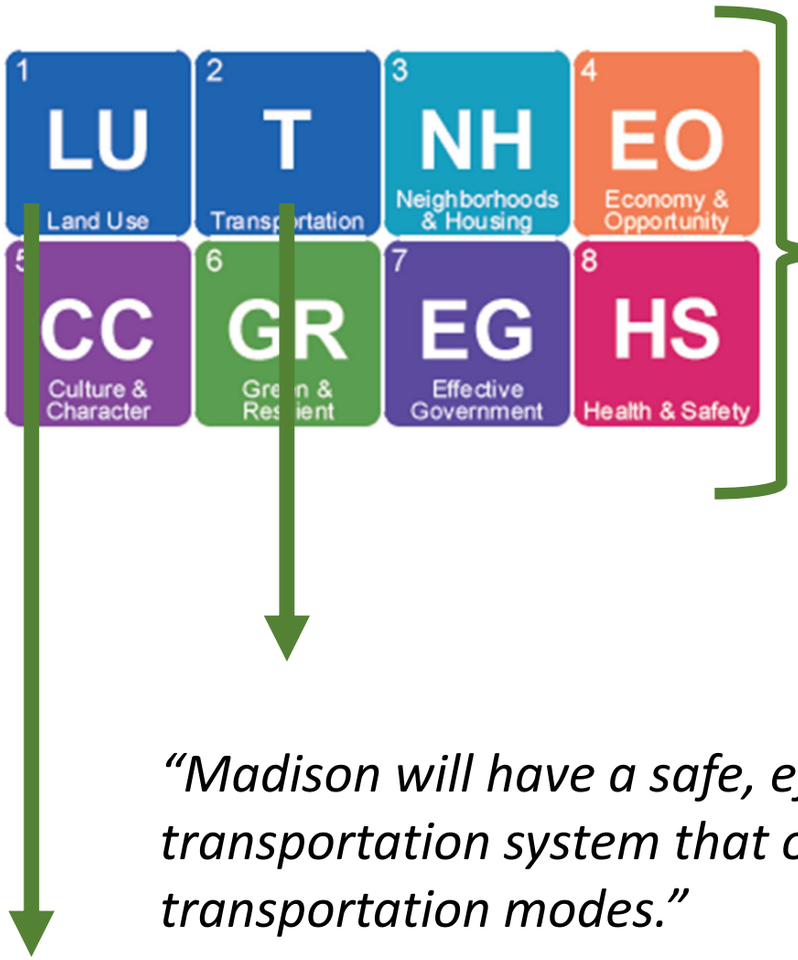
Public Engagement Summary

- Public Meetings: In-person Open House and virtual meetings (~232 attendees)
- November – April: Interactive Commenting Mapping (328 comments)
- Survey (Parts 1 & 2): ~1,100 responses
- Madison Madness Bracket: ~350+ responses
- Other engagement: Meadowood Health Partnership, SMAC, NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - Memorial High School students
- Partnered with nINA Collective to host nine Focus Group meetings
- Pop-Up outreach – Meadowridge library, community events, food pantries, Bike to Work week
- Community Partner Engagement
- Neighborhood walks
- Business Walk
- TC check-ins (June 2025, December 2025)

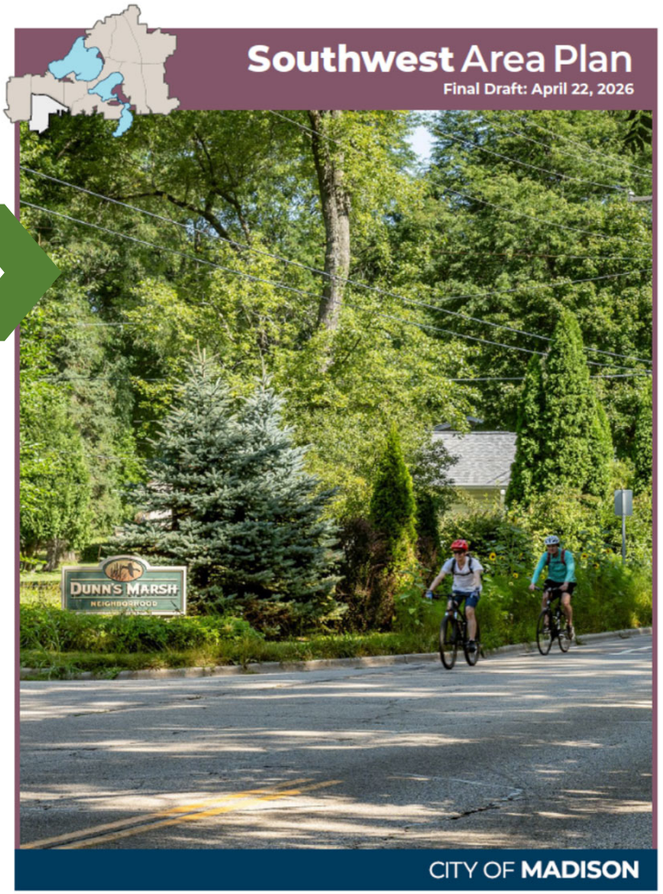




Draft Plan Format







"Madison will have a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes."

"Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers."

Comments on the Draft Plan

- Ensure any Elver Park bike/ped connections don’t interfere with cross-country skiing
- Concern about studying to make Woodington Way a one-way street
- Don’t adequately address improvements to existing on-street bike lanes
- Support for extending the Hammersley path to Elver Park
- Support for partnership to expand BCycle
- More north-south trails/paths
- Don’t connect Hampshire Place

Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

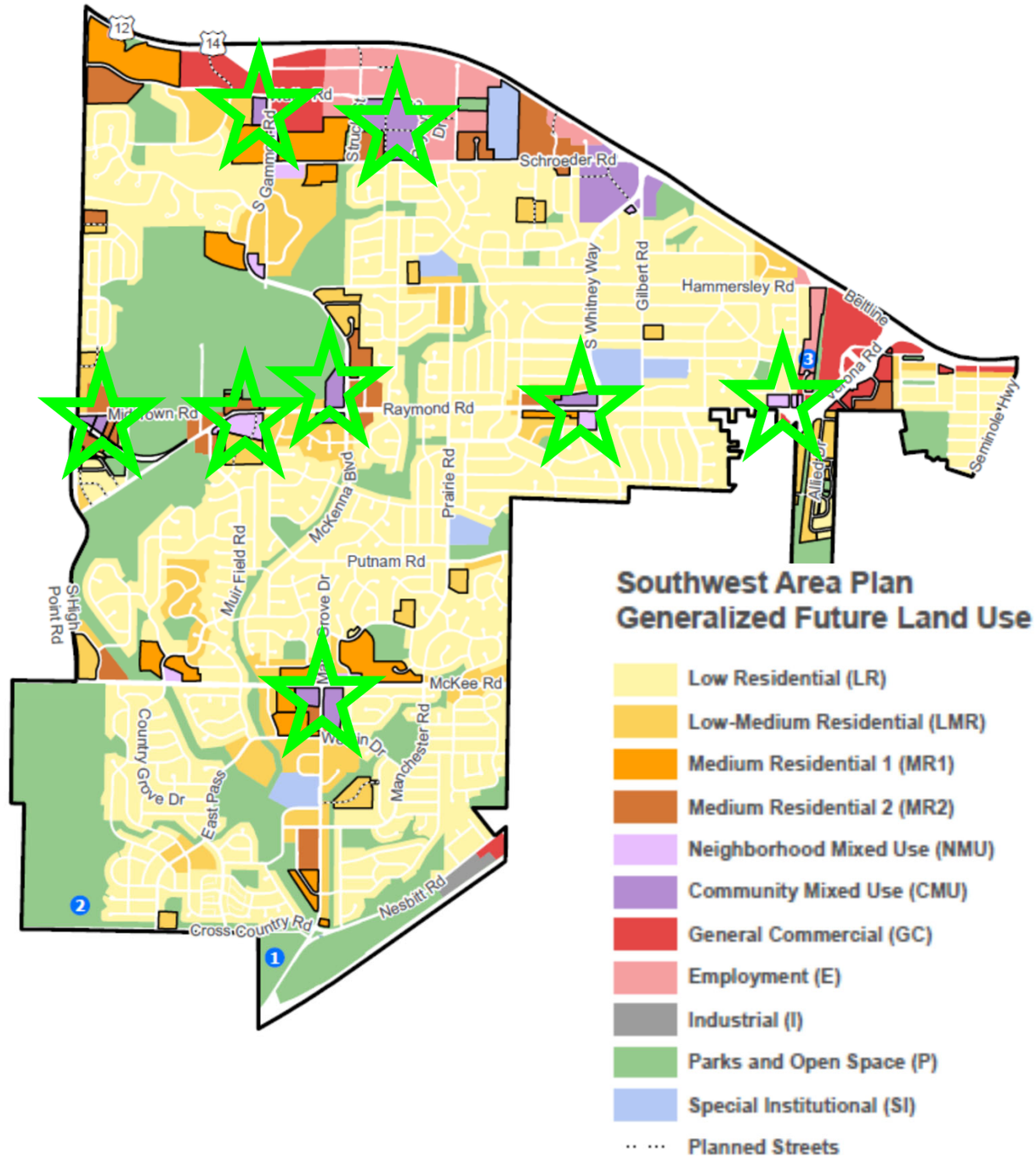


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories



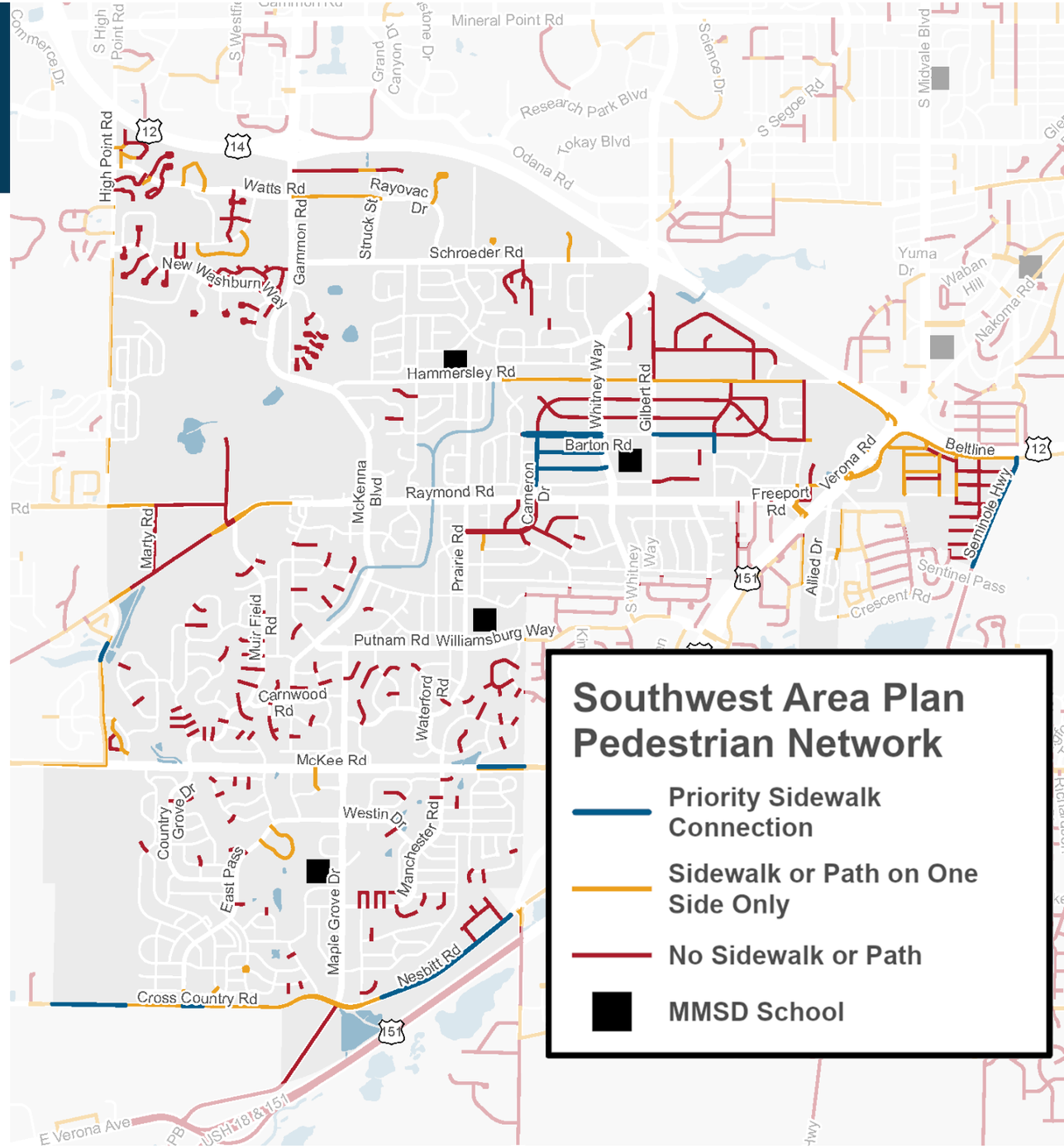
Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories





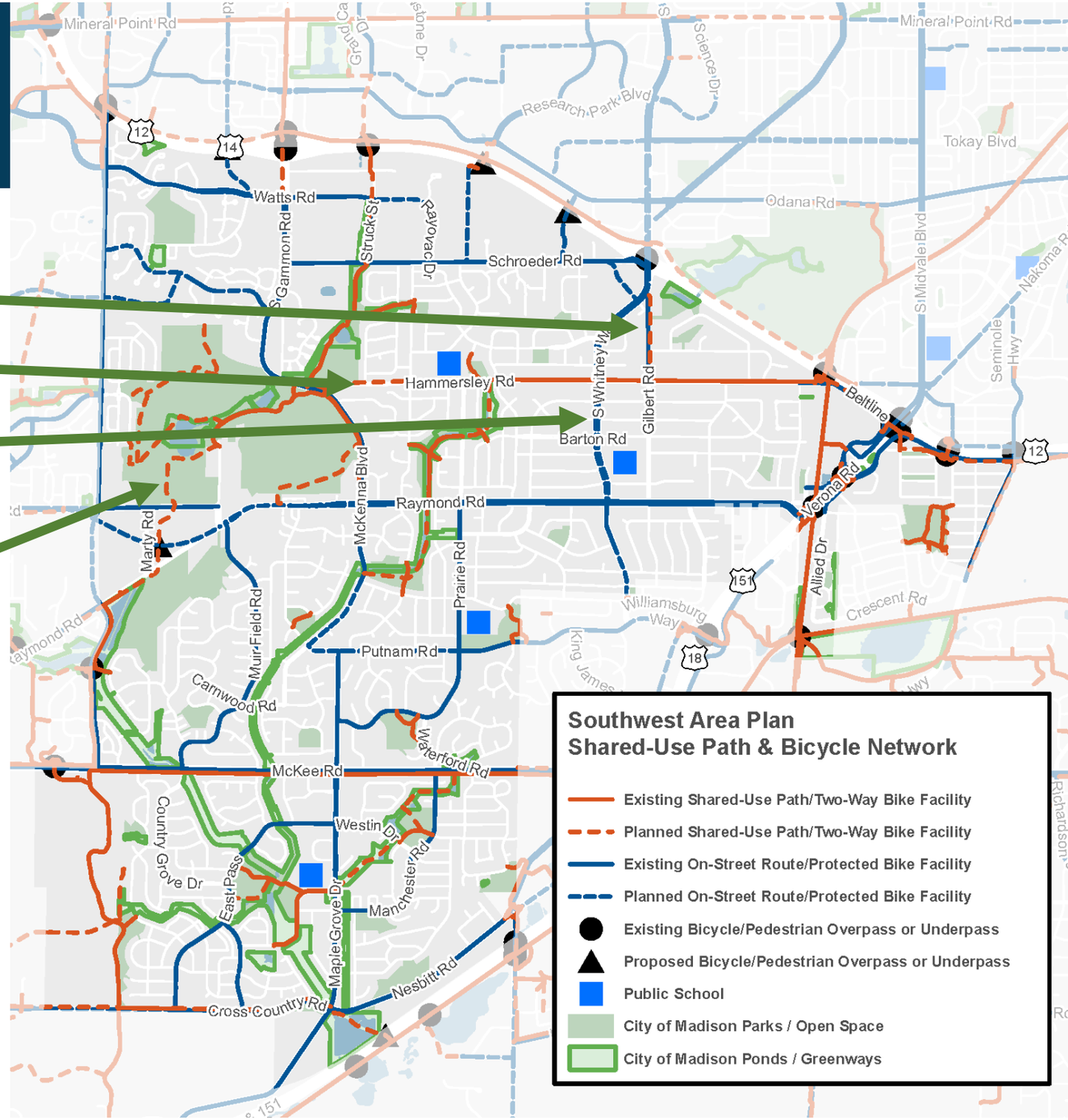
Transportation: Pedestrian Network

- Close **gaps in the sidewalk network** shown on Pedestrian Network map
- **Prioritize** locations for sidewalk improvements near major streets and schools



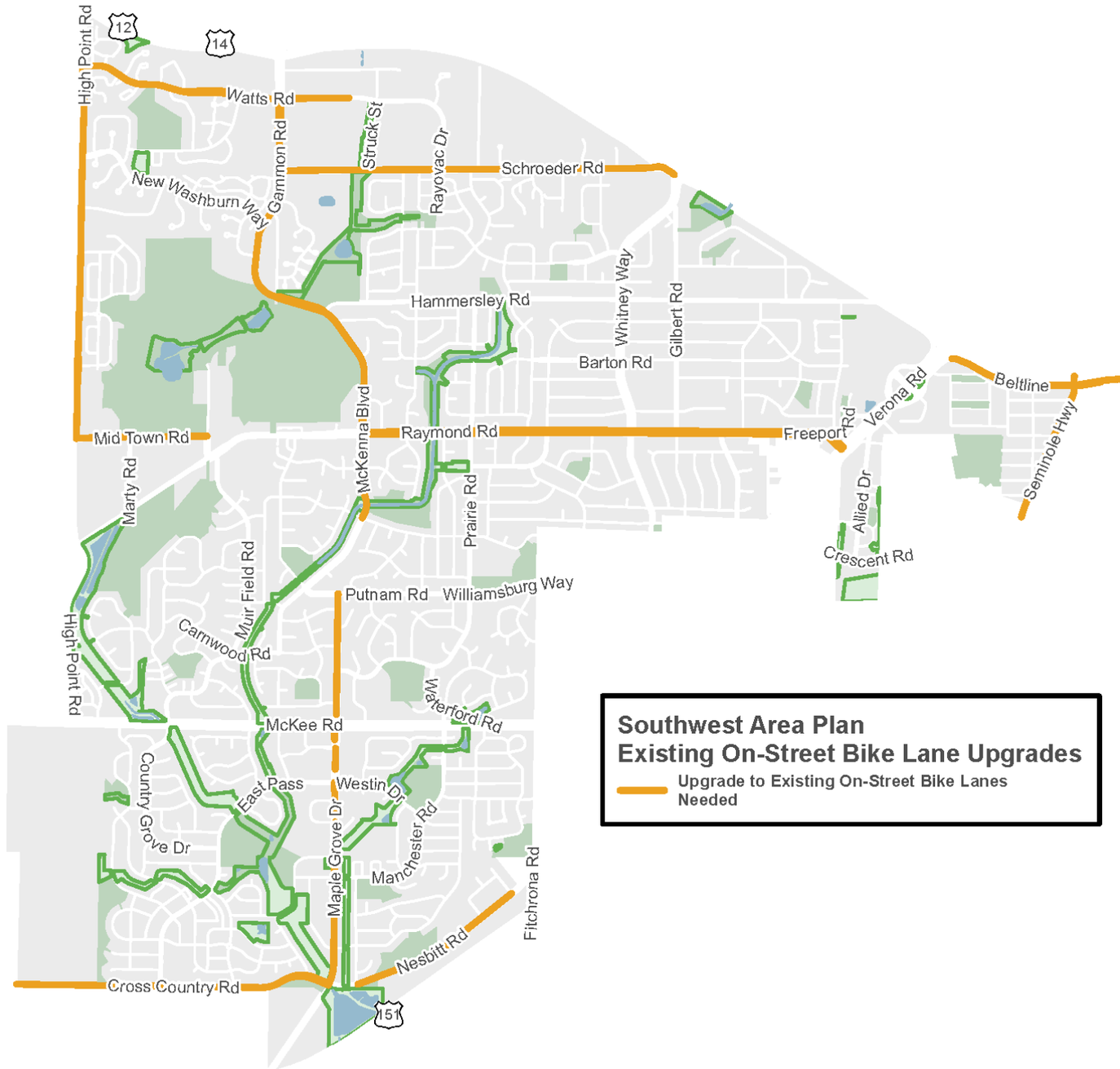
Transportation: Shared-Use Path and Bicycle Network

- Gilbert Road
- Extend Hammersley Path
- Separated bike lanes on Whitney Way
- Connections to and through Elver Park



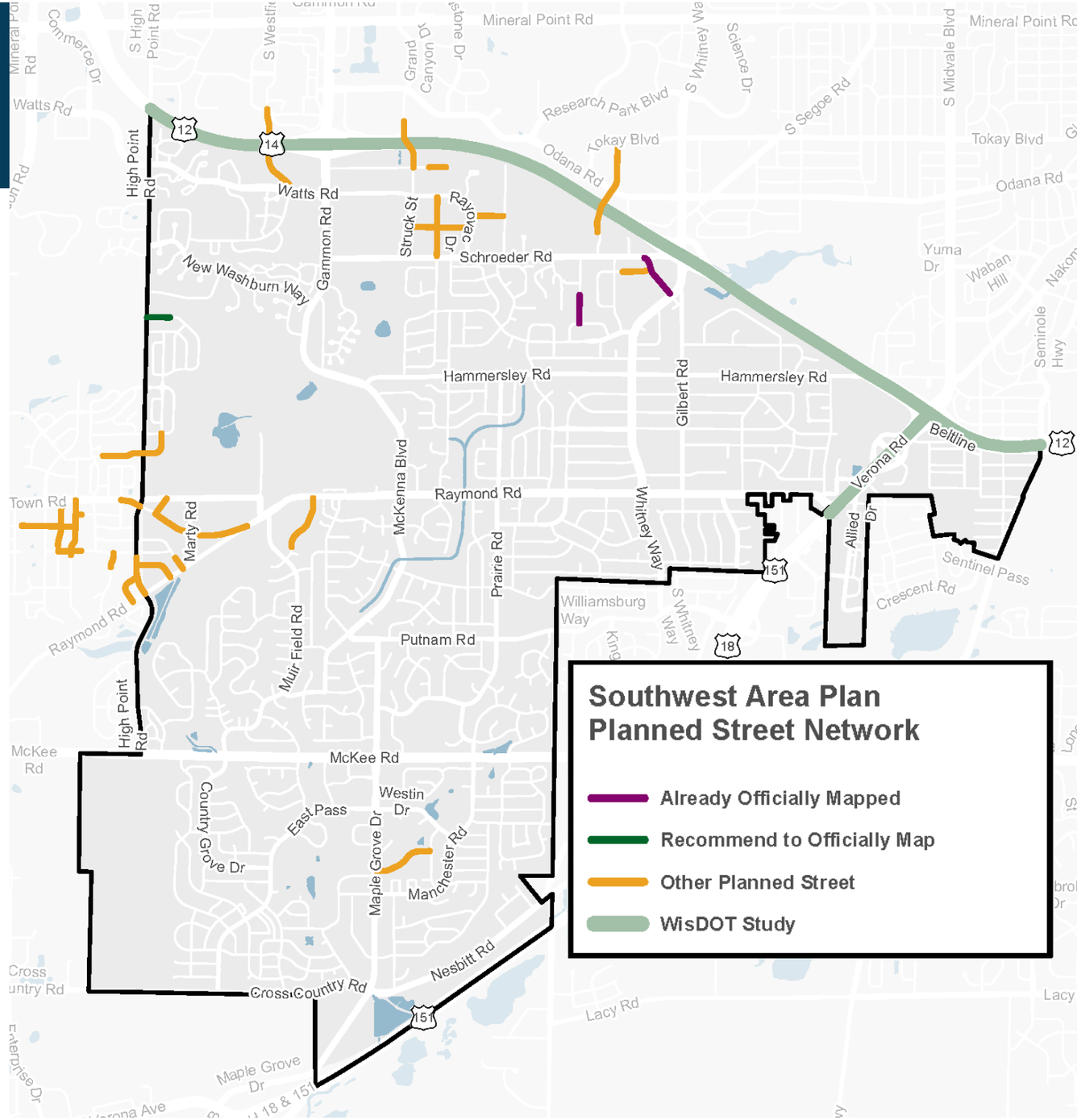
Transportation: Shared-Use Path and Bicycle Network

- Upgrade existing on-street bicycle facilities shown on the Existing on Street Bike Lane Upgrades map to meet All ages and Abilities (AAA) standards.



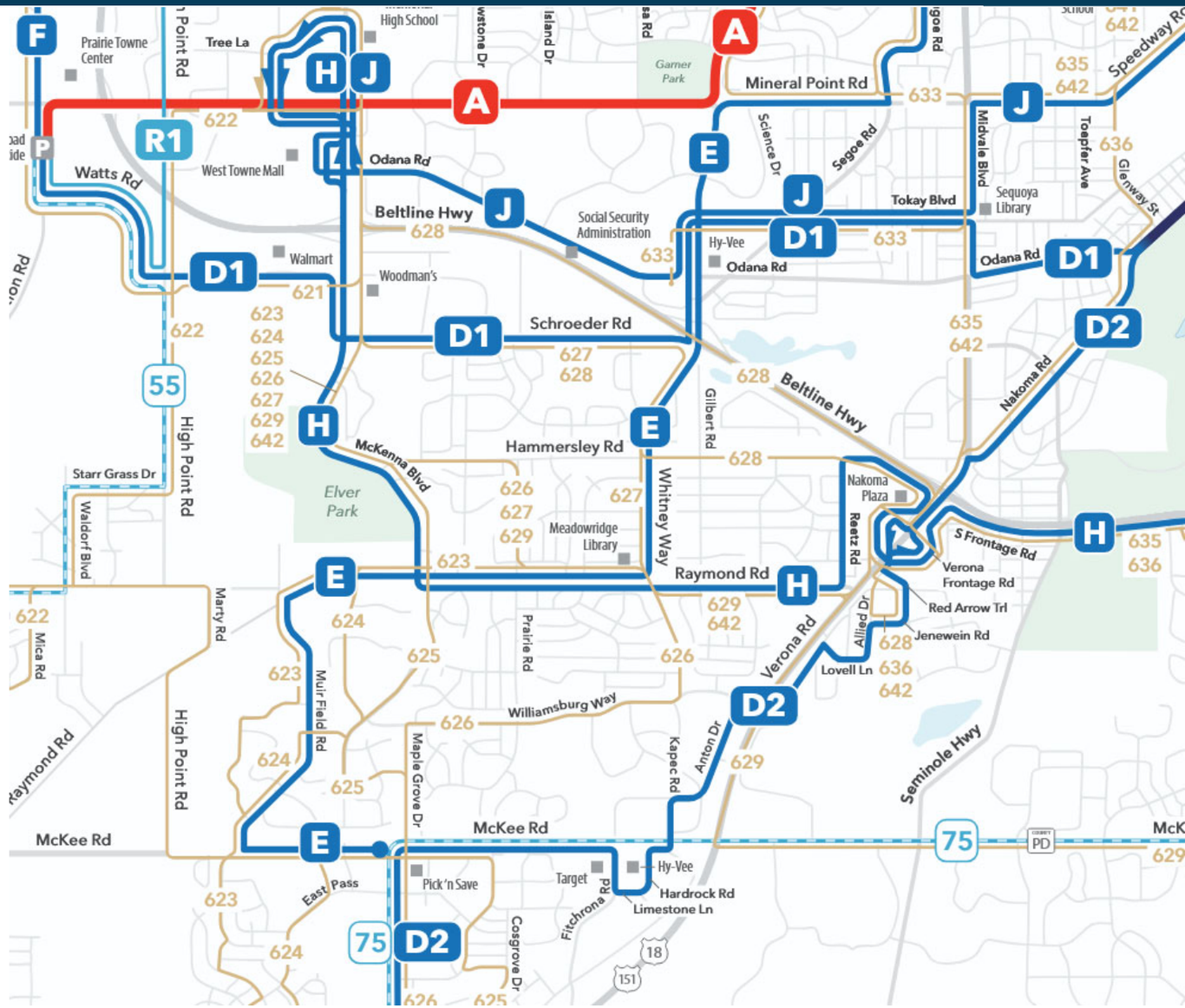
Transportation: Planned Streets

- Represent **officially mapped streets**:
  - Schroeder Road – "Golfland": 1965
  - Hampshire Place: 1966
- **Recommend officially mapping** remainder of Meadow Sweet Drive.
- **Other planned streets**
- Raymond Road – short-term, long term
- Cross Country-Maple Grove-Nesbitt roundabout



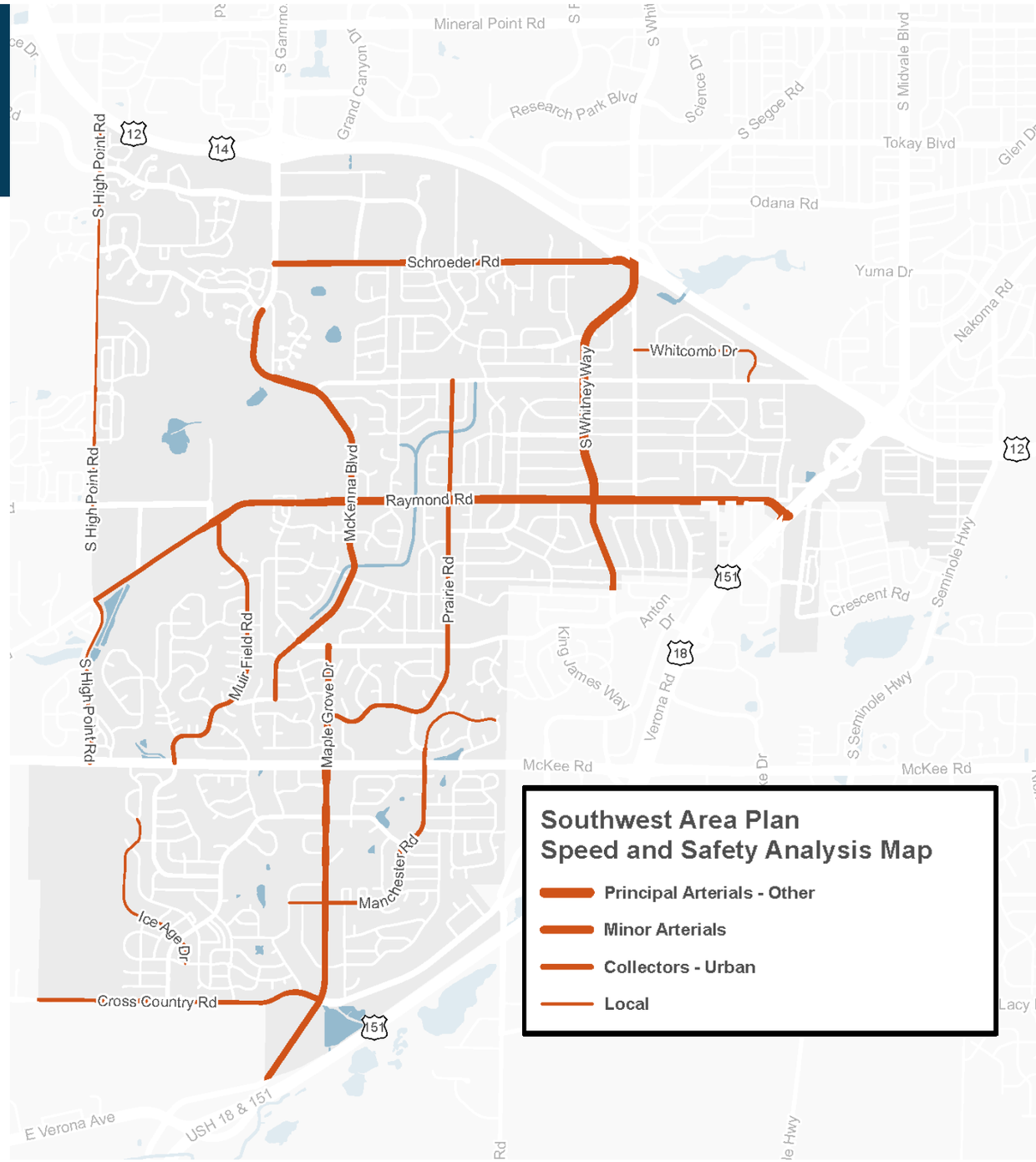
Transportation: Transit

- Install additional shelters
  - Raymond at Whitney
  - Allied at Jenewein
  - Red Arrow at Verona
- Study feasibility of restoring service along Hammersley Rd
- Add buses on Route D to address crowding during high-use times



Health & Safety:

- Conduct Vision Zero speed analyses and explore traffic calming improvements like road diets, speed bumps, and other measures on mapped streets



Partnerships

- WisDOT:
  - Improve ped/bike conditions at interchanges
  - Add street connections across the Beltline, as shown in planned streets map (also included in the West Area Plan)
  - Verona Road
    - Increase pedestrian, bicycle, transit, and car connectivity across Verona Road
    - Reduce vehicle speeds and enhance safety
    - Any further WisDOT construction should extend Midvale Blvd to Raymond Rd and fully bury 18/151
- B-Cycle and private partners or sponsors: expand bike share service to the Southwest Area, focusing on major bike routes and major community hubs

Draft Plan Review – Next Steps

- ✓May 5 –Common Council (introduction)
- ✓May 13 – Board of Park Commissioners
- ✓May 20 – Urban Design Commission
- ✓June 3 – Transportation Commission
- ❑June 4 – Community Development Block Grant Committee
- ❑June 8 – Landmarks Commission
- ❑June 15 – Plan Commission (lead)
- ❑June 23 – Common Council (consider adoption)

www.cityofmadison.com/southwestplan

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Transportation Commission
From: Ben Zellers, Urvashi Martin - Southeast Area Plan Project Managers
Date: June 3, 2026
Subject: Southwest Area Plan Final Draft Review and Recommendation

---

Background

The Southwest Area Plan was introduced at the May 5, 2026 Common Council meeting and referred to the Transportation Commission as part of the review and approval process. The Plan Commission is the lead referral for the Plan.

The Transportation Commission reviewed public engagement and draft Transportation Actions and Maps at its December 3, 2025 meeting. Some edits and additions have been made since that time, but many of the final draft Southwest Area Plan actions and partnerships are similar to what was discussed last December.

Draft Plan Highlights and Changes

Highlights from the Final Draft of the Southwest Area Plan are shown in the Transportation Commission PowerPoint presentation. The full transportation chapter is available for review as part of the Final Draft Southwest Area Plan document.

Some transportation-related edits have been made after public engagement around the draft plan actions and maps, including:

- Removing mention of studying a one-way conversion of Woodington Way;
- Adding a map of on-street bicycle lanes in need of upgrading to provide all ages and abilities specifications;
- Revisions to partnerships;
- Additional detail regarding the Beltline and Verona Road.

Hampshire Place

The most prominent transportation-related topic from the December public review of draft actions and maps was the Hampshire Place connection shown on the planned street network map on page 30. Though there were many comments in opposition to the connection, staff recommends maintaining the planned connection to provide vehicular access and a utility corridor to serve residential development planned for the large parcels that abut the mapped but unbuilt street, which

has been officially mapped since August 1966. In other words, the Southwest Area Plan simply proposes to maintain the future street connection that has been planned for roughly 60 years. The City's Subdivision Regulations (MGO Section 16.23) require that an officially mapped street, greenway, park, etc. be dedicated to the City when a parcel is subdivided. City of Madison water and sanitary sewer are "stubbed out" at the current northern and southern ends of Hampshire Place to serve future development and as required by City ordinance.

In addition to reflecting the existing Council-adopted official map, staff also refers to Council-adopted policy and ordinances when undertaking planning efforts. The City's Complete Green Streets Guide and Comprehensive Plan encourage interconnected neighborhoods, and the Subdivision Regulations prohibit cul-de-sac streets in subdivision design when it is possible to make a street connection.

Area Plans are about providing guidance to inform future decisions. The current property owners along the mapped connection may continue to use their property as-is for as long as they would like. However, if a current or future owner chooses to subdivide their property, that future development should be consistent with the City's adopted plans, zoning code, and subdivision regulations. Staff feels that the extension of Hampshire Place would be critical to providing the proper framework for new housing opportunities to be developed in the future on the affected parcels.

Request to Transportation Commission

Any revisions to the Final Draft of the Southwest Area Plan recommended by the Transportation Commission should be included in a motion. The Plan Commission, as the lead body, will review all board/ committee/ commission-recommended revisions and make a final recommendation to the Common Council.

Attachments

1. Southwest Area Plan Final Draft
2. Transportation Commission presentation

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
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P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: CDBG Committee
From: Ben Zellers, Urvashi Martin - Southwest Area Plan Project Managers
Date: June 4, 2026
Subject: Southwest Area Plan – Recommendation of Approval, Comprehensive Plan Amendment

Background

The Common Council directed Planning Division staff to begin the Southwest Area Plan on October 8, 2024 (RES-24-00614). Staff reviewed income data and determined that there are a number of areas where more than half the households live with low incomes. Using this data combined with other factors like demographics and higher percentages of people who are typically underrepresented in our planning processes, staff defined three Community Action Strategy Areas (CAS): Meadowood, Allied, and Park Edge Park Ridge. These areas are eligible to receive funds for planning services and project implementation through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program.

The City hired an engagement specialist and Community Partners who have established relationships with underrepresented communities to conduct focus groups and gather feedback at community events and activities. Feedback helped inform CAS actions and capital projects that will be built using CDBG dollars and other funding sources.

Staff shared a draft plan update at the CDBG Committee on December 4, 2025, focusing on CAS actions and projects. Some revisions were made and the final draft Southwest Area Plan was introduced at the May 5th Common Council meeting and referred to Community Development Block Grant Committee as part of the review and approval process.

Highlights of Draft CAS Actions

1. Allied CAS:
    a. Work with Allied Dunn's Marsh Neighborhood Association on capacity building.
    b. Create incubator for service businesses like a hair salon and barbershop.
    c. Increase fresh produce through resources like City's Healthy Food Retail grant and SEED grants.
    d. Add amenities to Allied Park like lights, grills and artistic sign and lights to basketball court.

2. Meadowood CAS:
    a. Work with Toki Middle School and MMSD during upcoming rebuild to add shared spaces for the community to use.
    b. Add edible landscapes to Meadowood Park.
    c. Review visibility concerns at Hammersley/Prairie Road intersection and add a No Parking area or other measures.
    d. Incorporate a small shelter structure at Sunridge Park.

3. Park Edge/Park Ridge CAS:
    a. Create a neighborhood organization that represents and supports the Moraine View Drive and Madison Estates areas.
    b. Provide information to property owners and tenants on how to request and prepare for building inspections.
    c. Add a crosswalk and pedestrian signage for path crossing Chapel Hill Road between Regis Road and Piping Rock Road.

Changes Since the Last Meeting with CDBG Committee

Since the December 4th CDBG Committee check-in, staff have made further revisions based on feedback. Highlights are included in the attached presentation.

Request to CDBG Committee

Any recommended revisions to the Final Draft of the Southwest Area Plan should be included in any motion made. Plan Commission, as the lead body, will review recommended revisions and make a final recommendation to the Common Council.

Comprehensive Plan Amendment

The proposed amendment to the Comprehensive Plan would update specific maps and text in the Comprehensive Plan to reflect adoption of the Southwest Area Plan. The Plan Commission holds a public hearing on the proposed amendment.

Attachments

- Southwest Area Plan presentation
- Southwest and Southeast Area Plan-Related Comprehensive Plan Amendments

Southwest Area Plan











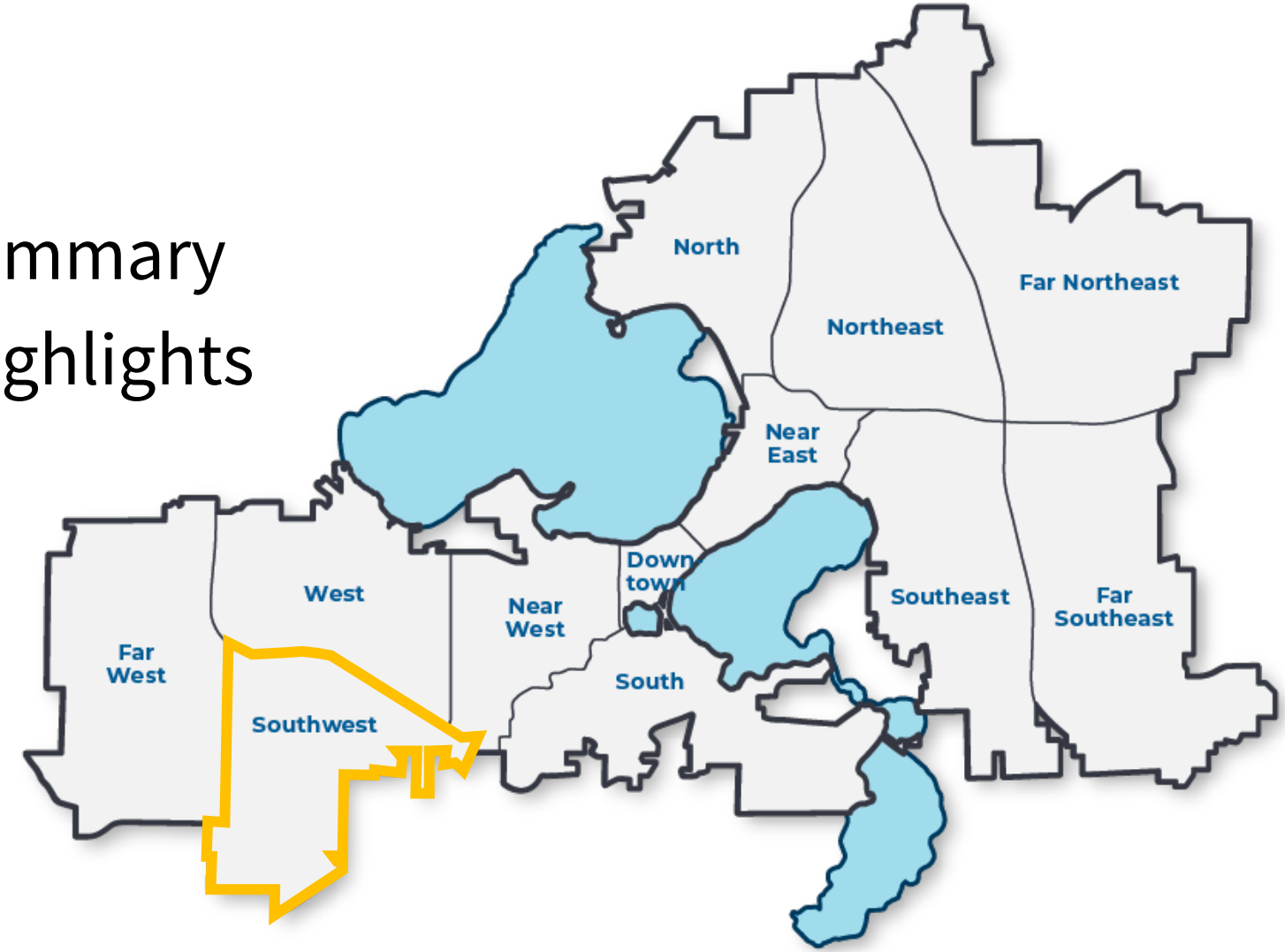


Project Team:* ● *Urvashi Martin* ● *Ben Zellers* ● *Linda Horvath* ● *Kirstie Laatsch* ● *Angela Puerta* ● *Tim Parks

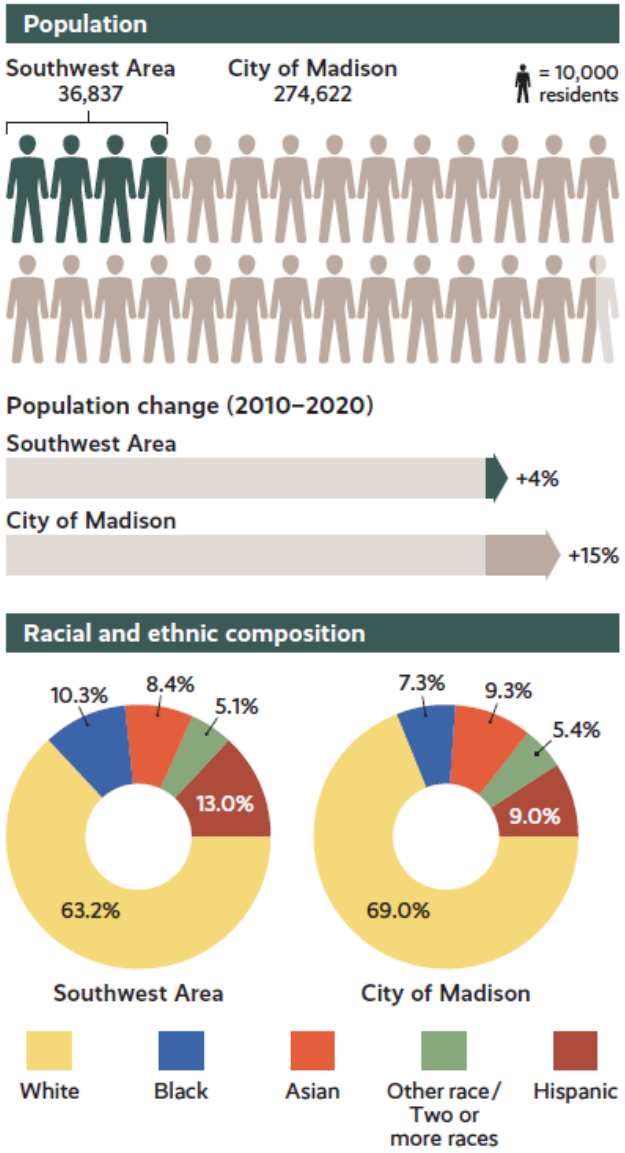
Community Development Block Grant Committee Meeting: June 4, 2026

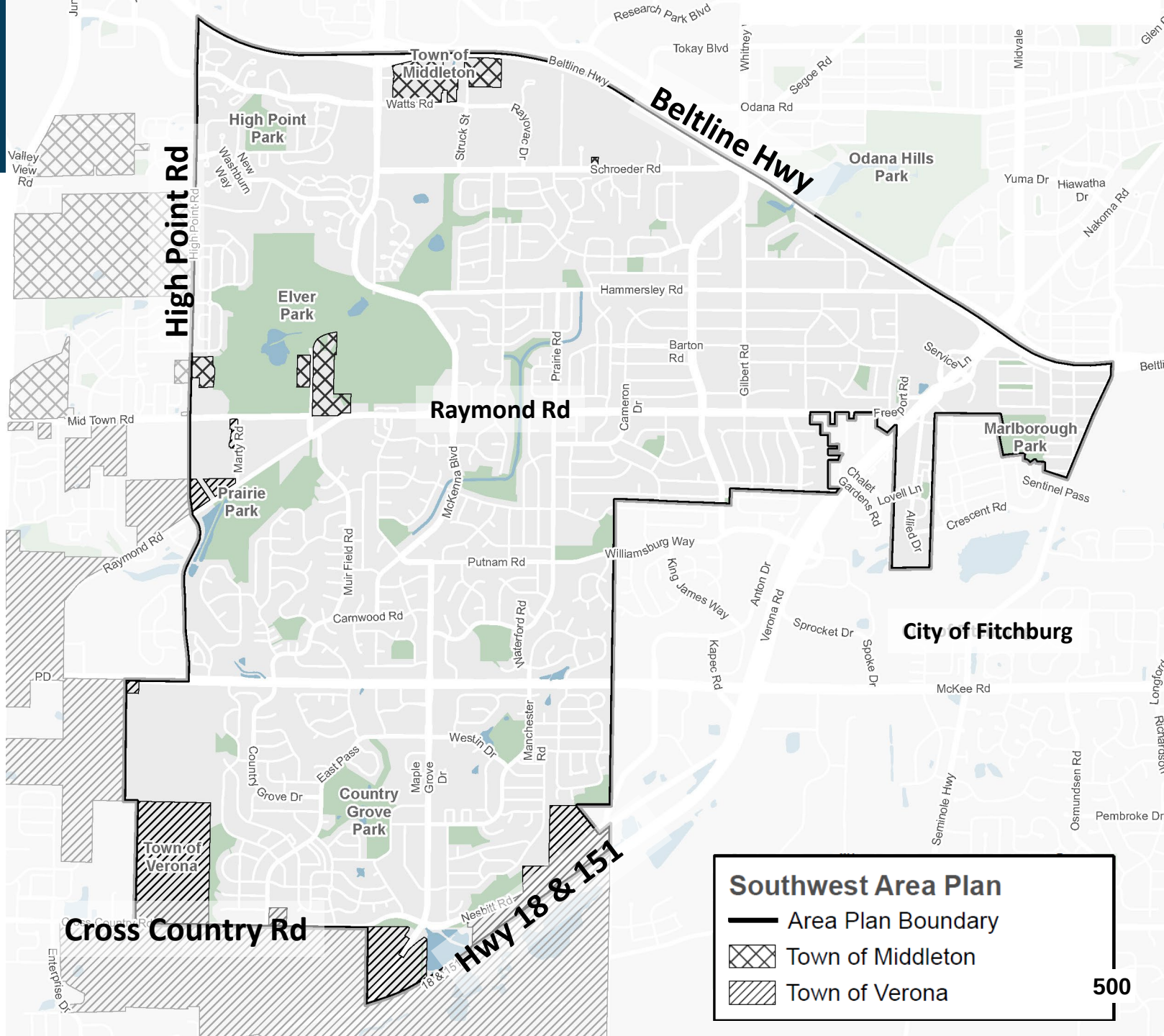
Agenda

1. Background
2. Planning Process
3. Public Feedback Summary
4. Draft Plan Action Highlights
5. Review & Approval

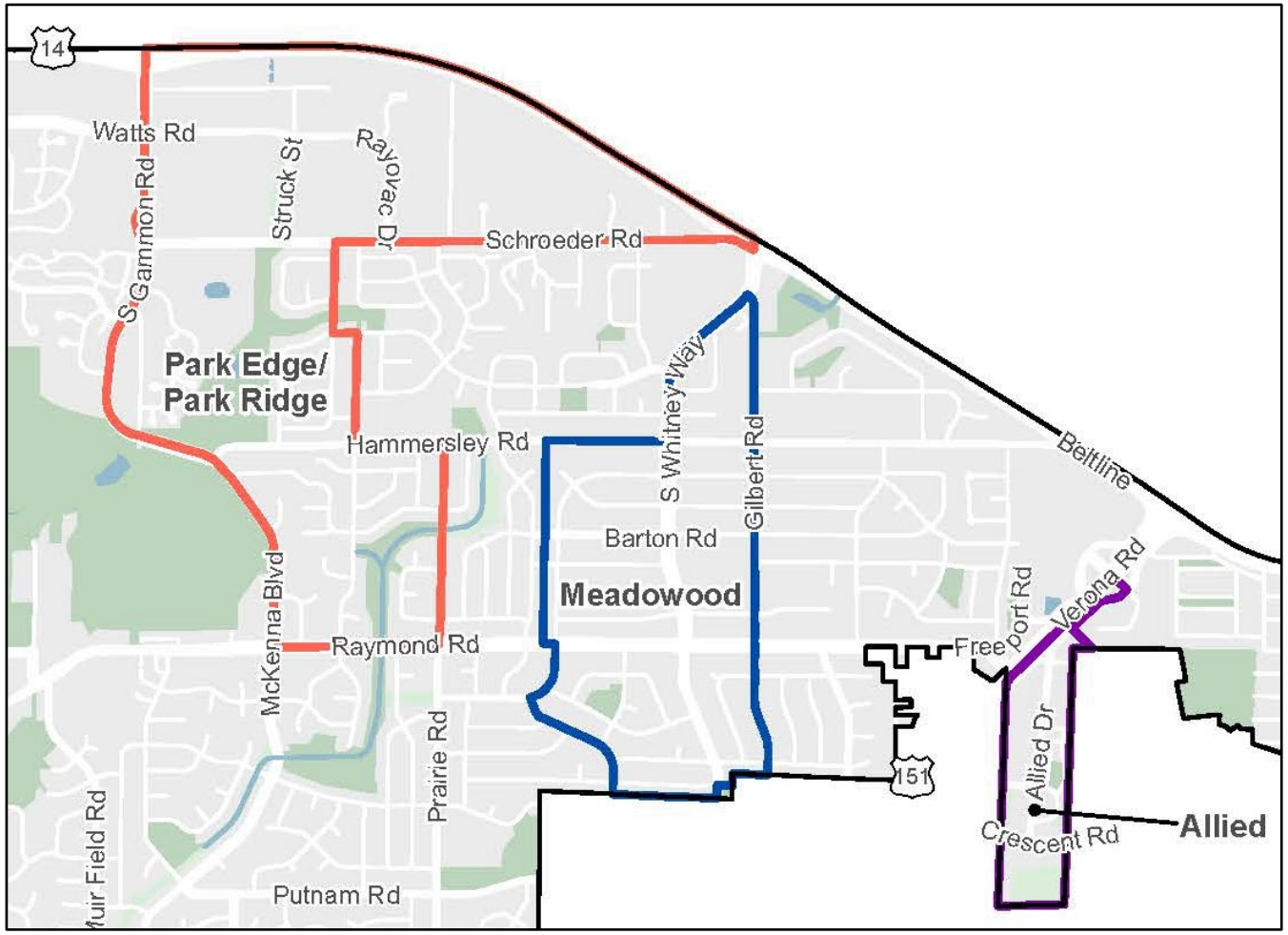


Background


Population
Southwest Area
36,837
City of Madison
274,622
= 10,000 residents
Population change (2010–2020)
Southwest Area
+4%
City of Madison
+15%
Racial and ethnic composition
10.3%
8.4%
5.1%
13.0%
63.2%
Southwest Area
7.3%
9.3%
5.4%
9.0%
69.0%
City of Madison
White
Black
Asian
Other race / Two or more races
Hispanic


Beltline Hwy
High Point Rd
Raymond Rd
Cross Country Rd
Hwy 18 & 151
Town of Middleton
Town of Verona
City of Fitchburg
High Point Park
Elver Park
Prairie Park
Country Grove Park
Odana Hills Park
Marlborough Park
Southwest Area Plan
Area Plan Boundary
Town of Middleton
Town of Verona
500

Community Action Strategy Areas (CAS)



Data Source: Low- and Moderate-Income Summary Data (LMISD) 2016-2020 American Community Survey (ACS), Census 2010 Block Group geographies to comply with HUD requirements.

- City receives **federal funding** to support community development initiatives primarily benefiting low- to moderate-income residents.
- **CDBG eligibility**: more than 50% of Block Group population has a household income at or below 80% of the Dane County Median Household Income.
- Selected eligible areas are called **Community Action Strategy (CAS) Areas.**

Public Engagement Summary







- Public Meetings: In-person Open House and virtual meetings
- Interactive Commenting Mapping
- Survey Part 1 & Part 2
- Madison Madness Bracket
- Other engagement: Meadowood Health Partnership, SMAC, NAs, Schools, School Districts, NRTs and others
- UW PEOPLE Program - Memorial High School students
- Partnered with nINA Collective to host Focus Group meetings
- Pop-Up outreach – Meadowridge library, community events, food pantries, Bike to Work week
- Community Partner Engagement
- Neighborhood walks
- Business Walk
- CAS Events
- BCC check-ins (June 2025, Aug 2025, Dec 2025)

CAS Engagement Highlights

- Conversations with residents and community leaders - draft plan feedback
  - JustDane client conversations
  - Allied Wellness Center and Allied Partners meetings and events
  - Good Shepherd Lutheran Food Pantry and Allied Food Pantry
- Conversations with residents - project priorities
  - Milele Anana Chikasa Elementary Back to School
  - Trunk or Treat - Elver Park Neighborhood Center
  - Bike n' BOOgie at Meadowood Park and Elver Park Neighborhood Center
  - Allied and Meadowood Community Meals







Comments on Draft Plan

- Appreciation for planned Hammersley Path extension
- Support for play structure, basketball court and other rec facilities at Britta Park or other greenspace north of Crawford Dr
- Support for separated bike lanes on Whitney
- Include McKee Rd on Vision Zero Speed Analysis
- Support for the Seminole Hwy bike lanes as AAA facility
- Add Watts Rd on the priority sidewalk connections
- Ensure that any new shared-use path connections in Elver don’t disrupt winter cross-country skiing
- Mixed feelings on studying conversion of Woodington Way to one-way street by Anana to improve safety

Allied CAS and Related Actions

CAS

- Work with Allied Dunn's Marsh Neighborhood on capacity building.
- Create incubator for service businesses like hair salons and barbershops.
- Increase fresh produce through resources like City's Healthy Food Retail and SEED grants.
- Add amenities to Allied Park like lights, grills and artistic sign and lights to basketball court.

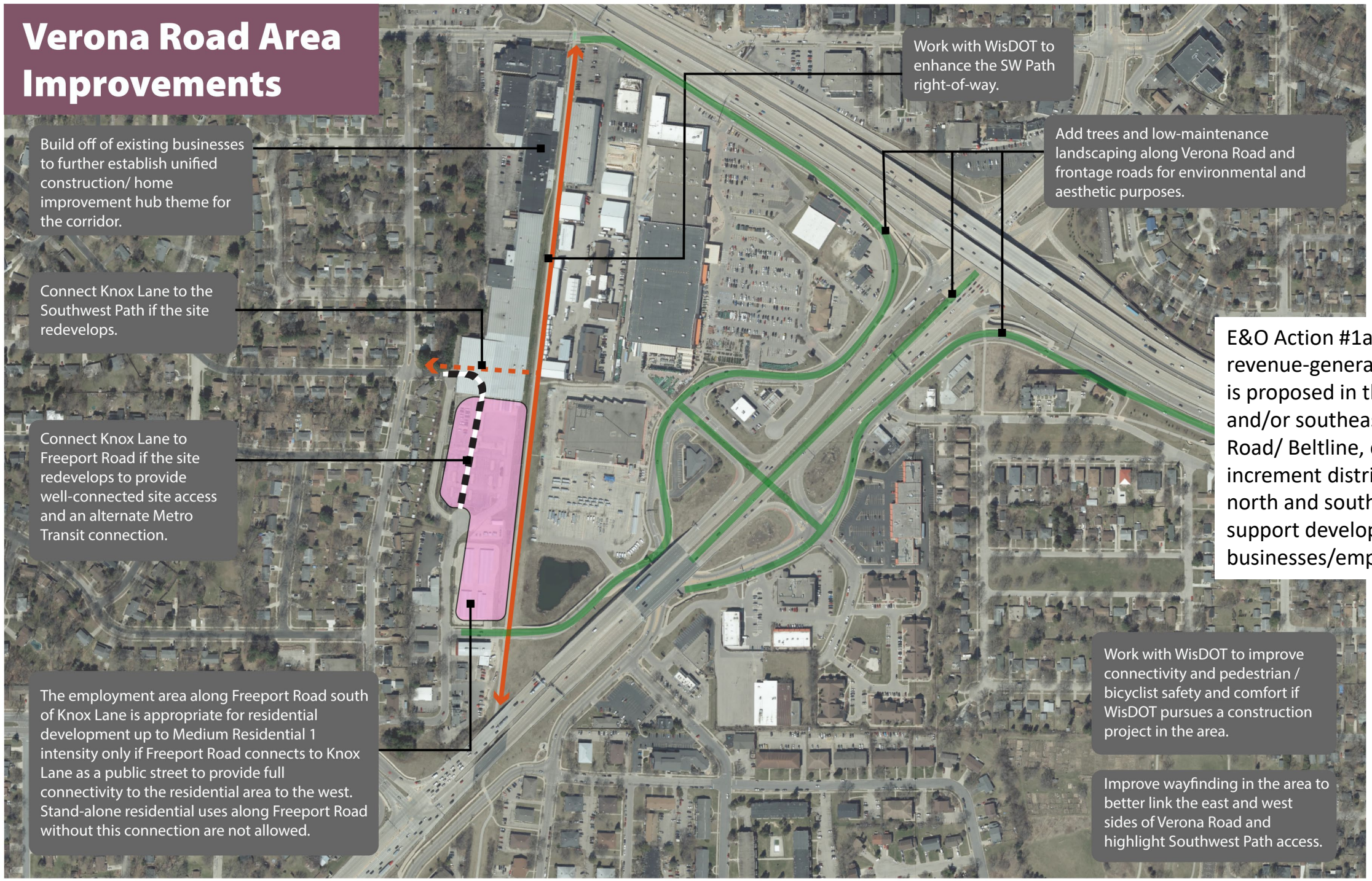
Related

- **Expand homeownership opportunities** w/townhomes or other small to mid-size housing such as on City-owned property at 2359 Allied Dr.
- Complete **programmed building inspection project** in Allied/Carling Drive area



Allied Park - Parks Alive

Verona Road Area Improvements



E&O Action #1a: If significant revenue-generating redevelopment is proposed in the southwest and/or southeast corner of Verona Road/ Beltline, create a new tax increment district that extends north and south of the Beltline to support development of businesses/employment.

Allied Community Projects

Priority	Project	Potential Locations	Cost Estimate
1*	Basketball court, play structure or other rec facility	Greenspace north of Crawford Dr such as Britta or De Volis Park	$50,000-$125,000
2	Community garden	Community Development Authority 2401 Dunns Marsh Terrace	$15,000
3	Mural	Allied basketball court	$30-$50,000
4	Decorative street painting	Percy Julian Way/Dunns Marsh Terrace	$10,000-$25,000



Allied Mosaic Art

*Since the 12/4/25 CDBG Committee meeting, the neighborhood requested that this project be included in place of the previous Bike Playground and Skills Park.

Meadowood CAS and Related Actions

CAS

- Work with Toki Middle School and MMSD during upcoming rebuild to add shared spaces for the community to use.
- Add edible landscapes to Meadowood Park.
- Review visibility concerns at Hammersley/Prairie Road intersection and add a No Parking area or other measures.
- Incorporate a small shelter structure at Sunridge Park.

Related

- Explore expanding Meadowridge Library at its present location or a site further to the west.
    a. If the library moves, maintain library services in the Meadowood area.
    b. Integrate library opportunities into the City's Long-Range Facilities Plan.



Akira Toki Middle School

Meadowood Community Projects

Priority	Project	Potential Location	Cost Estimate
1	Sculpture or other art	Meadowood Neighborhood Center	$50,000
2	Mural	Meadowood Park basketball court	$50,000



Meadowood Park Basketball Court

Park Edge/Park Ridge CAS and Related Actions

CAS

- Create a neighborhood organization that represents and supports the Moraine View Drive and Madison Estates areas.
- Provide information to property owners and tenants on how to request and prepare for building inspections.
- Add a crosswalk and pedestrian signage for path crossing Chapel Hill Road between Regis Road and Piping Rock Road.

Related

- Monitor Elver Park area to ensure healthy, safe and well-maintained housing.



Madison Estates Apartments on Moraine View Drive

Park Edge/Park Ridge Community Projects

Priority	Project	Potential Location	Cost Estimate
1	Bike playground and skills park	Lucy Lincoln Hiestand Park, Greentree Chapel Hills Park, or Elver Park	$100,000
2	Public art – mural, other	Elver Park, Struck Street/W. Beltline Highway underpass	$100,000
3	Community garden, orchard, edible landscape	Elver Park	$15,000



Greentree Chapel Hills Park

Final Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 13 – Board of Park Commissioners
- ✓May 20 – Urban Design Commission
- ✓June 3 – Transportation Commission
- June 4 – Community Development Block Grant Committee
- June 8 – Landmarks Commission
- June 15 – Plan Commission
- June 23 – Common Council

Subject: Public Comment on Southwest Area Plan (Final Draft) – Protect Meadowood Infrastructure, Safety, and Fiscal Sustainability

Date: June 1, 2026

To:

- Mayor Satya Rhodes-Conway
- Members of the Madison Common Council
- **Transportation Commission** (For Review: June 3, 2026)
- **Community Development Block Grant Committee** (For Review: June 4, 2026)
- **Landmarks Commission** (For Review: June 8, 2026)
- **Plan Commission** (For Review: June 15, 2026)

Dear Mayor, Alderpersons, and Committee/Commission Members,

As a resident of the Meadowood neighborhood for almost 30 years I am writing to share feedback regarding the final draft of the Southwest Area Plan as it moves through its upcoming committee reviews and final Council approval. While I support thoughtful planning for Madison's growth, the current draft leaves several critical neighborhood lifelines vulnerable to displacement and fails to adequately account for the cumulative traffic impacts facing our community.

I ask that each of your respective bodies address these specific gaps in the plan before recommending or voting for its final adoption:

1. Require Binding Safeguards Against Community Displacement

The plan designates the Meadowood Shopping Center as Community Mixed-Use (CMU), opening it up to multi-story redevelopment. While I appreciate that the draft notes a desire to "maintain community space at Meadowood if the shopping center redevelops," a desire is not a guarantee. The Meadowridge Library, the MSCR Neighborhood Center, and NewBridge are the lifebloods of our neighborhood.

- **My Request to the Plan Commission & CDBG Committee:** The City must commit to using proactive equity and community development tools—such as the Land Banking fund referenced in Economy Action #3—to secure permanent civic space on this site, ensuring these vital neighborhood services are not displaced by private development.

2. Address the Cumulative Traffic Impacts on Raymond Road

The plan rightly identifies Raymond Road as part of the City's High Injury Network. However, the proposed long-term solution to evaluate a "road diet" (reducing vehicle lanes) on Raymond Road directly conflicts with the massive influx of traffic that will soon come from the approved Midpoint Meadows development on Marty Road. Relying on reactive monitoring after these neighborhoods are built is a disservice to pedestrian safety.

- **My Request to the Transportation & Plan Commissions:** The City must conduct a comprehensive, forward-looking cumulative traffic impact study that balances the planned lane reductions on Raymond Road with the realistic traffic volumes generated by the westward expansion.

3. Ensure Binding Traffic Management for MMSD Reconstructions

The neighborhood heavily feels the impact of school pickup and drop-off traffic, particularly around Toki Middle School and Orchard Ridge Elementary. While Transportation Actions #13 and #14 mention "coordinating" with MMSD to build on-site traffic loops during their upcoming building projects, "coordination" is not enough to protect neighborhood safety.

- **My Request to the Transportation Commission:** The City must ensure that these internal traffic management loops and pedestrian safety measures are strict, binding requirements for MMSD's conditional use and occupancy permits, rather than optional suggestions.

4. Preserving Mid-Century Neighborhood Character

While Meadowood is a relatively young community of 50 to 60 years old without an abundance of century-old historic properties, it represents a distinct and vital era of Madison's post-war mid-century architectural and cultural design. As the neighborhood faces sweeping zoning changes, we must ensure that high-density redevelopment does not completely erase this mid-century fabric before it has the chance to reach its full historic maturity in the decades to come.

- **My Request to the Landmarks Commission:** I ask that the commission look to the future and closely monitor how these significant land-use changes impact our existing neighborhood character. Growth should be guided so that it complements, rather than clears away, the unique 1960s architectural heritage and open space design that defines Southwest Madison.

5. Addressing the Fiscal Reality of Rapid Growth

Finally, looking beyond the specific text of this land-use plan, we must confront the broader operational reality of adding thousands of new residents to the southwest side. This scale of development will naturally drive up demand for essential city services—including police, fire, community development, and public health services. With the State of Wisconsin maintaining strict levy limits, the city cannot continue to fund these expanding operational costs by simply shifting the burden onto the backs of existing property taxpayers.

- **My Request to the Mayor, Common Council, and CDBG Committee:** Before greenlighting any area plan that accelerates this level of density, the City must clearly articulate a sustainable, long-term fiscal strategy to fund the necessary expansion of public safety, community development, and health services without compounding the financial strain on current homeowners.

Thank you for your time, your dedication to our city, and your careful consideration of how this plan will impact the daily lives, safety, and financial well-being of Southwest Madison residents for decades to come.

Sincerely,

Lisa Veldran
5738 Kroncke Drive
Meadowood Resident

From: Nicholas Davies
To: Transportation Commission
Cc: Southwest Area Plan
Subject: Southwest Area Plan transportation feedback (92879)
Date: Sunday, May 31, 2026 7:19:53 PM

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

Dear Transportation Commission,

Here is my feedback on transportation elements of the current Southwest Area Plan draft:

I concur with the Greentree neighborhood about Hampshire Place. This doesn't need to be a connection for car traffic, which already has other routes in/out of the neighborhood.

For the Nesbitt & Cross Country roundabout, this could be a positive change, but only if the approaches to the intersection are brought back down to 1 lane each. Currently each approach widens out to two lanes; installing a roundabout with multi-lane uncontrolled pedestrian crossings would be a downgrade in safety.

Residents have also brought up issues with the proposed street connection off Maple Grove, due to the impacts on kids at the adjacent school and seniors at Complete Care.

The SWAP includes a proposed street connection between Struck & Grand Canyon. This would introduce hazardous vehicle traffic to one of the very few low-stress bike/ped crossings of the Beltline, just to save drivers a couple minutes.

I'm glad to see the buffered bike lanes proposed for Whitney Way. That stretch has over-wide travel lanes, which leads to some drivers treating it as two lanes each direction. Glad to see the city recognize the need for a bike facility here, even though nearby Gilbert Rd is already on the AAA map. At least some folks at the city level are working towards Vision Zero.

I also support extending the Hammersley path, and giving residents west of Elver Park a paved, navigable route to it. Could save a needless car trip for many.

Thank you,

Nick Davies
3717 Richard St

Department of Planning & Community & Economic Development
Planning Division
Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: City of Madison Landmarks Commission
From: Ben Zellers, Urvashi Martin - Southwest Area Plan Project Managers
Date: June 8, 2026
Subject: Southwest Area Plan Final Draft Review and Recommendation

---

Background

The Common Council directed Planning Division staff to begin working on the Southwest Area Plan on October 8, 2024 (RES-24-00614). A broad community engagement effort was carried out with a focus on reaching Black, Indigenous, and People of Color residents who are often underrepresented in City processes. Community partners helped with outreach throughout 2025. Approaches such as public meetings, distributing surveys, and gathering feedback at community events were used. The City also worked with a public engagement specialist to hold multiple focus groups that informed the draft Plan.

The Southwest Area Plan Final Draft was introduced at the May 5, 2026 Common Council meeting and referred to the Landmarks Commission as part of the review and approval process.

Plan Highlights Related to Historic Resources

Draft recommendations related to historic resources are included in the Culture and Character chapter of the Plan. Staff collaborated with Preservation Planner Heather Bailey to draft the Historic Resources map (see page 61 of the Southwest Area Plan Final Draft). There are no City of Madison landmarks or properties listed in the National Register of Historic Places within the Southwest Area. There are several properties of historic interest (history and/or architecture) and archaeological potential. There are also three possible historic districts that could benefit from having their story officially documented through the National Register or Madison landmarking process. The Historic Resources Review section in the appendix includes a table with more information. Identification of potential historic resources is specified in the implementation process for the Historic Preservation Plan.

Draft Plan Action Relating to Historic Resources

- *Inform owners of properties of historic interest identified in this Plan of potential eligibility to have their property listed in the National Register of Historic Places and/or as a Madison*

Landmark, and the benefits of those designations. See the Properties of Historic Interest table in the Appendix.

Request for Landmarks Commission

The Southwest Area Plan Final Draft has been referred to the Landmarks Commission for their advisory recommendation on the Plan's discussion of historic resources. Any recommended revisions to the Final Draft of the Southwest Area Plan should be included in any motion made. Plan Commission, as the lead body, will review recommended revisions and make a final recommendation to the Common Council.

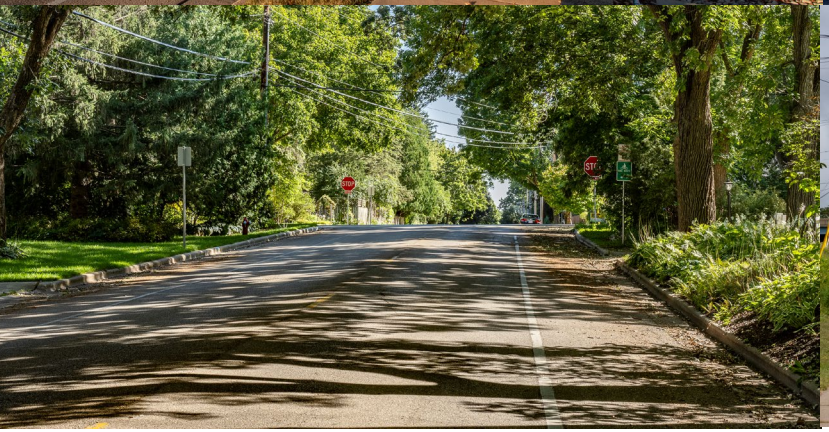
Attachments

1. Southwest Area Plan Final Draft

Southwest Area Plan







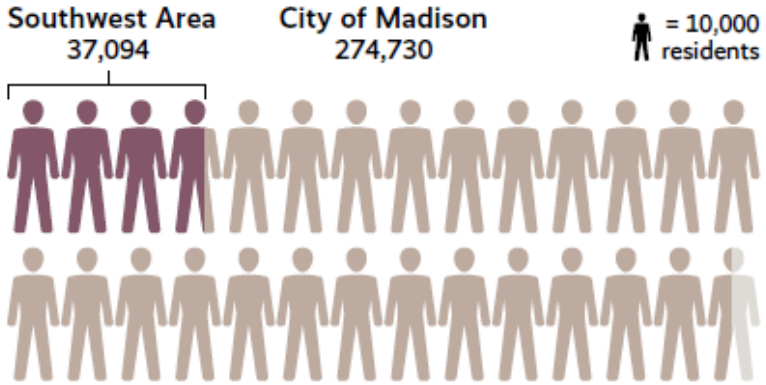


Project Team: Ben Zellers ● Urvashi Martin ● *Tim Parks ● Kirstie Laatsch ● Linda Horvath ● Angela Puerta*

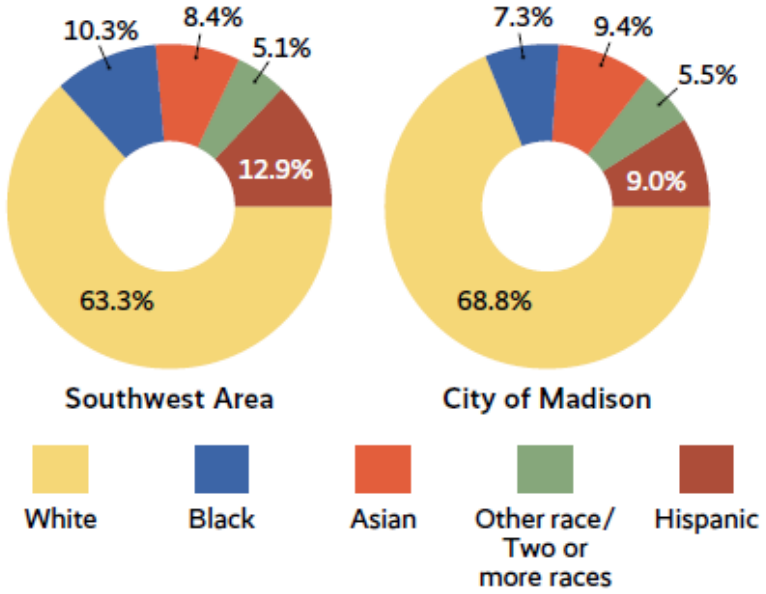
Plan Commission: June 15, 2026

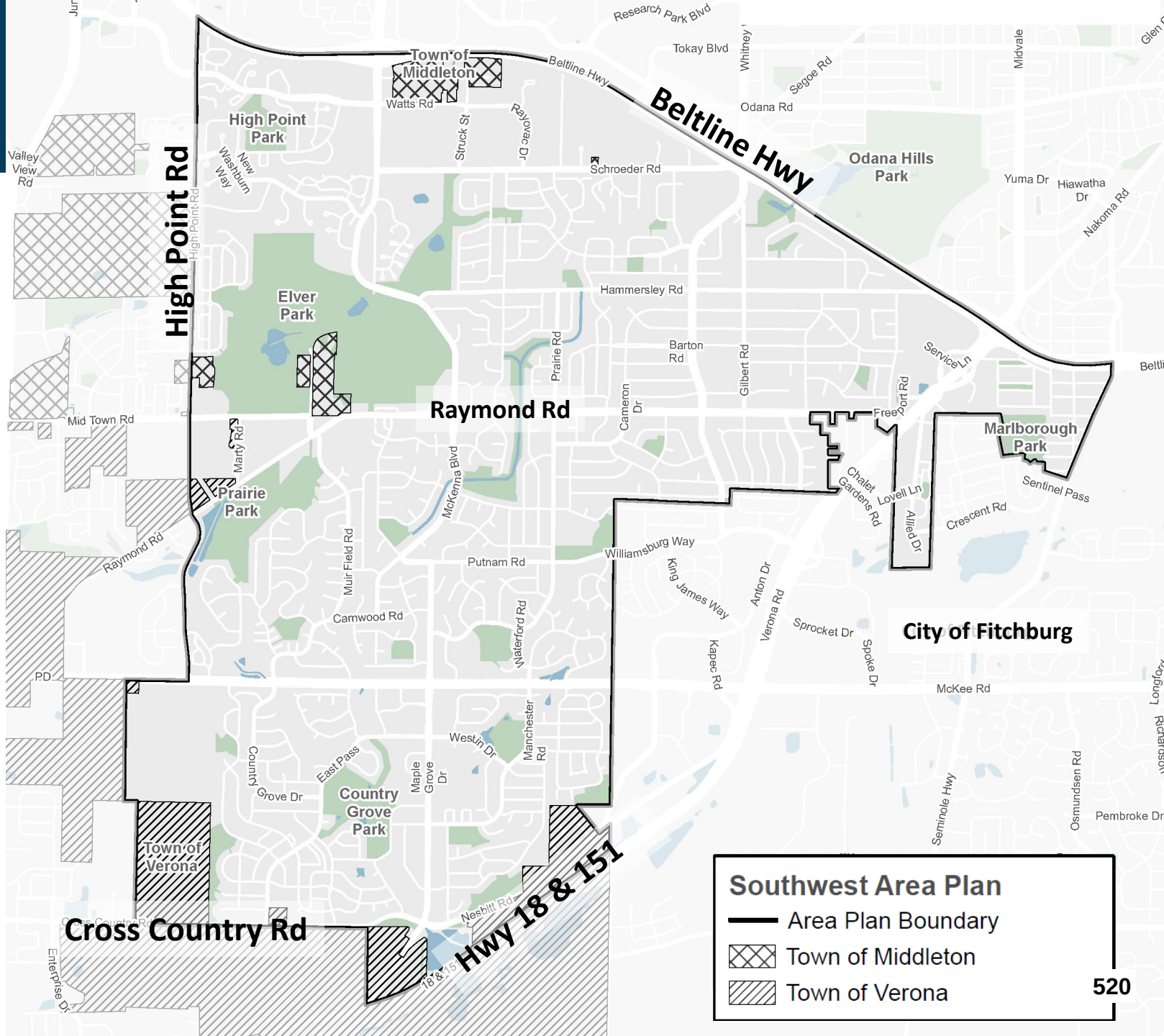
Background

Population



Racial and ethnic composition





Timeline

Planning Process and Public Engagement

Phase Zero

Data Gathering & Review

- Plan authorization by Common Council
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Small group meetings (Neighborhood Associations, events at library, etc.)
- Online interactive commenting map
- Background data gathering
- Regular email notifications and website updates (applies to all phases)

JUN - OCT

Phase One

Issues & Opportunities

- Open house and public meetings (in-person and virtual)
- Community survey
- Focus group meetings
- Pop-up outreach (resource fairs, events at library, etc.)
- Check-in with City Boards, Commissions, and Committees
- Check-in with adjacent municipalities and school districts

NOV - MAY

Phase Two

Develop Recommendations

- Outreach to businesses
- Art workshop
- Public meetings (in-person and virtual)
- Focus group meetings
- Pop-up outreach (Parks Alive, resource fairs, etc.)
- Check-in with City Boards, Commissions, and Committees

JUNE - NOV

Phase Three

Draft Plan Review

- Public feedback on Draft Plan
- Small group meetings (Neighborhood Associations, other community organizations)
- Check-in with adjacent municipalities and school districts
- Pop-up outreach (resource fairs, events at library, community dinners etc.)

DEC - APR

Phase Four

Final Draft Plan Review & Adoption

- Plan review and adoption by City Boards, Commissions, and Committees

MAY - JUN

2024 ▶▶▶ 2025 ▶▶▶ 2026

Public Engagement Summary

- Public Meetings: In-person Open House and virtual meetings (~232 attendees)
- Interactive Commenting Mapping (328 comments)
- Survey: ~1,100 responses
- Madison Madness Bracket: ~350 responses
- Other engagement: Meadowood Health Partnership, Southwest Madison Action Coalition, Neighborhood Associations, Schools, School Districts, Neighborhood Resource Teams and others
- UW PEOPLE Program - Memorial High School students
- Partnered with nINA Collective hosted nine Focus Group meetings
- Pop-Up outreach – Meadowridge library, community events, food pantries, Bike to Work week
- Community Partner Engagement
- Neighborhood walks
- Business Walk
- Community Action Strategy (CAS) Area Events
- Boards, Commission & Committee check-ins (June 2025, Aug 2025, Dec 2025)





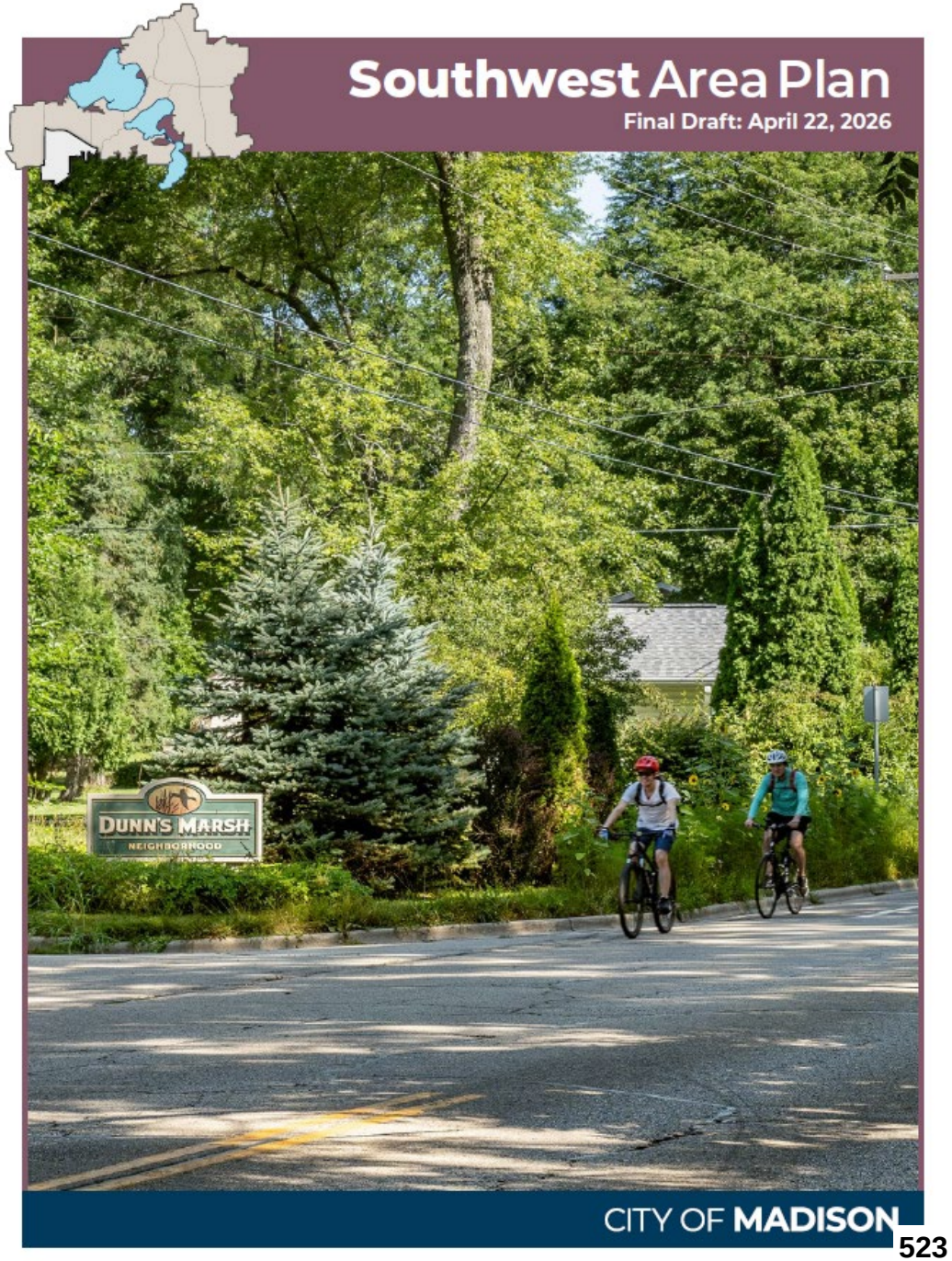
Draft Plan Format

Chapters



Chapter Contents

- What we heard
- Actions – led by the City
- Partnerships



Land Use

Low Residential (LR)
Single-family homes and two-unit structures
Typical Heights: 1–2 stories



Low-Medium Residential (LMR)
Single-family, duplexes, rowhouses, and small multifamily buildings
Typical Heights: 1–3 stories



Medium Residential 1 (MR1)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–4 stories



Medium Residential 2 (MR2)
Rowhouses, small & large multifamily buildings
Typical Heights: 2–5 stories



Neighborhood Mixed-Use (NMU)
Residential, retail, restaurant, service, institutional, and civic uses
Typical Heights: 2–4 stories



Community Mixed-Use (CMU)
An intensive mix of residential, commercial and civic uses
Typical heights: 2–6 stories



General Commercial (GC)
Retail goods and services, business offices
Typical heights: 1-3 stories

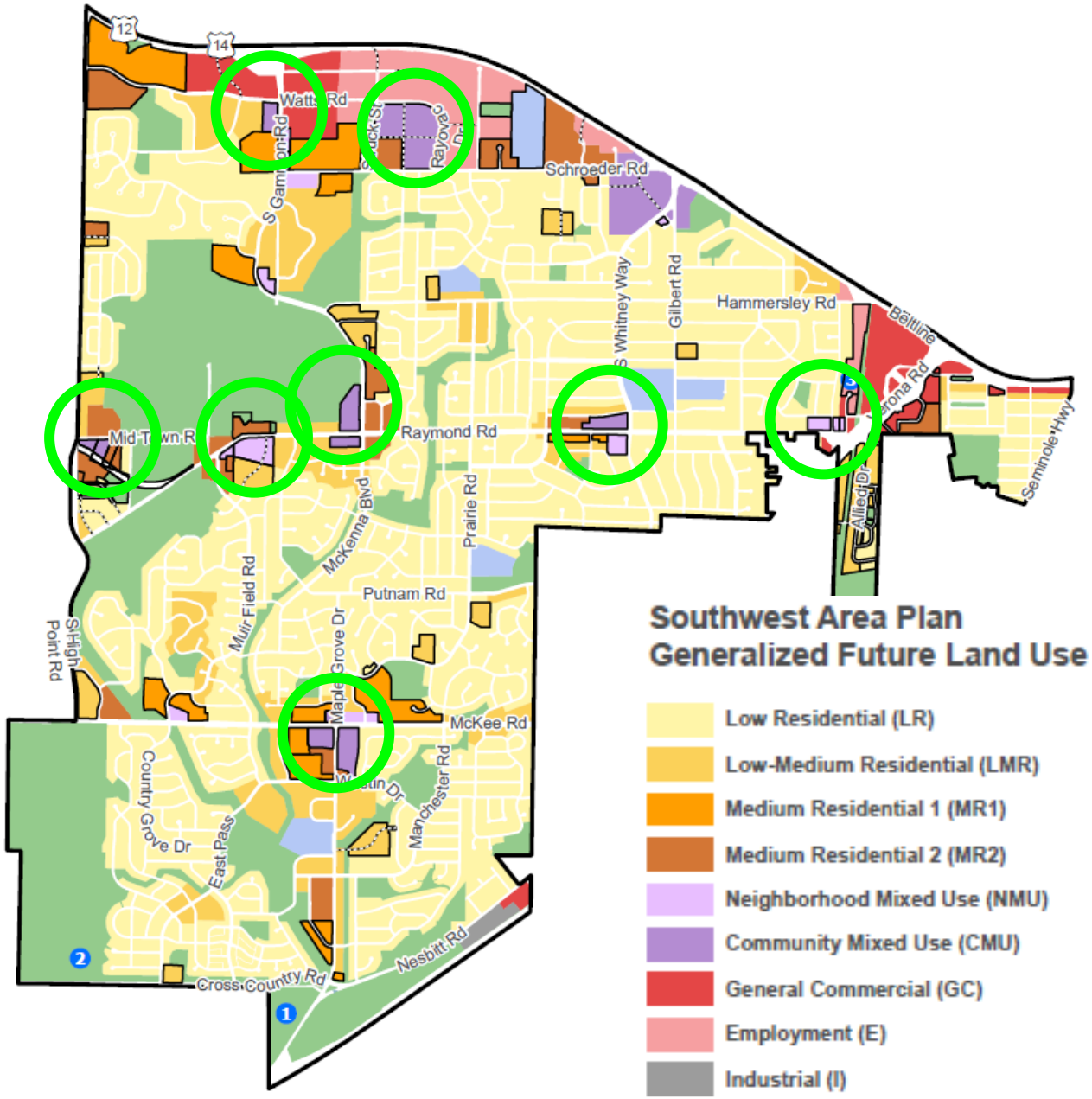


Employment (E)
Office, research, lab, hospitals, clinics, etc.
Typical heights: 1-4 stories

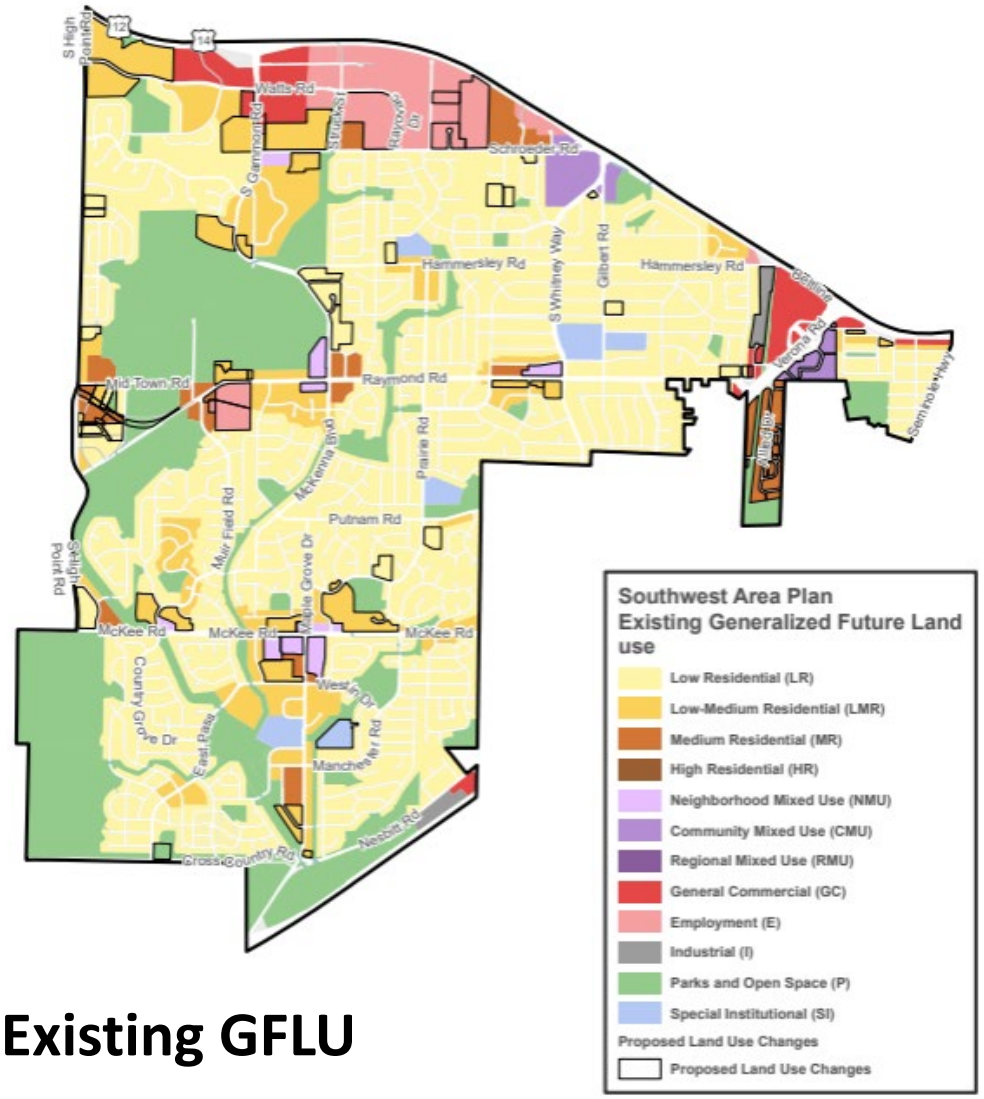


Industrial (I)
Manufacturing, wholesale, storage, distribution and utility uses
Typical heights: 1-4 stories

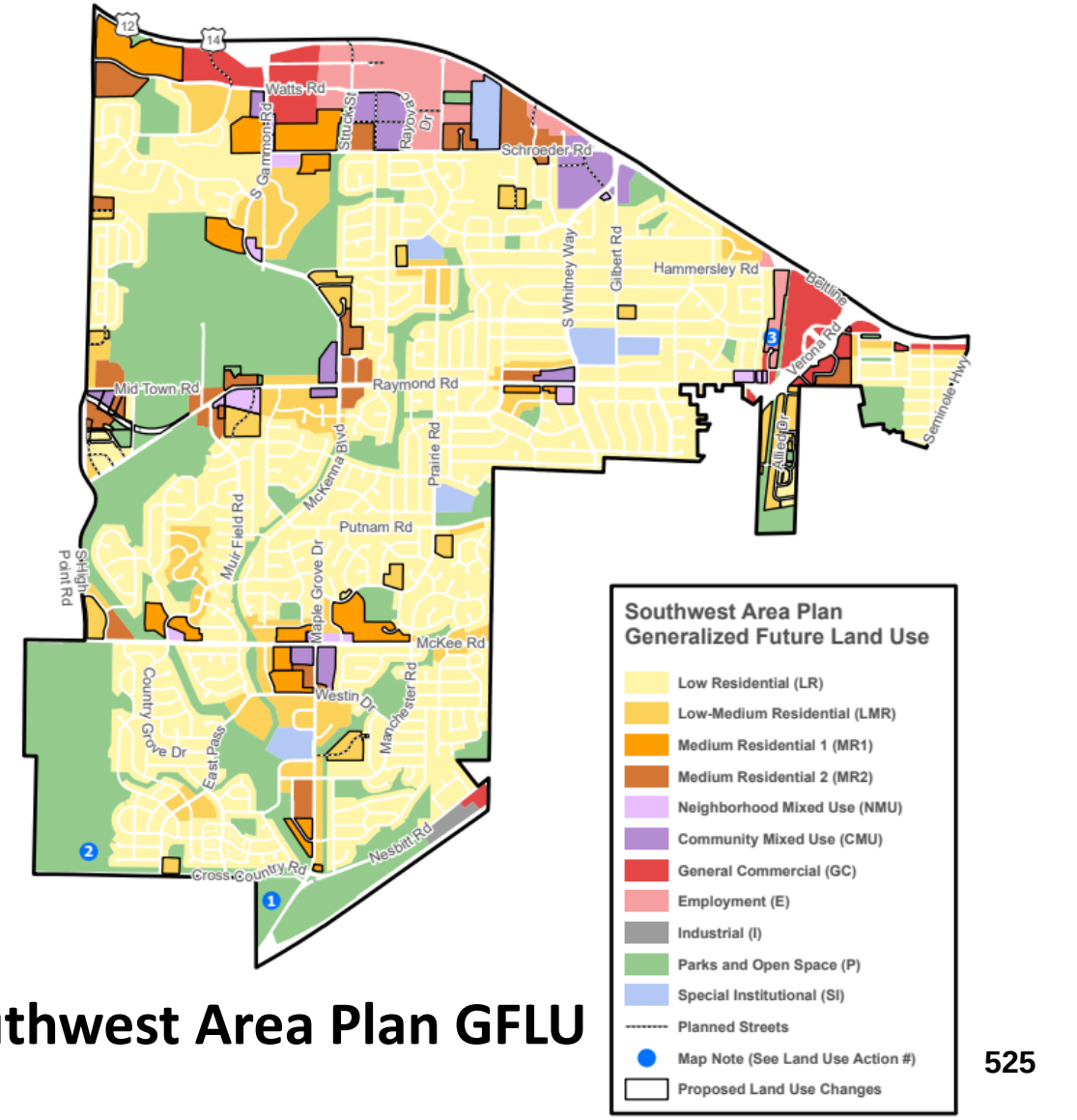




Southwest Area Plan
Land Use Changes



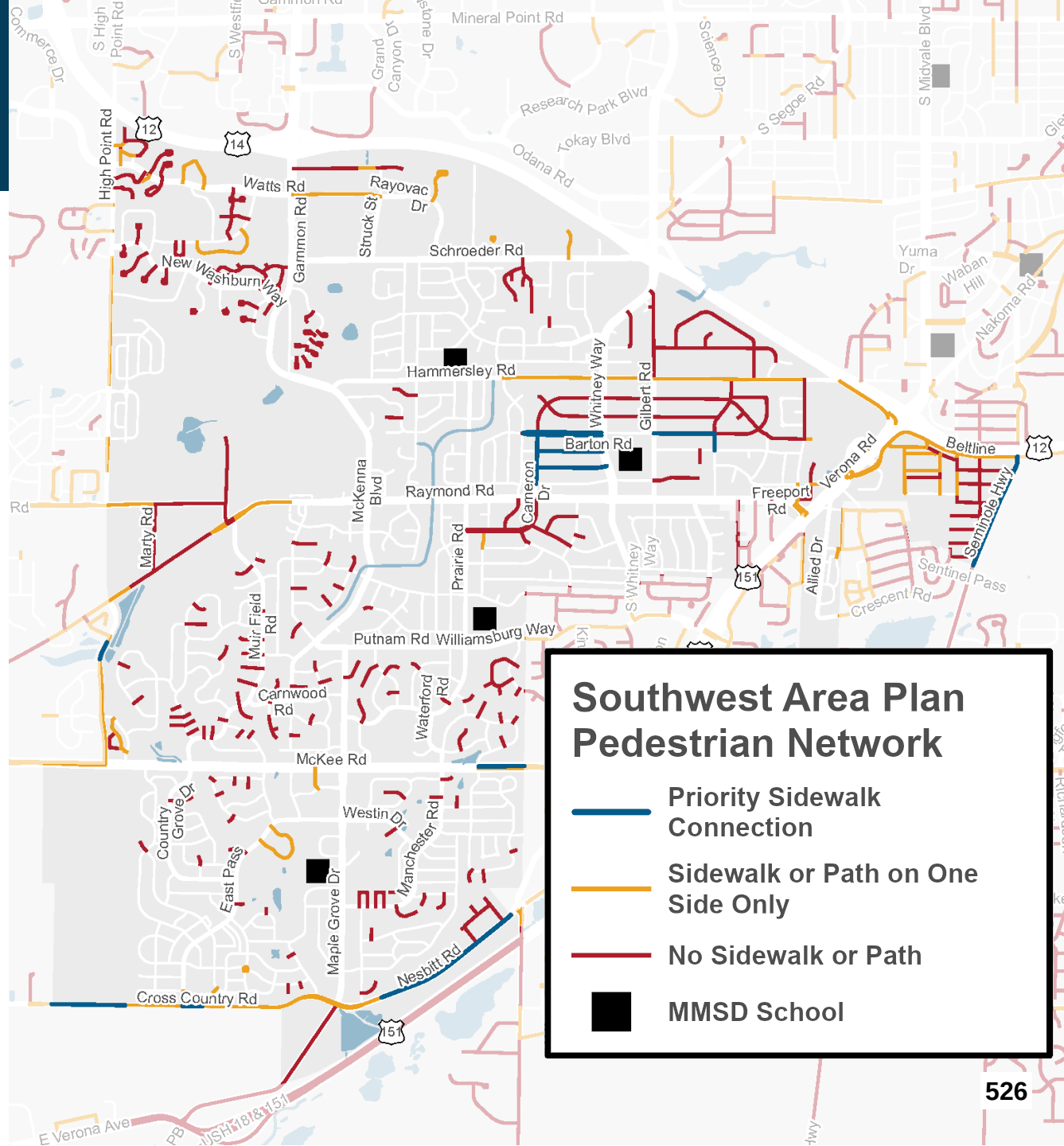
Existing GFLU



Southwest Area Plan GFLU

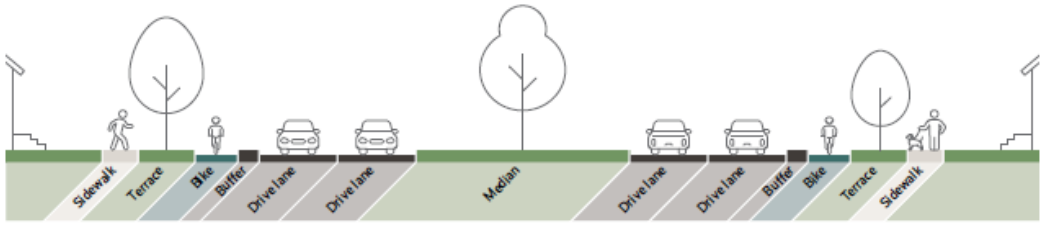
Transportation: Pedestrian Network

- Close **gaps in the sidewalk network** shown on Pedestrian Network map
- **Prioritize** locations for sidewalk improvements near major streets and schools

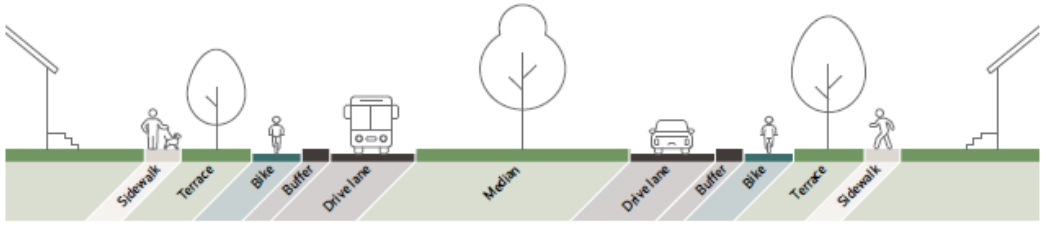


Transportation: Shared-Use Path and Bicycle Network

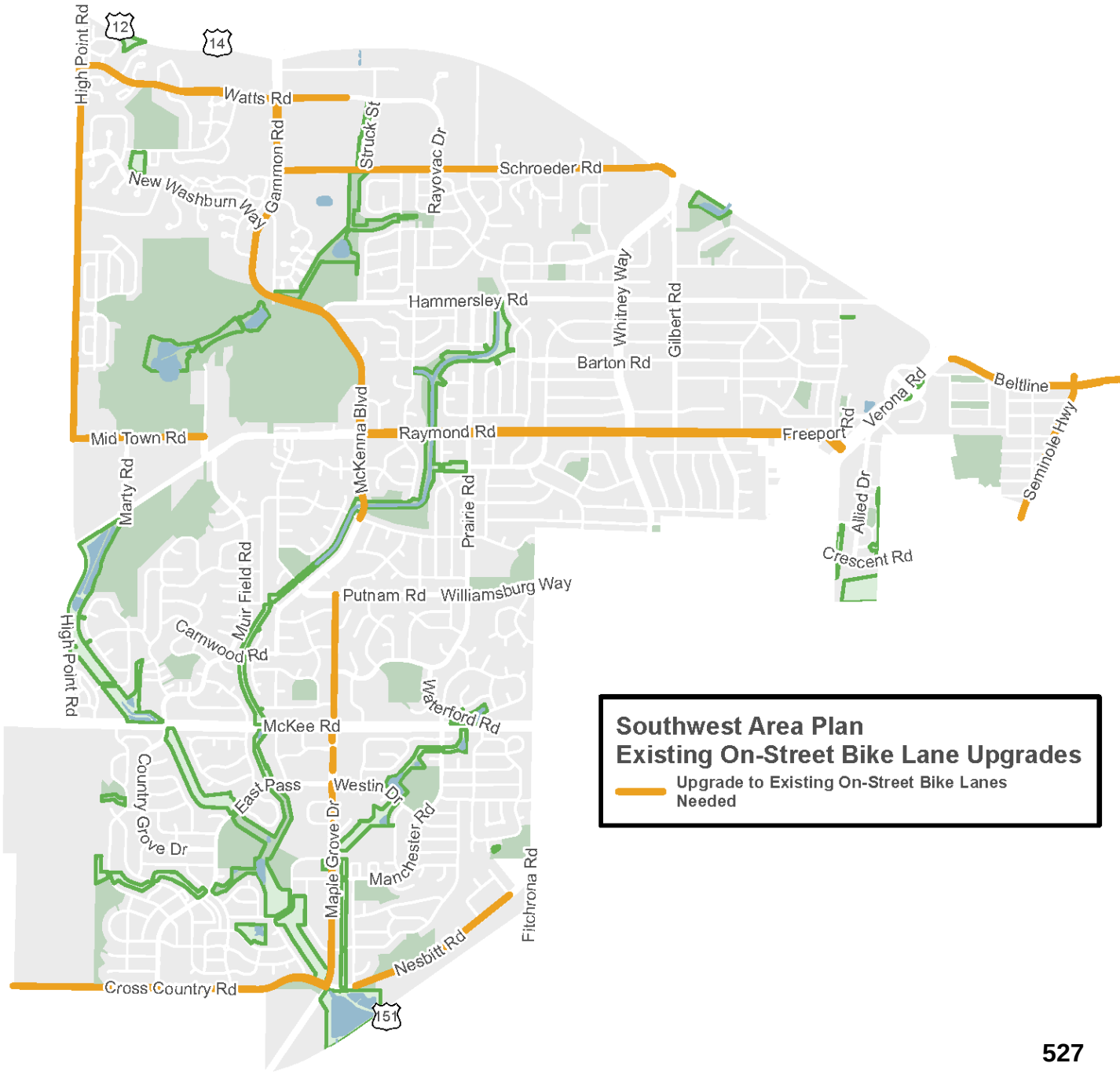
- Existing On-Street Bike Lane Upgrades map to meet All ages and Abilities (AAA) standards.
- Stripe buffered bike lanes on Whitney Way from the Beltline south to Raymond Rd.



Whitney Way north of Hammersley Road

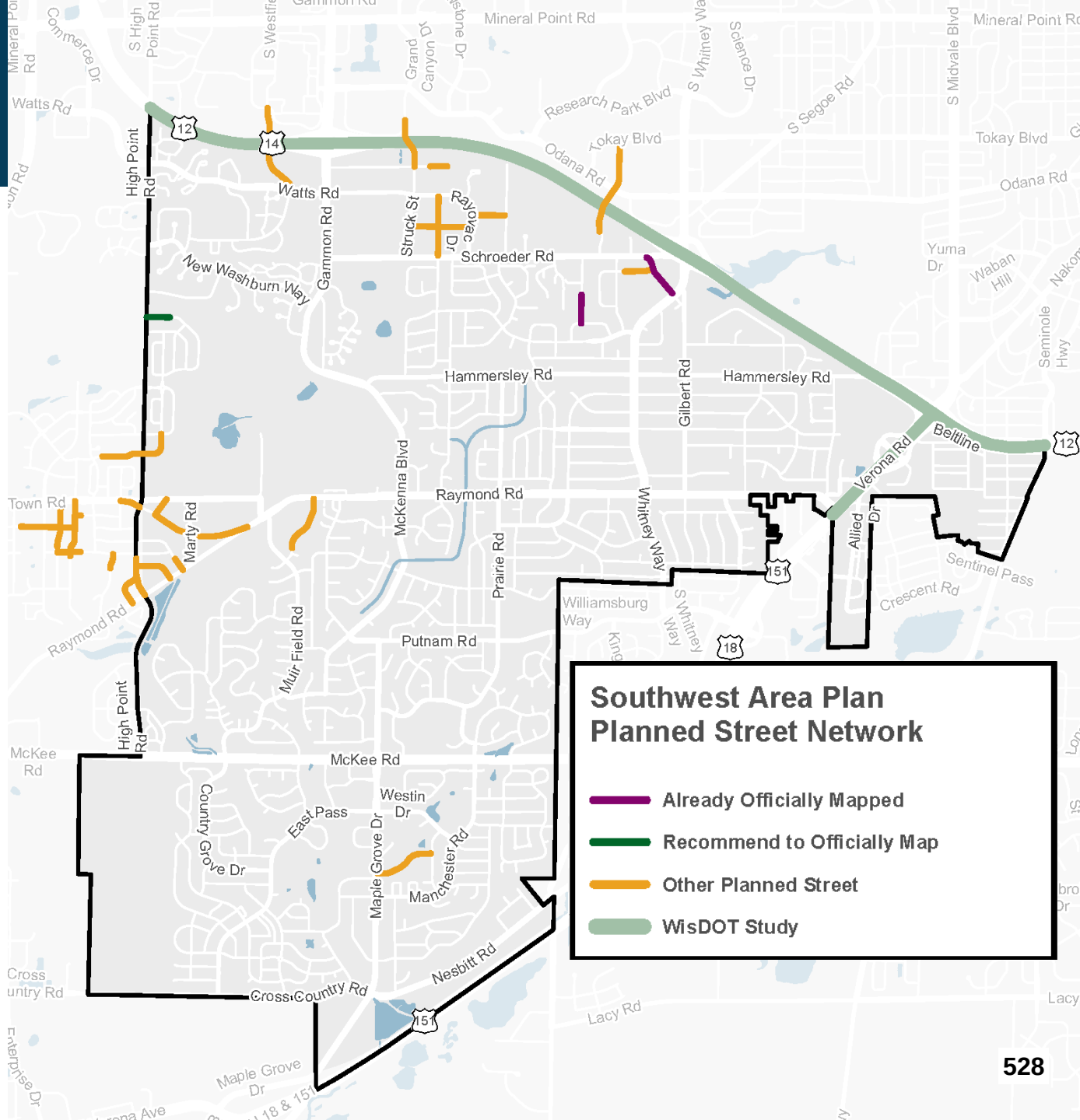


Whitney Way south of Hammersley Road



Transportation: Planned Streets

- Represent **officially mapped streets**:
  - Schroeder Road – "Golfland": 1965
  - Hampshire Place: 1966
- **Recommend officially mapping** remainder of Meadow Sweet Drive.
- **Other planned streets**
- **Other Transportation Actions**
  - Raymond Road – short-term, long term
  - Cross Country-Maple Grove-Nesbitt roundabout



Beltline

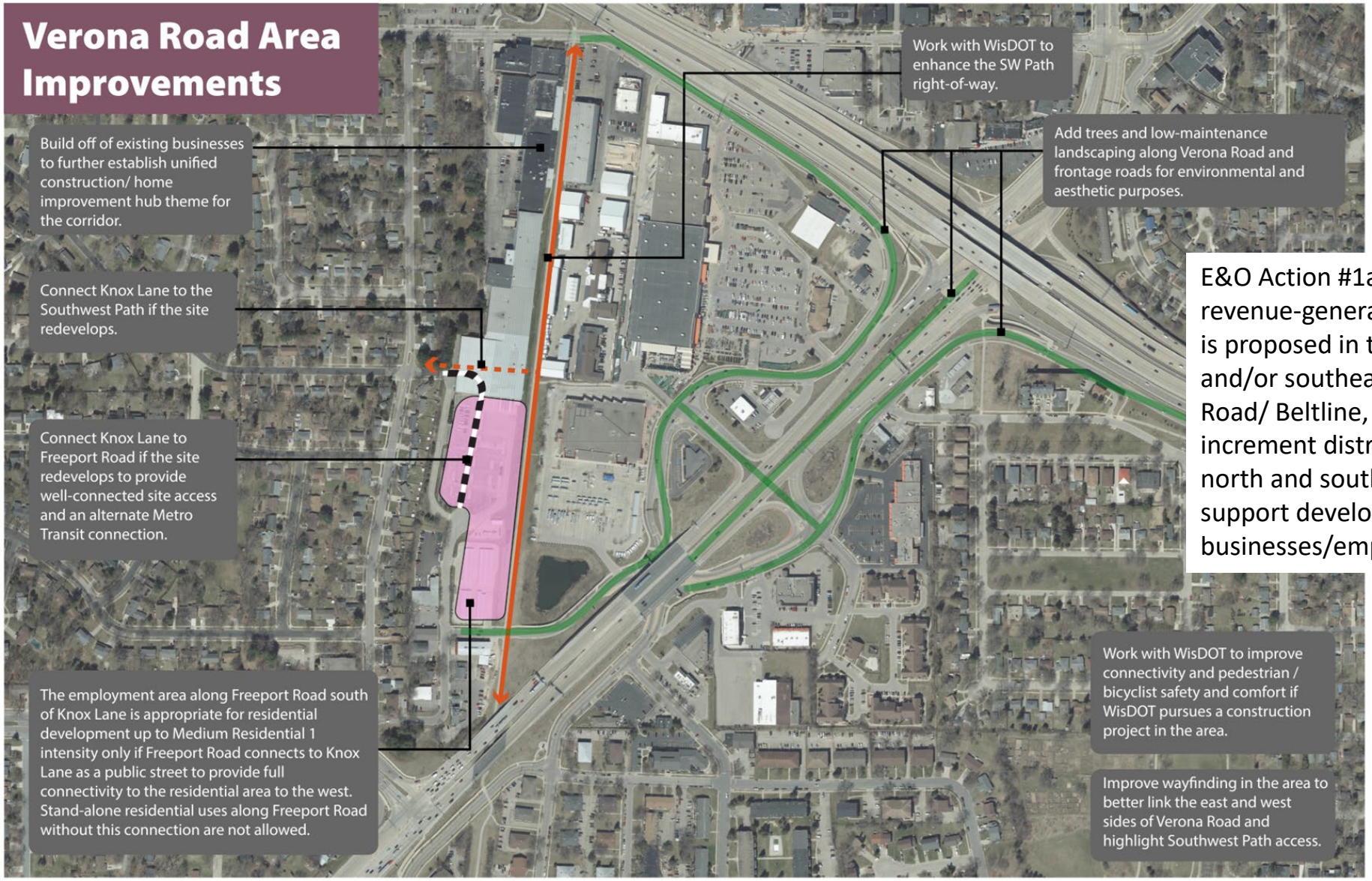
- Page 29-30: Narrative on Beltline Planning and Environmental Linkages (PEL) Study
  - Drawbacks, benefits of what is analyzed
  - Summary of resolution passed by Common Council on 1/27/26
- Page 40: Nine WisDOT partnerships, including:
  - Concerning Verona Road interchange
  - Whitney Way & Gammon Road interchange improvements for pedestrians and bicyclists
  - Cross-Beltline street connections

Neighborhoods and Housing

- **Expand homeownership opportunities**
- Complete the **programmed building inspection project** to ensure healthy, safe and well-maintained housing.
- Encourage and incentivize development of "**Missing Middle**" housing types in Low Residential (LR) and Low-Medium Residential (LMR) areas
- Work with developers to encourage **larger apartment units** and to preserve units large enough to support larger families (three or more bedrooms) in proximity to schools.
- Encourage expanding **programming** through partnerships with schools, MMSD, MSCR



Economy and Opportunity

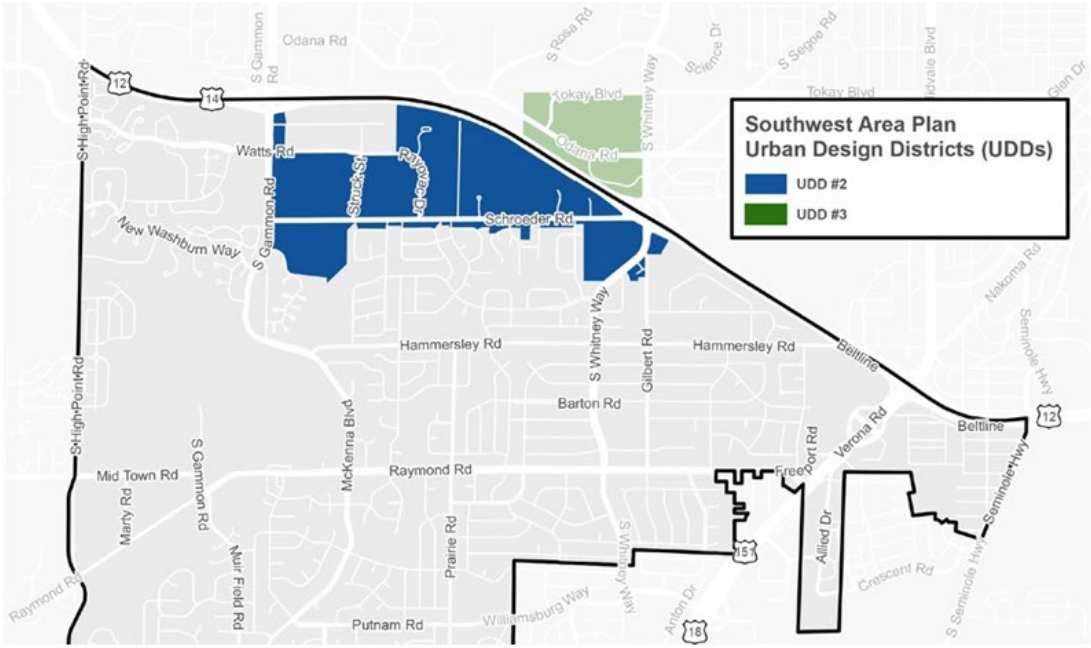


E&O Action #1a: If significant revenue-generating redevelopment is proposed in the southwest and/or southeast corner of Verona Road/ Beltline, create a new tax increment district that extends north and south of the Beltline to support development of businesses/employment.

Culture and Character

Actions

- Evaluate Urban Design District #2
- Inform owners of properties of historic interest identified in this Plan of potential eligibility to have their property listed in the National Register of Historic Places and/or as a Madison Landmark, and the benefits of those designations.



Additional Highlights

Green and Resilient:

- Complete Parks Development Plans for mini and neighborhood parks.
- Prepare an updated Master Plan for Elver Park:
  - Include a second entrance to Elver Park from the south.
  - Develop comprehensive signage
  - Develop shared-use paths connecting High Point Road and Raymond Road through to Elver Park

Effective Government:

- Explore the feasibility of expanding Meadowridge Library at its present location or at a site further to the west.
  a. If the library moves, maintain library services in the Meadowood area.
  b. Integrate Meadowridge Library opportunities into the City's Long-Range Facilities Plan.
- Pursue an Intergovernmental Agreement with the Town of Verona to establish future municipal boundaries and identify opportunities for shared infrastructure improvements.

Additional Highlights

Health & Safety:

- Conduct Vision Zero speed analyses
- Evaluate street lighting

Community Action Strategy:

- Potential CAS Projects
  - Allied (repaint basketball court, community garden, street painting)
  - Meadowood (sculpture or other art, mural)
  - Park Edge/Park Ridge (bike playground or skills park, public art, community garden or edible landscape)

Comments on Draft Plan

- Appreciation for planned Hammersley Rd Path extension
- Support for separated bike lanes on Whitney Way
- Include McKee Rd on Vision Zero Speed Analysis
- Support for the Seminole Hwy bike lanes as AAA facility
- Add Watts Rd on the priority sidewalk connections
- Ensure that any new shared-use path connections in Elver don’t disrupt winter cross-country skiing
- Mixed feelings on action to study whether converting Woodington Way to a one-way street by Anana Elementary School would improve safety
- No Hampshire Pl-Suffolk Rd connection

Edits in Response to Public Comments

- Removed the recommendation to study making Woodington Way a one-way street
- Included a CAS project to improve park amenities at either Britta Park or De Volis Park
- Included a partnership with Dane County for McKee Rd (CTH PD) to improve safety
- Additional detail on the Beltline study and WisDOT partnerships
- Added a Verona Road area map and narrative on potential improvements
- Added map to show recommended improvements to All Ages and Abilities bike lane standards for existing bike lanes

Draft Plan Review – Next Steps

- ✓May 5 –Common Council introduction
- ✓May 13 – Board of Park Commissioners – *Recommended adoption*
- ✓May 20 – Urban Design Commission - *Recommended adoption*
- ✓June 3 – Transportation Commission - *Recommended adoption*
- ✓June 4 – Community Development Block Grant Committee - *Recommended adoption*
- ✓June 8 – Landmarks Commission - *Recommended adoption with comments*
- ✓**June 15 – Plan Commission**
- ❑June 23 – Common Council

Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, AICP, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

To: Plan Commission
From: Ben Zellers, Urvashi Martin - Southwest Area Plan Project Managers
Date: June 15, 2026
Subject: Southwest Area Plan – Recommendation of Approval, Comprehensive Plan Amendment

---

Background

The Southwest Area Plan Final Draft was referred to Plan Commission after it was introduced at Common Council on May 5, 2026. This final draft follows the public review of the draft actions and maps published in October 2025. Staff provided an update on the Southwest Area Plan to the Plan Commission on December 15, 2025, where public engagement efforts and draft actions and maps were shared for review.

Highlights of Changes Since the Last Meeting with Plan Commission

Since the December 15th Plan Commission check-in, staff have made further revisions based on feedback, including:

- Changing the Industrial land use recommendation for the Sub-Zero property and properties to the south to Employment.
- Adding actions 1-3 from the Land Use chapter as map notes on the Generalized Future Land Use (GFLU) map.
- Changing the land use from Low Residential) (LR) to Neighborhood Mixed-Use (NMU) along Raymond Road west of Freeport Road.
- Creating 3D illustrations for three key sites: the Meadowood Shopping Center, east of the Mid Town Road-Raymond Road intersection, and the Maple Grove Drive-McKee Road intersection to provide additional details for these sites.
- Adding details on the Beltline study and WisDOT partnerships.
- Adding a Verona Road area map and narrative on potential improvements.
- Removing the action for studying a one-way conversion of Woodington Way;
- Adding a map of on-street bicycle lanes recommended for upgrading to All Ages and Abilities specifications;

- Adding a Community Action Strategy project to improve park amenities at either Britta Park or De Volis Park.
- Adding a partnership with Dane County to improve the safety of McKee Rd/CTH PD (in the Health and Safety chapter).

As a reminder: based on feedback and discussion at the August 25, 2025 Plan Commission meeting the Generalized Future Land Use (GFLU) Map includes these changes:

- The Low-Medium Residential "select conditions" footnote (also referred to as 'Escalator Clause') in the Comprehensive Plan would no longer apply to the Southwest Area. This change will start with the adoption of the Southeast and Southwest Area Plans. As the Southwest GFLU Map was developed, areas were explicitly mapped as either Low-Medium Residential or Medium Residential 1.
- As the Southwest GFLU Map was developed, areas previously recommended for General Commercial and/ Employment on the GFLU Map were evaluated for appropriateness for residential development. Areas that are suitable for residential development are now mapped as a Mixed-Use or Residential land use category. Areas that remain mapped as General Commercial or/ Employment are not considered appropriate for residential uses.

Public Comments regarding Hampshire Place

Staff received several public comments opposing the Hampshire Place connection shown on the planned street network map on page 30. There was no public testimony on Hampshire Place at the Transportation Commission meeting on June 3, 2026 and no questions or discussion by the Commission members on this topic. Though there were many previous comments in opposition to the connection, staff recommends maintaining the planned connection to provide vehicular access and a utility corridor to allow for land to be served if landowners pursue additional development on the large parcels that abut the mapped, but unbuilt, street. The Southwest Area Plan maintains the planned street connection, which has been officially mapped since 1966.

Summary of Board/Committee/Commission Recommendations

On May 5, 2026, the Common Council referred the Southwest Area Plan to the following boards/committees/commissions (BCCs), including the Plan Commission (the lead BCC). The Referrals and the recommendations are below:

- **Board of Park Commissioners – May 13, 2026**: *Recommended adoption*
- **Urban Design Commission – May 20, 2026**: *Recommended adoption*
- **Transportation Commission – June 3, 2026**: *Recommended adoption*
- **Community Development Block Grant Committee – June 4, 2026**: *Recommended adoption*
- **Landmarks Commission – June 8, 2026**: *Recommend adoption with the addition of the following wording:* add "a historic district" to Action 4 in Culture and Character chapter. As edited, the action would read: *"Inform owners of properties of historic interest identified in this Plan of potential eligibility to have their property listed in the National Register of Historic Places**, ~~and/or~~** as a Madison Landmark, and**/or a local historic district, and** the benefits of those designations. See the Properties of Historic Interest table in the Appendix."* The motion passed unanimously. **Staff supports the recommended change**.

Staff- Recommended Edits to the Southwest Area Plan

In addition to the BCC-recommended edits above, staff recommends the following minor edits to the Plan:

- Page 7: Delete "and Implementation" from Phase 4.
- Page 8: Add missing months (Jun-Oct) for Phase 0 on the Public Engagement Process graphic.
- Page 20: Correct the building height labels for NMU (2-4) and CMU (2-6) on the Recommended Building Height map legend.
- Page 20: Change the height label in GC to "#" to indicate that GC maximum heights are shown on the map.
- Page 43: Replace Toki photo and caption with a different planning area school photo and caption (the Toki photo was mistakenly used twice in the document).
- Page 50: Correct chart for City of Madison % with 4+ years of college to 59%.
- Page 96: Delete word "Actions" from "CAS Actions" in chart.
- Page 103: Correct Data ~~Axel~~ Axle citation.

Comprehensive Plan Amendment

The companion amendment to the Comprehensive Plan would update specific maps and text in the Comprehensive Plan to reflect adoption of the Southwest Area Plan. Under state law, Plan Commission approval of Comprehensive Plan amendments must happen by resolution. Consequently, the Commission will be voting on two items:

- Approving the resolution which recommends adoption of an amendment to the Comprehensive Plan; and
- Recommending Common Council approve the ordinance that adopts both the Southwest Area Plan and the amendment to the Comprehensive Plan. Staff requests any motion to recommend approval of the ordinance include reference to integrating the recommended edits listed above.

Attachments

- Southwest Area Plan Final Draft
- Southwest Area Plan presentation
- Southwest and Southeast Area Plan-Related Comprehensive Plan Amendment

From: Clifton McIntosh
To: Plan Commission Comments
Subject: comments regarding Southwest Area Plan
Date: Saturday, June 13, 2026 11:30:04 AM

You don't often get email from cliff.mcintosh@gmail.com. Learn why this is important

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

I am writing in opposition to some of the details of the Southwest Area Plan as proposed for discussion during the June 15 Plan Commission meeting.

Specifically, I oppose the proposed addition of paved paths through Elver Park where they intersect, replace and disrupt the existing unpaved trails that are used for cross country skiing. Those trails are the best ski trails in our city parks. They are a resource I and many other Madison citizens value greatly. Paving those trails or running paved trails through the area will take from us a much-loved resource. I urge the commission to find alternatives for bike routes in the plan. As a cyclist and cross-country skier, I believe we should be able to find ways to enhance the value for cyclists without harming this great resource for skiers.

Clifton McIntosh
10 S Meadow Ln, Madison, WI 53705

From: Nancy Wiegand
To: Plan Commission Comments
Cc: Nancy Wiegand
Subject: ski trails and SW Area Plan
Date: Saturday, June 13, 2026 8:14:03 PM

You don't often get email from wiegand@cs.wisc.edu. Learn why this is important

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

Apparently the Southwest Area plan has proposed paved bike trails that intersect or follow existing cross country ski trails. The ski trails need to be protected and have priority.

Thank you,
Nancy Wiegand
5754 Forsythia Place
Madison, WI 53705

URBAN DESIGN COMMISSION MEETING REPORT May 20, 2026

Agenda Item #: 5

Project Title: Adopting the Southwest Area Plan and the related Amendment to the Comprehensive Plan. (District 1, District 7, District 10, District 19, District 20)

Legistar File ID #: 92879

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Staff Present: Kirstie Laatsch, Planning Division

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE** the Southwest Area Plan and the related Amendment to the Comprehensive Plan.

Summary of Commission Discussion and Questions:

The Commission commented on the Schroeder Road intersection with Whitney Way, and the possible redevelopment of Vitense Golfland noting that what was presented as a hypothetical makes sense.

The Commission asked about the Whitney Way/Raymond Road area and the plan recommendations there. Staff noted that redevelopment at that intersection is recommended for Neighborhood Mixed-Use. The plan did not make a recommended change to the density along Raymond Road because of the naturally occurring affordable housing.

The Commission noted that it seems like a big 'what-if' regarding the Schroeder Road realignment noting that it is an important corner for that UDD District to capture.

The Commission inquired about a potential for the Salvation Army to redevelop the YMCA property on the north side of the Beltline and whether a shelter be allowed there. Staff noted that this site is outside the area plan boundary.

Action

On a motion by Asad, seconded by Mbilinyi, the Urban Design Commission made a recommendation to the Plan Commission to **APPROVE**. The motion was passed on a vote of (4-0).

City of Madison

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

Master

File Number: 93125

File ID:	93125	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/12/2026
File Name:	Jenifer Street Rezone			**Final Action:**	

Title: Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)

Notes: 7053JeniferStRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	1151 Jenifer Street.pdf, Link to CSM File 92843, Staff Comments.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/12/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (6/15/26), Common Council (6/23/26)					
1	COMMON COUNCIL	05/19/2026	Refer For Public Hearing	PLAN COMMISSION	06/15/2026		Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Guequierre, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion passed by voice vote/other.					

Text of Legislative File 93125

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District. (District 6)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District to facilitate division of property into two lots in the Third Lake Ridge Historic District.

****

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

1. Map Amendment 00754 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00754. The following described property is hereby rezoned to TR-C3 (Traditional Residential-Consistent 3) District.

The northwestern 92 feet of Lot 9, Block 181, Farwell's Replat of a Part of the Village of Madison. Said described area contains 6,126.7 square feet (0.14 acres)."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X
Repeal: _____
Creation: _____

Please draft the following ordinance:

X This ordinance exempt from the provisions of Section 2.05(6).

_____ The signature of the Mayor or the Alder who will sponsor this ordinance is provided below.

See Attachment(s): ____

Date to be Presented: 19 May 2026

Referral(s): Plan Commission: 15 June 2026; Common Council: 23 June 2026

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

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

Send copy to: _____

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

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

Rezone following property:

Address 1151 Jenifer Street Alder District 6

From TR-C4 District To TR-C3 District

Proposed Use: Rezone to facilitate division of property into two lots in Third Lake Ridge Historic District

By Direction Of: _____ Date: 11 May 2026

Meagan Tuttle, Director Planning Division

PLANNING DIVISION STAFF REPORT

June 15, 2026

Project Addresses:	**1151 Jenifer Street** (District 6 – Alder Meyer)
Application Type:	Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID #	93125 and 92843
Prepared By:	Chris Wells, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, AICP, Principal Planner

Summary

Applicant and Property Owner: Samuel Glavin; Glavinvestments, LLC; 4734 Bergamot Way; Middleton, WI 53562

Requested Actions:

- ID 93125 – Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District; and
- ID 92843 – Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District

Proposal Summary: The applicant is requesting approvals in order to subdivide the lot into two and (eventually) construct a single-family residence on the new parcel. Note: The future single-family residence on the new lot would be a permitted use and its review would not be before the Plan Commission. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

Applicable Regulations & Standards: MGO §28.182 of the Zoning Code provides the process for zoning map amendments. MGO §16.23(5)(g) provides the process and standards of approval for certified survey maps.

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

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District, to the Common Council with a recommendation of **approval**. The Planning Division also recommends the Plan Commission forwards the two-lot Certified Survey Map at 1151 Jenifer Street to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 5** of this report.

Background Information

Parcel Location: A 6,126-square-foot (0.14-acre) parcel (per CSM) located on the south side of the intersection of Jenifer Street and S Few Street. It is located within Alder District 6 (Ald. Meyer); the Transit-Oriented Development (TOD); the Third Lake Ridge Historic District; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a 1.5-story, two-bedroom, roughly 1,040-square-foot, single-family house located on the west half of the site. The eastern half of the site is currently vacant, save for the driveway which runs across the southern end and provides access to the residence's attached one-stall garage from S Few Street.

Surrounding Land Use and Zoning:

Northwest: Across Jenifer Street are two-units in the TR-C4 (Traditional Residential – Consistent 4) District;

Northeast: Across S Few Street is a six-unit in the TR-V2 (Traditional Residential – Varied 2) District, a three-unit in the TR-V1 (Traditional Residential – Varied 1) District and a one-unit condominium in the TR-C4 District;

Southwest: Single-family residences and two-units in the TR-C4 District; and

Southeast: Single-family residences in the TR-C4 District.

Adopted Land Use Plans: The Comprehensive Plan, as amended through 2024, recommends the subject site and surrounding properties for Low Medium Residential (LMR) uses. The Marquette-Schenk-Atwood Neighborhood Plan (1994) does not provide specific recommendations for the subject parcel but does generally advocate for new construction being compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.

Zoning Summary: The subject sites are proposed to be rezoned to the TR-C3 (Traditional Residential – Consistent 3) District:

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	Lot 1: 3,007 sq. ft. Lot 2: 3,119 sq. ft.
Lot Width	30'	Lot 1: 31.96' Lot 2: 34.55'
Front Yard Setback	15'	Lot 1: 20.9' Lot 2: TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	Lot 1: 20.9' Lot 2: TBD
Side Yard Setback	5' Lot width <50': 10% lot width	Lot 1: 9.2' east side 1.2' west side Lot 2: TBD
Reverse Corner Side Yard Setback	8' (10' for garage)	Lot 1: N/A Lot 2: TBD
Rear Yard Setback	Lesser of 20% lot depth or 20'	Lot 1: 10.9' Lot 2: TBD
Maximum Lot Coverage	75%	Lot 1: TBD (*See Comment #14*) Lot 2: TBD
Maximum Building Height	2 stories/35'	Lot 1: 2 story existing dwelling Lot 2: TBD

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

Tables Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, including daily all-day Metro Transit service along Jenifer Street.

Related Approvals

On May 4, 2026, the Landmarks Commission found the standards of approval met and approved a request for a Certificate of Approval for the two-lot Certified Survey Map (CSM) located in the Third Lake Ridge Historic District at 1151 Jenifer Street. Legistar File ID 92801.

Project Description, Analysis, and Conclusion

The applicant is requesting approvals in order to subdivide the lot into two and (eventually) construct a single-family residence on the new parcel. Note: The future single-family residence on the new lot would be a permitted use and its review would not be before the Plan Commission. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

The proposed Certified Survey Map (CSM) would divide the 0.14-acre parcel nearly in half. The western lot, on which the existing single-family residence would sit, would have just under 32 feet of frontage along Jenifer Street while the eastern lot would have roughly 34.5 feet of frontage. A 21-foot-wide access easement would be granted at the south end of the eastern lot to allow access to the existing attached garage at the southern end of the residence on the western lot.

Consistency with Adopted Plans

The Comprehensive Plan, as amended through 2024, recommends the subject site and surrounding properties for Low Medium Residential (LMR) uses.

LMR areas are largely characterized by what is sometimes referred to as the "Missing Middle" housing. According to the Comprehensive Plan, LMR areas are recommended for a density range of 7-30 units per acre and buildings should be up to three stories tall. The following types of housing are included in the recommended list: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multi-family buildings. Building forms present in LMR are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot, single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development. LMR areas are characterized by a walkable, connected street network to meet the growing demand for walkable urban living.

The Marquette-Schenk-Atwood Neighborhood Plan (1994) does not provide specific recommendations for the subject parcel but does generally advocate for new construction being compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.

The Planning Division believe the Plan Commission can find the proposed rezoning to the TR-C3 District to be consistent with adopted plan recommendations.

Zoning Map Amendment Standards

The standards for zoning map amendments found in Section 28.182(6) of the Zoning Code state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Wis. Stats. Section 66.1001(3) requires that zoning map amendments approved after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The Planning Division believes that the request to rezone the subject site to the TR-C3 zoning district to allow for the subject site to be divided into two nearly identical lots is consistent with the recommendations for the site in the Comprehensive Plan and Marquette-Schenk-Atwood Neighborhood Plan summarized above.

Criteria for Certified Survey Map

The Plan Commission may find that the proposed two-lot Certified Survey Map meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report. Staff note that the resulting roughly 32- to 35-foot-wide lots are consistent with the widths of the others lots on the southeast side of the block.

Public Input

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

Conclusion

The applicant is requesting approvals in order to subdivide the lot into two. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

The Planning Division believes that the request to rezone the subject site to the TR-C3 zoning district to allow for the subject site to be divided into two nearly identical lots is consistent with the recommendations in the Comprehensive Plan and Marquette-Schenk-Atwood Neighborhood Plan.

Lastly, the Plan Commission may find that the proposed two-lot Certified Survey Map meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report. Staff note that the resulting roughly 32- to 35-foot-wide lots are consistent with the widths of the others lots on the southeast side of the block.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District, to the Common Council with a recommendation of **approval**. The Planning Division also recommends the Plan Commission forwards the two-lot Certified Survey Map at 1151 Jenifer Street to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions listed on the following page.

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

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

1. Applicant shall add note to CSM: "Lot #2 of the proposed CSM will be required to have a sanitary sewer lateral and water service installed as part of any building permit for said lot."

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

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

4. The Applicant shall Dedicate a 15' Right-of-Way Radius at the corner of Jennifer and S Few Street.

5. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. There is a proposed access easement noted on the face of the CSM. Provide the Draft agreement for this easement and any other items that may need to added to it.

6. Revise the Caption at the beginning of the Legal Description and at the top of each sheet to reflect the correct plat for the Lot being referenced. This would be lot 7 of Block 181 of the Prichette Plat (Original Plat) of Madison the Capitol of Wisconsin, However it is Lot 9 of Block 181 of Farwell's Replat as Recorded in Volume 1 of Plats on Page 39, as Document Number 106. The Farwell's Replat description should be used. Further revise the Caption to include ...Located in Government Lot 5, being a part of the Northwest...

7. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)

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

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

10. Update street name to S Few Street. South is not part of the base name, it is a pre-directional and is abbreviated.

11. Show the recorded as bearings for the Right-of-Way lines of Jennifer and S Few Street (N45ºE) and (S45ºE).

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

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

    b) Lot lines

    c) Lot numbers

    d) Lot/Plat dimensions

    e) Street names

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

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

Traffic Engineering Division (Contact William Putnam, (608) 267-8713)

13. The applicant shall dedicate a 15' radius right of way at the corner of Jenifer Street and Few Street.

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

The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review.

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

14. Provide a calculation for lot coverage for Lot 1 with the existing single-family dwelling. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

15. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 26026. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

16. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

17. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

18. The Parks Division shall be required to sign off on this CSM.

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

19. The existing curbside bus stop zone and wheelchair accessible pedestrian sidewalk and planned concrete boarding pad on the south side of Jenifer Street, west of South Few Street, provide regulatory access under PROWAG to the City's transit operations, and any planned or permitted temporary obstruction of the existing pedestrian or vehicular area in this zone may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create an alternate accessible bus stop zone that would serve the Jenifer Street at South Few Street intersection area in a comparable operational and accessible manner.

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

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

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

    The City and Register of Deeds are now accepting electronic signatures. A .pdf of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

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

22. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

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

24. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

25. 2025 real estate taxes are paid for the subject property.

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

26. As of the date of this letter there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

27. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Heidi Radlinger as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (2/24/2026) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

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

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

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

Planning Division, Fire Department, Water Utility, Assessor's Office, Forestry Section

City of Madison

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

Master

File Number: 93443

File ID:	93443	**File Type:**	Appointment	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/03/2026
File Name:	6-23-2026 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 6-9-2026; action 6-23-2026).

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/03/2026	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 6/23/26					
1	COMMON COUNCIL	06/09/2026	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Confirm (6/23/26)					

Text of Legislative File 93443

Title

Report of the Mayor submitting resident committee appointments (introduction 6-9-2026; action 6-23-2026).

Body

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

BOARD OF HEALTH FOR MADISON AND DANE COUNTY

LAUREN KING (3rd A.D.) - appoint to a three-year term to the position of City Resident succeeding Robin Lankton. Most recently, Lauren King was a school strategy partner with the Tulsa Public Schools. She is experienced in community leadership and education, including early childhood development and trauma-informed care. She is involved with various organizations including the non-profit Hot Mess Express Rescue.
TERM EXPIRES: 4-17-2029

BOARD OF PUBLIC WORKS

FOR INFORMATION ONLY
LISA STERN (11th A.D.) - reappoint to a two-year term to the position of Mayor or Designee. First appointed 6-7-2022.
TERM EXPIRES: 4-30-2028

PABLO BAXTER (6th A.D.) - reappoint to a two-year term to the position of Adult City Resident. First appointed 9-2-2025.
TERM EXPIRES: 4-30-2028

MARK D. WEGNER (11th A.D.) - appoint to a two-year term to the position of Adult City Resident succeeding Timothy Meisenheimer. Mark Wegner is the director of parks & urban forestry for the City of Verona. He is an ISA (International Society of Arboriculture) Certified arborist and municipal specialist.
TERM EXPIRES: 4-30-2028

MICHAEL CULLEN (5th A.D.) - reappoint to a two-year term to the position of Adult City Resident - Engineering Background. First appointed 1-18-2019.
TERM EXPIRES: 4-30-2028

MADISON ARTS COMMISSION

PAPA-KOBINA BREWOO (11th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 6-4-2024.
TERM EXPIRES: 4-30-2029

T.L. LUKE (6th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 9-19-2023.
TERM EXPIRES: 4-30-2029

NICHOLAS A. PJEVACH (12th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 3-1-2022.
TERM EXPIRES: 4-30-2029

MADISON'S CENTRAL BUSINESS IMPROVEMENT DISTRICT (BID) BOARD

AMY J. MOORE (15th A.D.) - appoint to the remainder of a three-year term to the position of Greater State Street Business Association (GSSBA) Member succeeding John Hutchinson. Amy Moore is the owner of Little Luxuries, a business located on State Street and is an active

member of the GSSBA.
TERM EXPIRES: 1-18-2027

ZONING BOARD OF APPEALS

PETER OSTLIND (4th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 7-21-2015.
TERM EXPIRES: 4-17-2029

DAVID P. WAUGH (6th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 9-17-2029.
TERM EXPIRES: 4-17-2029

CLIFF GOODHART (11th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Samuel Fritz. Cliff Goodhart currently holds the First Alternate position and has been a member since 11-26-2024.
TERM EXPIRES: 4-20-2027

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 89026

File ID:	89026	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	07/08/2025
File Name:	Confirming the Madison Common Council meeting formats through September 22, 2026			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through September 22, 2026:
7/7/26 - Hybrid (Virtual & CCB 201)
7/21/26 - Hybrid (Virtual & CCB 201)
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)
9/22/26 - Hybrid (Virtual & CCB 201)

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com	**Published Date:**	

History of Legislative File

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

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

Text of Legislative File 89026

Title
Confirming the Madison Common Council meeting formats through September 22, 2026:
7/7/26 - Hybrid (Virtual & CCB 201)
7/21/26 - Hybrid (Virtual & CCB 201)
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)
9/22/26 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 93299

File ID:	93299	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/21/2026
File Name:				**Final Action:**	

Title: Disciplinary Matter - Revocation Action
MCKO LLC • dba Cielo
118 State St • Agent: Sean Ortega McKinney
21+ Entertainment • 85% alcohol, 15% food
Police Sector 406 (District 4)

Notes:

Sponsors:

Effective Date:

Attachments: ALRC Complaint - Cielo.pdf, 118 State St Entertainment License.pdf, 118 State Cielito LLC 2026 Entertainment renewal.pdf, Cielo - Letter to ALRC 27-May-2026.pdf, Quinn Comments.pdf, City Exhibits 1 - 15.pdf, Additional City Exhibit 16.pdf, Respondent Exhibit R1 - Michaelangelo email - April 24- ORR response- attorney complaints and correspondence(44448728.1).pdf, Respondent Exhibit R2- Westra letter- Cielo.pdf, Respondent Exhibit R3 - Cielo Calls.pdf, Respondent Exhibit R4 - 2026-02-05 22_21 Case Report P023530-051926_26-052868_R.pdf, Respondent Exhibit R5 - 28.074___DOWNTOWN_CORE_DISTRICT..pdf, Respondent Exhibit R6 - Area around capital - video IMG_1658.MOV, Respondent Exhibit R7 - Cielo on same night as Capital area cluhb.- IMG_7152.MOV, Respondent Exhibit R8 - Area around capital- DJ - Noise IMG_7159.MOV, Respondent Exhibit R9 - March 1 email from Zilavy to complainants and city staff.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	05/27/2026	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/16/2026	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Klemons, to adjorn the matter until a special meeting meeting of the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/16/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Klemons, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion failed by the following vote:

Notes: The ALRC finds that the City has met its burden of proof that the licensed premises has operated in such a manner that it has had a substantial adverse effect upon the health, safety and welfare of the immediate neighborhood.

Absent: 1 Kathryn M. Farley

Ayes: 5 Carmella Glenn; Michael E. Verveer; Yannette Figueroa Cole; Moira Harringtonand Tianna C. Klemons

Abstentions: 1 Amy L. Westra

Non Voting: 3 James Boxrud; Kayley M. Belland Katherine Loving

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/16/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Harrington, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by the following vote:

Immediately suspend the current entertainment license which expires on June 30, 2026.

Notes: Immediately suspend the current entertainment license which expires on June 30, 2026.

Absent: 1 Kathryn M. Farley

Ayes: 5 Michael E. Verveer; Yannette Figueroa Cole; Moira Harrington; Tianna C. Klemonsand Carmella Glenn

Abstentions: 1 Amy L. Westra

Non Voting: 3 James Boxrud; Kayley M. Belland Katherine Loving

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/16/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Harrington, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by the following vote:

On the matter of the entertainment license renewal application for the 2026-2027 licensing year, the entertainment license shall be renewed, starting with a 6 month-suspension.

Notes: On the matter of the entertainment license renewal application for the 2026-2027 licensing year, the entertainment license shall be renewed, starting with a 6 month-suspension.

Absent: 1 Kathryn M. Farley

Ayes: 5 Yannette Figueroa Cole; Moira Harrington; Tianna C. Klemons; Carmella Glennand Michael E. Verveer

Abstentions: 1 Amy L. Westra

Non Voting: 3 James Boxrud; Kayley M. Belland Katherine Loving

1 ALCOHOL LICENSE REVIEW COMMITTEE 06/16/2026 RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER Pass

Action Text: A motion was made by Figueroa Cole, seconded by Klemons, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by the following vote:

The conditions added to the renewed alcohol and entertainment licenses are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.
3. Establishment shall close by 1:00am daily.

Notes: The conditions are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.
3. Establishment shall close by 1:00am daily.

Absent: 1 Kathryn M. Farley

Ayes: 4 Yannette Figueroa Cole; Moira Harrington; Tianna C. Klemonsand Michael E. Verveer

Noes: 1 Carmella Glenn

Abstentions: 1 Amy L. Westra

Non Voting: 3 James Boxrud; Kayley M. Belland Katherine Loving

1 ALCOHOL LICENSE REVIEW COMMITTEE 06/16/2026 Reconsider Pass

Action Text: A motion was made by Figueroa Cole, seconded by Verveer, to Reconsider. The motion passed by voice vote/other.

Reconsidering the previous motion regarding renewal with conditions.

Notes: Reconsidering the previous motion regarding renewal with conditions.

Absent: 1 Kathryn M. Farley

Non Voting: 3 James Boxrud; Kayley M. Belland Katherine Loving

1 ALCOHOL LICENSE REVIEW COMMITTEE 06/16/2026 RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER Pass

Action Text: A motion was made by Figueroa Cole, seconded by Harrington, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by the following vote:

The conditions added to the renewed alcohol and entertainment licenses are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.
3. Establishment shall cease entertainment by 1:00am daily.

Notes: The conditions added to the renewed alcohol and entertainment licenses are:
1. Establishment will limit sound amplification devices to 75db at the source of the sound.
2. Establishment will not use or permit the use of subwoofers, base boosters, or other low frequency amplification devices in a manner that causes base sound, vibration, or rhythmic beat to be audible or felt outside of the premises.

3. Establishment shall cease entertainment by 1:00am daily.

Absent:	1	Kathryn M. Farley
Ayes:	5	Moira Harrington; Tianna C. Klemons; Carmella Glenn; Michael E. Verveerand Yannette Figueroa Cole
Abstentions:	1	Amy L. Westra
Non Voting:	3	James Boxrud; Kayley M. Belland Katherine Loving

Text of Legislative File 93299

Title

Disciplinary Matter - Revocation Action
MCKO LLC • dba Cielo
118 State St • Agent: Sean Ortega McKinney
21+ Entertainment • 85% alcohol, 15% food
Police Sector 406 (District 4)

Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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attorney@cityofmadison.com

TO: The Alcohol License Review Committee

FROM: Jennifer Zilavy, Assistant City Attorney

RE: **Complaint Requesting Revocation of Entertainment License for Cielo 118 State Street**

Date: May 15, 2026

The City of Madison has received ongoing complaints from residents living at 114 State Street, which is immediately adjacent to Cielo, and concerns from a business adjacent to Cielo, regarding repeated noise disturbances associated with Cielo's entertainment offerings, which are primarily DJ events on Thursday, Friday and Saturday nights, and occasionally Saturday and Sunday brunch events.

The residents have complained that they hear the constant thumping of the music, repetitive rhythmic sounds, and can "feel" the vibrations when they are in their apartment whether they are standing, sitting, or lying down. This noise disturbance disrupts their ability to sleep on Thursday, Friday and Saturday nights from approximately 8 p.m. until 2:00 and 2:30 am. The noise disturbance three nights per week has prevented the residents from peaceful enjoyment of their homes on the nights DJs perform. The building owner of 114 State Street has been unable to rent some of the units in the building due to the noise disturbance. The owner of the building believes the thumping and noise disturbance could be causing structural damage to the property. The residents and building owner at 114 State Street have been complaining about this sound disturbance since October 2025. Complaints have been made directly to the owner of Cielo and the City. The residents have lived in this building for approximately 10 years and have not previously had complaints about other business operations that have been next door, including businesses that have played music. Due to Cielo's DJ events, the residents of 114 State Street have moved from their second-floor apartment

to the third floor in hopes that the move would permit them to escape the impact of the noise disturbance from the DJ events.

Madison General Ordinance Sec. 38.06(11)(n) provides an entertainment license may be revoked for a number of causes. The causes related to this complaint are:

3. The licensed premises is operated in such a manner that it has a substantial adverse effect upon the health, safety and welfare of the immediate neighborhood.
4. Any other reasonable cause which shall be in the best interests and good order of the City.

BACKGROUND

Cielo appeared before the ALRC in October of 2023 on an application for a Class B Combination Liquor License and a 21+ Entertainment License. Cielo's business plan stated they were going to be a "bar/music venue that serves food." The first paragraph of their business plan (attached to this complaint) talks about their food offerings. The business plan also mentions special events like tastings, mixology classes, salsa and other dance classes and events. To date, it does not appear that Cielo is following this proposed business plan. They have DJ events Thursday, Friday and Saturday nights and occasional brunch "raves." The only food item on their menu is a charcuterie board. Cielo's initial application stated alcohol/food percentages of 60/40. Their 2024 renewal application stated alcohol/food percentages of 70/30. Their 2025 renewal application stated alcohol/food percentages of 60/40 with a note that it "might be 50/50 we'll know when we open." Cielo's 2026 renewal application states alcohol/food percentages to be 85/15. In addition to the business plan that was submitted to the ALRC, attached is the October 2023 letter of intent submitted by Cielo to the Plan Commission.

Cielo opened for business in September 2025. In October 2025, the residents next door at 114 State Street, and the owner of 114 State Street, began texting Cielo about the noise disturbance from the DJ operations at 118 State Street. There were several text messages between the parties regarding the noise and requests to meet to discuss the noise disturbance. Resident "C" texted Susan McKinney in November 2025 asking to meet and said:

> We genuinely want to have a neighborly relationship with you all and believe we can find an arrangement that respects both your business and our ability to have a regular sleeping schedule and peace in our home.

McKinney responded:

> Hello neighbor, Re: Cielo at 118 State St. please direct all further communication to: Vincent J. Falcone/Attorney. Von Briesen & Roper, S.C.

The parties complained to the Madison Police Department ("MPD"} and also submitted complaints to the City's Chronic Nuisance report a problem portal. The City Attorney's office became aware of the repeated complaints in February 2026. The City Attorney's office arranged a meeting with Cielo owner Susan McKinney, manager Carla Ortega, and Cielo's attorney John Pinzl to discuss the complaints regarding the music. The parties met on March 1, 2026, and in attendance were Susan McKinney, Carla Ortega, Attorney Pinzl, ACA Zilavy, MPD Lieutenant Jennifer Hannah, MPD Sergeant Gregg Sosoka, and MPD Tavern Liaison Officer Adam Schmidt. We toured the establishment and saw the landing where the portable DJ Deck was located (which was close to the wall that separates Cielo from the resident's building). We also saw the DJ set up on the second floor which involved giant speakers that were placed up against the wall that is directly adjacent to the residents building.

At this meeting, Cielo was responsive to concerns raised regarding the music and said they would actively explore potential remedies. They stated they were already looking at things the DJ could do to lower the volume and make some adjustments to the bass. Cielo stated they would engage the services of a sound engineer and would evaluate any recommendations and/or potential solutions.

After this meeting the City Attorney's office learned that the DJ equipment was placed in violation of Cielo's October 23, 2025, Letter of Intent to the Plan Commission and notified Cielo's attorney of this fact. Cielo did eventually move the DJ equipment to the first-floor location where their Letter of Intent indicated it would be. While the noise disturbance is not as severe as it was when the speakers were located on the second floor on the wall adjacent to 114 State Street, it is still being felt and heard by the residents at 114 State Street and continues to interfere with their peaceful enjoyment of their home.

The City asked Cielo's attorney for a cease and desist of the DJ's while Cielo explored potential remedies to the noise disturbance. Cielo eventually agreed but the music that was played was still loud enough to cause the same disturbance issues at 114 State Street. Cielo wanted Audio Design Specialists and Bachmann Construction to have access to the residential units and the building at 114 State Street on a very tight timeline in order to agree on a cease and desist. There was no agreement on solutions or remedies or what would happen if Audio Design Specialists and Bachmann

Construction had no viable solutions. There was also no information as to Audio Design Specialists qualifications in relation to noise abatement and no information available on the internet as it relates to that business.

It is not fair to make the residents continue to suffer while Cielo looks for potential solutions. Cielo has known about the issue since October 2025 and seemingly has not taken a genuine interest in looking for a solution until the City mentioned revocation of the entertainment license.

The residents at 114 State Street have endured this interference with their quiet enjoyment for 8 months. At this point, the City believes it is appropriate to file this complaint to revoke the entertainment license with the ALRC.

Attachment #1 Cielo Business Plan Submitted to the ALRC

Attachment # 2 Cielo October 23 Letter of Intent to The Plan Commission

Cielo

Beverages/Music/Food
In Downtown Madison

Business Plan

Cielo (Sky in Spanish) will be a bar/music venue that serves food at 118 State Street. Food offerings will be built around small plates. Think tapas-style bar food, including a couple of signature Mexican-influenced dishes like shredded turkey topped with Mole, a rich, brown sauce made from ingredients including several types of chiles, nuts, seeds, banana and unsweetened dark chocolate. Mexico is one of the top cuisine destinations in the world, and our food will reflect Mexican creativity and excellence. Imagine a shrimp taco served on a "tortilla" of thinly shaved jicama (Jerusalem artichoke). Then consider empanadas, a flaky turnover stuffed with fillings such as spicy ground beef, spinach and goat cheese, chorizo and egg, chorizo and black beans, mushroom in cream sauce. Imagine eggs over easy on *hoja santa*, or Mexican pepperleaf. Rather than a full service restaurant, we will have food pick-up at the grill area or light service to numbered tables. We will consult with restaurant experts before finalizing our menu and grill and stove set-up. Our first consultant is Mario Zelaya, kitchen manager at Amara restaurant at Hilldale.

Music supported weekend brunches will be a highlight, like Sunday Techno Brunch, with a DJ spinning soft house/techno music while diners enjoy selections from the brunch menu. Wednesday through Friday, the kitchen will operate from 4 to 9 pm. On Saturday and Sunday, we will open in the morning for brunch. There are only a few downtown/State Street restaurants offering breakfast along the State Street corridor, and the existing restaurants - Bassett St. Brunch Club and Short Stack - have lines and waits on weekends. We expect to be able to serve breakfast seekers, Farmers Market shoppers, and State Street weekend wanderers.

On Saturdays, the kitchen will remain open until 9 pm.

After 9, Cielo will feature DJs playing techno/house music, attracting the late 20, 30 and 40 year olds who are enormous fans, and who basically have few outlets in Madison to find this favorite music. One successful example of house/techno music is at Rubina Courtyard's Jams house/techno night once a month. The city of Chicago hosts many well-attended house/techno venues, jams and festivals, attracting Madison music

lovers to travel to that city to find it. This gives us confidence that this music offering will succeed in Madison.

OTHER ENTERTAINMENT

While we expect that DJs will provide music on Friday and Saturdays, we plan to fill Wednesday and Thursday evenings with other attractions and special events such as -

Mezcal tastings hosted by an expert who speaks on mezcal cultivation and production of the distilled agave beverage, along with narrated demonstrations of the making of mezcal drinks. Guests taste pure mezcal and mezcal cocktails.

Mixology - A professional mixologist pours, shakes and stirs seasonal craft cocktails for ticketed guests, explaining the science and creativity that goes into the making of each drink. Sample drinks are made for each guest.

Live performances of local bands like 90-Proof, as an example.

Salsa or other dance classes and events.

ORGANIZATIONAL PLAN

Formerly, Cielo's capacity has been 168.

Projected hiring will include kitchen manager and chef/cooks, bartenders, servers, barbacks, ID checkers and security staff.

Expected after 9 - pm Weekend staff -

1 ID checker

2 barbacks

2 security persons

4 bartenders

SECURITY PLAN

PATRONSCAN - This device is used at the door to scan an entrant's drivers license. This aids the person checking the ID to see that the person is of legal age to enter an establishment serving alcoholic beverages, but moreso, the device photographs and saves a likeness of everyone entering the restaurant/bar. The device also allows the establishment to comment on patrons, which is done when a patron has caused trouble. This information is saved, so that when the person tries to re-enter on a different night, the ID checker sees that the person has caused trouble before, and has the option of not allowing that person to enter. Furthermore, the device is connected to any other establishment in the area also using Patronscan, and each bar or restaurant can also see notes from other establishments. This is a valuable tool for keeping people who might cause trouble from entering one's bar. It is one of the tools we will use to keep our patrons safe.

METAL DETECTING - Door personnel will scan each person who enters with a hand held metal detector concentrating on belt area, pockets, ankles and anywhere a firearm might be concealed. If a firearm is discovered, the patron is informed that it can not be carried inside. Purses will be inspected with a flashlight. Large bags and backpacks will not be allowed inside. They can be checked at the door if necessary.

CAMERAS - Up to 12 cameras will be installed in all areas occupied by patrons at Cielo. More if necessary.

TAVERN TRAINING WITH MPD - Cielo will schedule periodic Tavern Training sessions provided by Madison Police Department to keep current on policies such as ID-checking, current city policies and safety.

FOOD SAFETY - At least one person on staff, possibly more, will be certified as a ServSafe Manager, having completed the course and passed the exam provided by the Wisconsin Restaurant Association Education Foundation.

MARKETING

INSTAGRAM - Daily posts

WEBSITE - Scheduled entertainment and specials kept up to date

GREATER MADISON CHAMBER OF COMMERCE - membership and networking

WORD OF MOUTH - driven by people who've had pleasant experiences in Cielo

We can't wait to welcome you to our Cielito Lindo.

Canta, y no llores.

Cielo

a sample menu

Small Plate Open Faced Tacos - $4

Turkey w Mole

Tender shredded turkey topped with *mole,* a rich traditional Mexican sauce based in chiles and chocolate. On a corn tortilla.

Chipotle Shrimp

Grilled shrimp drizzled with a creamy chipotle sauce, topped with crispy onion straws. On a tortilla of thinly sliced jicama.

Mushroom Heaven

Sauteed white beech mushrooms sauteed topped with red onion and Avocado. On a crisp tostada.

Grilled Chicken

Spicy pan-grilled chicken tacos topped with creamy cilantro lime sauce. On a corn tortilla.

Black Bean w Feta

Classic black bean taco with a zing of feta cheese. This one is grilled folded over and served with salsa. On a corn tortilla.

Empanadas - $4

A flaky baked turnover with sweet or savory filling. Served warm.

Rajas con Crema

Fire roasted poblano chiles, corn, Mexican cream and a touch of Oaxaca cheese.

Carne Molida

Ground beef and potato cooked in spiced tomato puree.

Chicken Tinga
Shredded chicken in a sauce of stewed tomatoes, chipotle chilis and onion.

Turkey and Cheese
Classic American sandwich filling served in a perfectly baked turnover.

Dressed Up Black Beans
Lightly mashed beans, chorizo and mild Mexican cheese.

Brunch

Empanadas - $4

Scrambled Egg and Chorizo Empanada Scrambled Egg and Ham Empanada

Seasonal Fruit and Cinnamon Empanada

Chilaquiles - $11
Traditional dish of fried tortillas strips simmered in red or green salsa, topped with Asadero cheese. Add chicken or egg. +$2.50.

Over Easy Eggs on Hoja Santa - $12
Start your day with eggs on the holy leaf. Side of pinto beans and roasted breakfast potatoes.

Breakfast Bowl - $12
Scrambled or warm hard boiled eggs, roasted breakfast potatoes, Roasted tomatoes and spinach, avocado. Homemade tortillas.

Eggs as You Like 'Em - $13
Eggs to order. Bacon or country sausage, breakfast potatoes, and dressed local greens.

October, 2023

TO: City of Madison Planning Commission

FROM: MCKO LLC dba Cielo - Susan McKinney

RE: Rezoning of 118 State Street

REZONING REQUEST - MCKO LLC in coordination with 118 LLC respectfully asks that 118 State Street be rezoned to Downtown Core (DC) designation, to be able to support Cielo - Music/Beverage/Food, a music venue, bar and grill offering small plates of food, available at the grill, rather than full-service restaurant.

CAPACITY - Cielo's proposed capacity is 250 occupants.

OPERATING - Cielo will feature DJs playing house/techno music, attracting the late 20, 30 and 40 year olds who are enormous fans of this music, and who basically have few outlets in Madison to find this favorite music. One successful example of house/techno music is at Rubina Courtyard's Jams which schedules house/techno night only once a month. The city of Chicago hosts many well-attended house/techno venues, jams and festivals, attracting Madison music lovers to travel to that city to find it. This gives us confidence that this music offering will succeed in Madison. With Cielo's house/techno DJ lineup, music fans will spend their dollars in Madison.

MUSIC - 118 State Street formerly housed Diego's bar and restaurant, which, like Cielo's proposed use, offered DJ music, food and drinks. According to the building's present owner, music has been played at the location for 20 years or more without offending neighbors or causing police calls. 118 State Street's brick wall interior helps contain music. And an appraiser recently noted the building's solid concrete construction, also contribes to noise containment.

The owners of our neighbor, Michelangelo's Coffee House, Sam and Lori, have on more than one occasion expressed to us verbal approval of our project, and have even suggested contractors for us. Further, Michelangelo's closes at 8 pm, another reason the owners don't expect to have any noise issues. There are one or two apartments above the Coffee House. The building on the other side of 118 State Street, to the left of 118 State when facing it, that is, is empty. To not disturb the apartment occupants, we will place speakers on the left side of the building, on the walls that adjoin the empty building rather than the right side, that is, the side with the apartments.

SCHEDULE

TUESDAY - Food, dance classes and paired dancing, beverages - 4 pm - 12 am.
WEDNESDAY - Food, events and tastings, beverages - 4 pm - 1 am.
THURSDAY - Food, DJs, beverages - 4 pm - 2 am. (music stops at 1:30 am)
FRIDAY - Food, DJs, beverages - 4 pm - 2:30 am. (music stops at 2 am)
SATURDAY - Food and beverages - 10 am - 9 pm, DJs, beverages - 9 pm - 2:30 am. (Music stops at 2 am)
SUNDAY - Food and beverages - 10 am - 3 pm.

SAFETY - Safety is a priority. We believe Sotto at 303 N. Henry St. in Madison, the applicant's other downtown tavern and music venue, was the first establishment in the downtown area to use metal detectors, with the purpose of keeping weapons from entering the establishment.

Sotto also uses Patronscan, a scanner that records the drivers license or ID and photo of every entrant, and also shows messages that other bars might have left on the shared system noting when a person has misbehaved - starting fights, damaging property - in other bars, which allows us to decide to keep whether to allow the person to come in or decide his previous behavior warrants us denying entrance. It also allows us to note, ourselves, people who have caused trouble and who we wish to ban from re-entering. Patronscan is a very valuable tool in keeping troublemakers out, and keeping the bar area safe for patrons who want to peacefully enjoy the music and beverages.

Sotto ensures that lines of patrons waiting to enter do not block pedestrians by erecting crowd control barriers each night. Door staff include a trained and practiced ID checker, a person who performs metal detection with a handheld wandlike device, and a person who collects the cover charge. Between these three staff members, the line is kept orderly and patrons' entrances staggered and peaceful.

In the dance and bar area, if a patron is noted to be intoxicated, we endeavor to have the person leave with friends. If a taxi is needed, staff will summon it, and Sotto will pay for the ride.

Sotto has 14 cameras in place, including two outdoor cameras, one which aims down the block toward Johnson Street, and one which looks toward Gorham Street. These cameras were installed as our way of supporting our immediate neighborhood. Madison Police Department knows that officers and detectives can seek our video at any time.

The above safety measures will be our template for establishing security at Cielo. Metal detectors, Patronscan, cameras, line and entrance management, ID checking, sufficient trained staff and a culture of looking out for patrons and helping those in distress are all strategies we will import to keep Cielo safe for patrons and staff.

At Sotto and Cielo, we aim to be a safe place for all nationalities and identities.

A note: When "we" and "us" is expressed, it refers to Sotto's and Cielo's management team, that is, myself, the applicant, and my two daughters.

STAFF - Projected hiring at Cielo will include kitchen manager and chef/cooks, bartenders, servers, barbacks, ID checkers and security staff. Aside from kitchen staff, the expected
weekend after 9-pm staff will consist of

1 ID checker
2 barbacks
3 security persons
4 bartenders

COMMUNITY NIGHTS - Wednesdays at Sotto offer Salsa lessons and dancing from 7 pm - 11 pm. Salsa night brings in people of all ages, people not seen on other nights. We are happy to support the dance community of Madison. As such, Cielo will schedule community-minded dance or event nights as well as taste-and-learn nights, with experts providing presentations on Cocktail Mixology, Mescal Cultivation and Production, and Make-At-Home Party Beverages and other topics.

NOTE - Cielo, in Spanish, means Heaven, and, Sky.

CONCLUSION - Cielo will add to the 100 block of State Street by offering a music genre that millennials presently seek in bigger cities. This music can be played at a smooth tone to accommodate diners during our proposed weekend Techno Brunches. Cielo will be a destination for hotel guests in the immediate area, like guests of the Concourse and the development that will occupy the former Central High School/MATC site. Events like salsa and other dancing, and educationally oriented tasting events will be further offerings for Madison adults.

City of Madison
Entertainment
License No. LICENT-2023-00665

Expiration Date 06/30/2026
Date Issued 10/10/2025

MCKO LLC
118 STATE ST
MADISON, WI 53703

Mayor

City Clerk

PURSUANT TO SECTION 38.06 OF THE MADISON GENERAL ORDINANCES.

Expiration Date 06/30/2026

Not Transferable. Post entire license in a conspicuous place.

June 30, 2026

MCKO LLC
2809 ROSELLEN AVE
FITCHBURG WI 53711

579

City of Madison Entertainment License Renewal

Deadline: In Clerk's Office by 4 p.m. Monday, April 15, or postmarked by April 15

Entertainment License Type: ☐ 21+ Entertainment ☐ 18+ Visual & Performing Arts

1. Name of Sole Proprietor, Partnership, Corporation or LLC
   Cielito LLC
2. Trade Name (doing business as) Cielo
3. Licensed Address 118 State St., Madison, WI 53703
4. **Corporation/LLC:** Name of Liquor/Beer Agent Sean O. McKinney
5. Do you book your own entertainment or do you use a promoter to book your entertainment?
   ☑ Book Own ☐ Use Promoter ☐ Both Promoter's Name: _____
6. Do you have a security plan on file with the Clerk's Office? ☑ Yes ☐ No
7. **Type of Entertainment:**
   (a) Do you offer or allow live music performances (excluding solo acoustic)? ☐ Yes ☑ No
   (b) Do you have a designated dance floor area? ☑ Yes ☐ No
   (c) Do you offer or allow the use of a disc jockey? ☑ Yes ☐ No
8. On average, how many nights per week do you have live entertainment? Thurs, Fri, Sat
9. Describe the clothing used to identify door and security personnel:
   Navy blue t-shirts and polo shirts with Cielo in beige on left pocket area and STAFF in large beige letters on back of shirt.
10. **Establishments that currently hold 18+ Centers for Visual & Performing Arts Licenses only:**
    Describe your process for identifying patrons under 21:

X Susan McKinney
Signature of Officer/Member/Partner/Sole Proprietor

April 10, 2026
Date

RECEIVED
APR 15 2026
MADISON CITY CLERK

Clerk's Office: Date Filed/Postmarked _____ ☐ *Filed Timely* ☐ *Filed Late*

May 20, 2026

City of Madison
Alcohol License Review Committee
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Subject: Entertainment License for Cielo, 118 State Street
May 27, 2026 ALRC Meeting

To Alcohol License Review Committee,

Speaking for the Miffland Neighborhood Group, which is representing Capitol Neighborhoods, Inc., we are in support of the revocation of Cielo's entertainment license at 118 State Street.

We have heard firsthand from Cielo's residential and commercial neighbors of the excessive noise and vibration which is created by Cielo's entertainment since Cielo's inception, and agree that it is incompatible with a reasonable lifestyle, and at times with operating a business. As our organization is committed to maintaining and improving Madison's downtown area for both merchants and residents alike, we agree that the current entertainment cannot continue.

When we had recommended issuance of Cielo's alcohol license in June of 2025, we depended on Cielo's presentation to us, which omitted mention of the volume levels which would be played. Further, Cielo's application documents were not consistent with their current entertainment model, as outlined in the City Attorney's memo dated May 15, 2026.

Based on the above, we support the revocation of Cielo's current entertainment license as per their current business model. Should Cielo revisit their business model and/or address the acoustic impact to their neighbors, we are not opposed to them resubmitting for a license that is specifically conditioned to ensure protection of the health, safety and welfare of the immediate neighborhood.

Sincerely,

Linda K Scott

Linda K Scott
Chair, Mifflin District, Capitol Neighborhoods, Inc.
333 W Mifflin Street
Madison, WI 53703

Paul J. Quinn
333 W Dayton St.
Apt 324
Madison, WI 53703
608-609-1903
highhatsize@gmail.com

Thursday, May 21, 2026

ALRC
City of Madison
210 Martin Luther King Jr. Blvd., Rm. 105
Madison, WI 53703

Re: Cielo Entertainment License Revocation Hearing, May 27, 2026

Good Evening, Committee Members,

I am a board member of the Miffland Neighborhood Group.

In June, 2025, Susan McKinney, the owner of Cielo, appeared before us to request approval of her new venture. The picture of the business that she painted at that time was of a space offering ethnically diverse food and drink accompanied by thematically appropriate music. It sounded delightful, and we were happy to give our blessing.

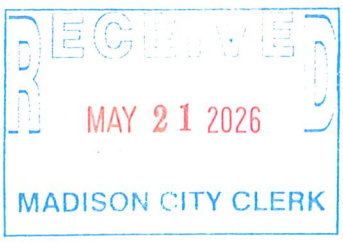
But what Ms. McKinley has actually delivered is a rock club in which food is notional, and whose defining quality, as her neighbors have related, is blaring, percussive music at maximum amplification. Music so loud, in fact, that the walls of adjoining apartments literally vibrate, preventing the tenants from enjoying their home as is their right, making sleep impossible, and impairing their health.

This is miles from what we approved, and I therefore urge the committee to revoke Ms. McKinney's entertainment license without delay. Her innocent neighbors have already suffered for eight months. Enough is enough!

Peace,



Paul J. Quinn



11:18

20.1K others

beloveapparel ⭐⭐⭐⭐⭐ "I absolutely love, love, love all... more

cielo_madison_118
Suggested for you

Follow ···



To our Cielo community,

Due to ongoing concerns, Cielo will not be hosting DJ music for an indefinite period.

Rest assured our doors are still open. We're still here with the same friendly staff, great cocktails, and space for you to gather with friends and enjoy your nights downtown. We expect to resolve issues, and return with great DJ lineups in the future.

-Cielo

♡ 262 💬 46 🔁 7 ✈ 239

23 hours ago

City Exhibit 1



Comments

Search · Cielo DJ music suspensior

Reply Share

seanomckinney 6h

@symphonicrevolutions with the complaints of 2 individuals apparently

Reply Share

symphonicrevolutions 6h

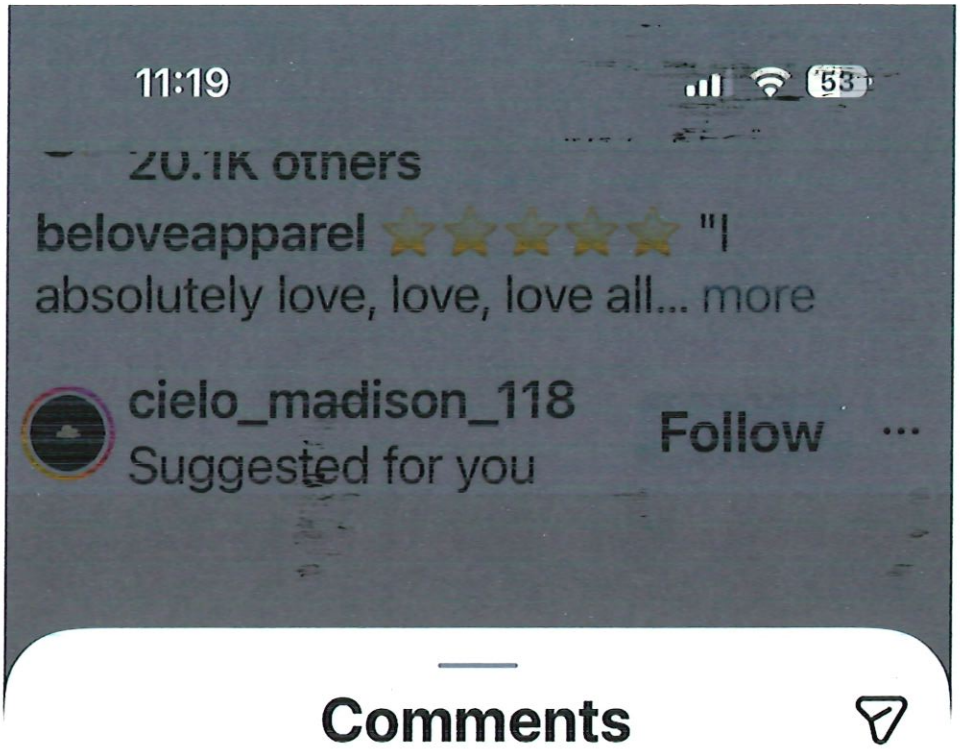
@seanomckinney I bet it's targeted "listening". I'm sure other places get complaints, but because you guys are a cool spot

1

❤️ 🙌 🔥 👏 😢 😍 😮 😂

n the conversation... GIF

City Exhibit 2



Comments

Search · Cielo DJ music suspensior

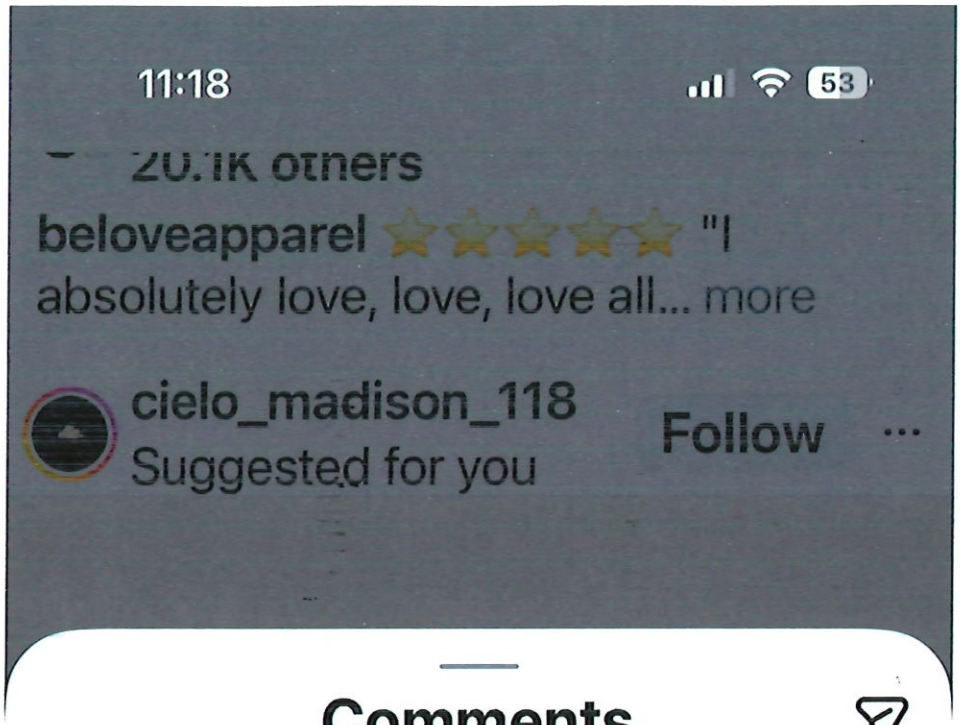
seanomckinney 22h
@highly_creative_usernam
e no it's our old neighbors
complaint
Reply Share
1

madcitytimmy 21h
@seanomckinney That
sucks! Can you guys get
sound absorbing things to
keep the sound in as much
as possible?
Reply Share
2

❤️ 🙌 🔥 👏 😢 😍 😮 😂

a comment for ci... GIF

City
Exhibit 3



Comments

killa_court 23h
wtf happened
Reply Share
7

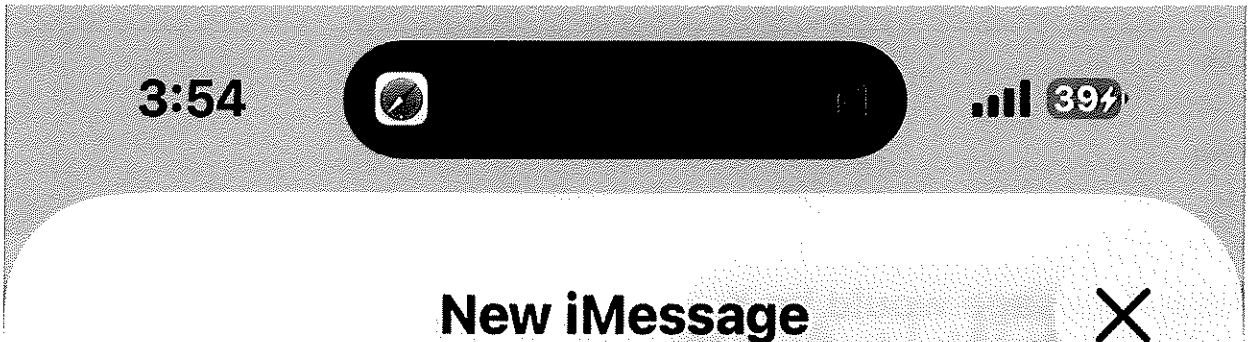
seanomckinney 23h
@killa_court we have some super old neighbors who refuse to move from state st but call the city every single night with complaints about the music and people on the street 🤣
Reply Share
33

killa_court 23h · ❤️ by author

❤️ 🙌 🔥 👏 😢 😍 😮 😂

Add a comment for ci... GIF

City Exhibit 4



New iMessage

To: Carla

Thu, Sep 25 at 10:39 PM

oh my God, I am having complaints that my tenants windows and dishes are rattling in their apartments tonight!

AUDIO_0105.m4a
Audio Recording · 607 KB

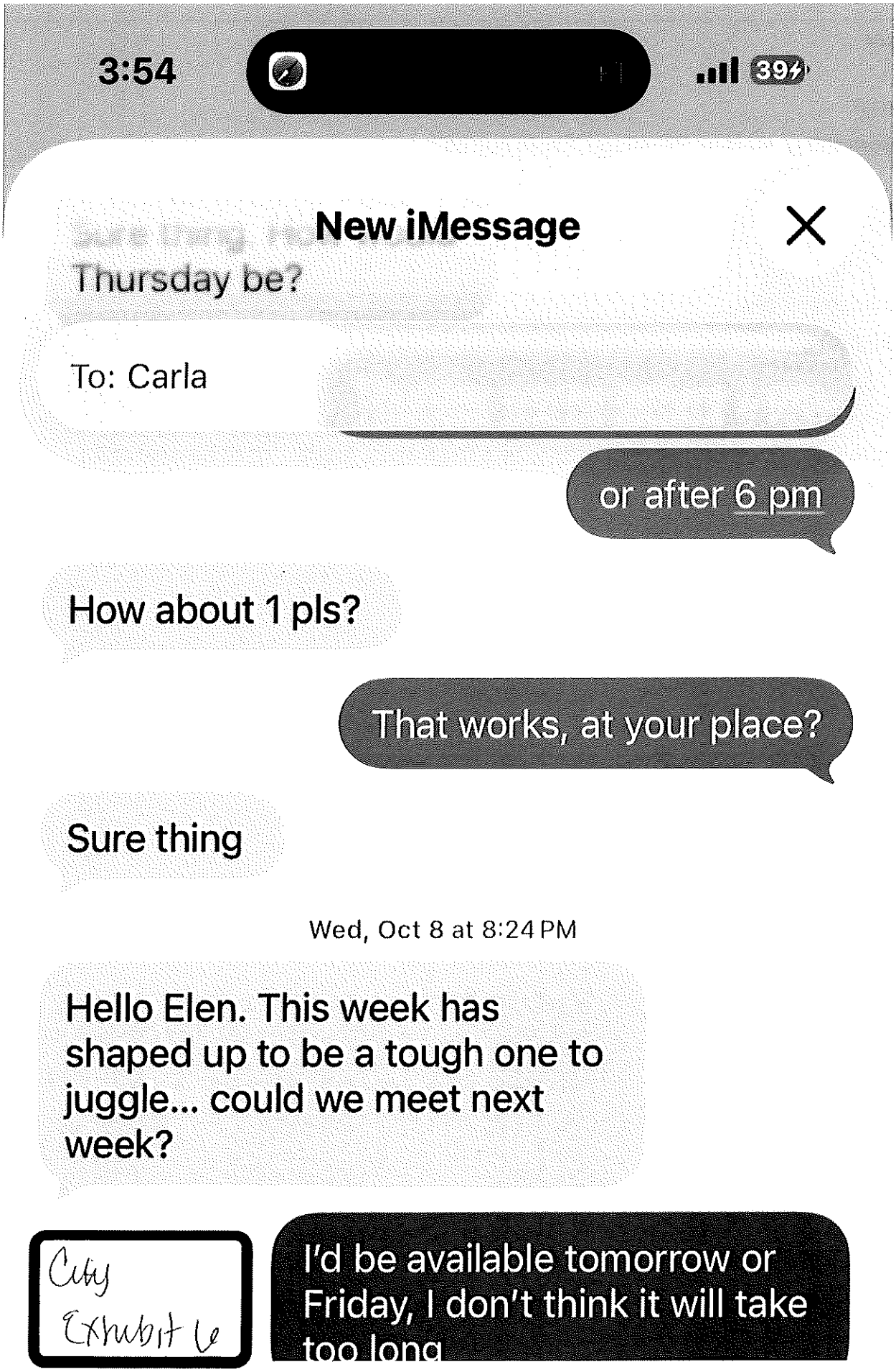
Sun, Oct 5 at 6:21 PM

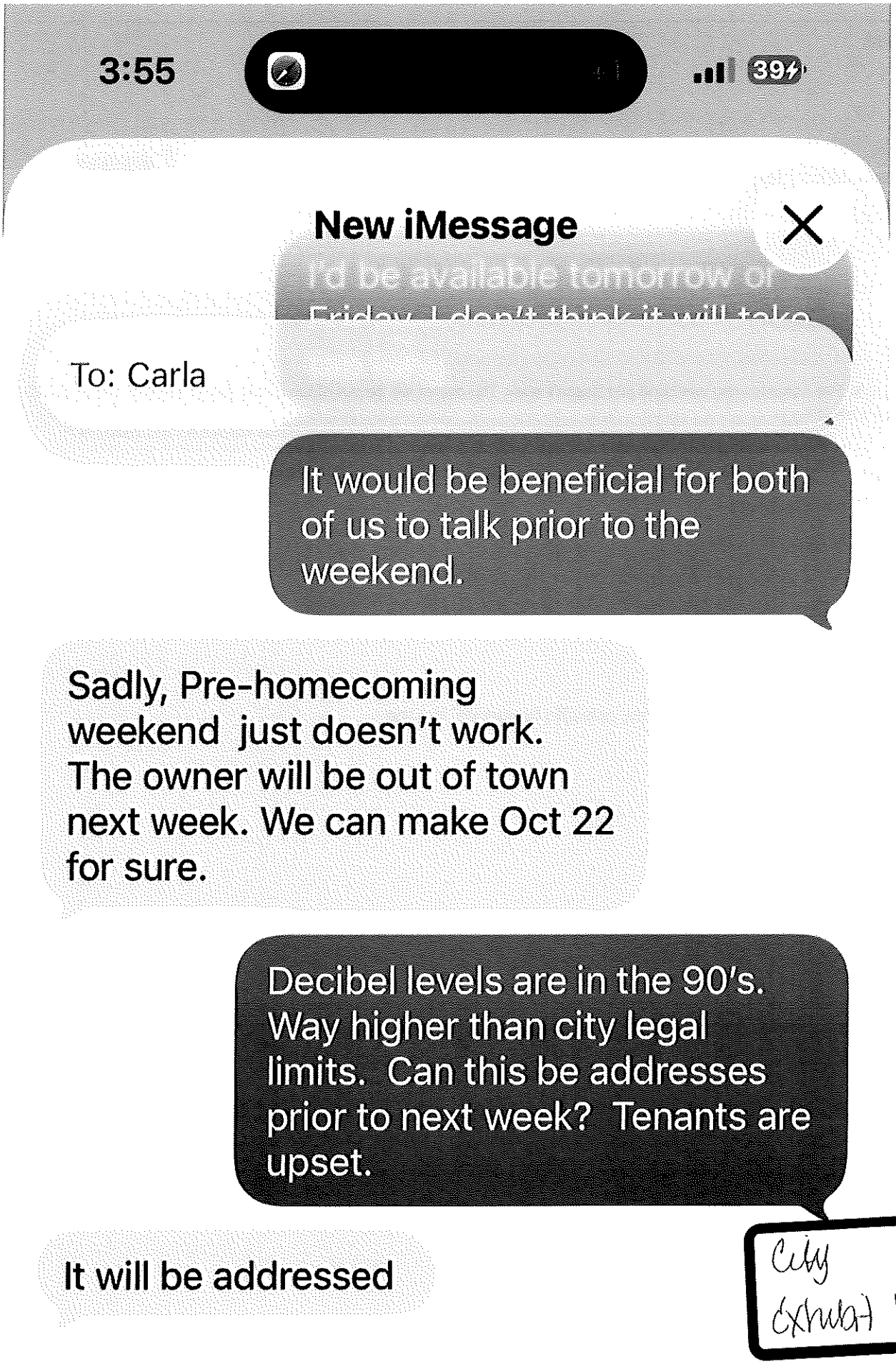
hi Carla, it's Ellen. Is there a time this week that we can get together and talk?

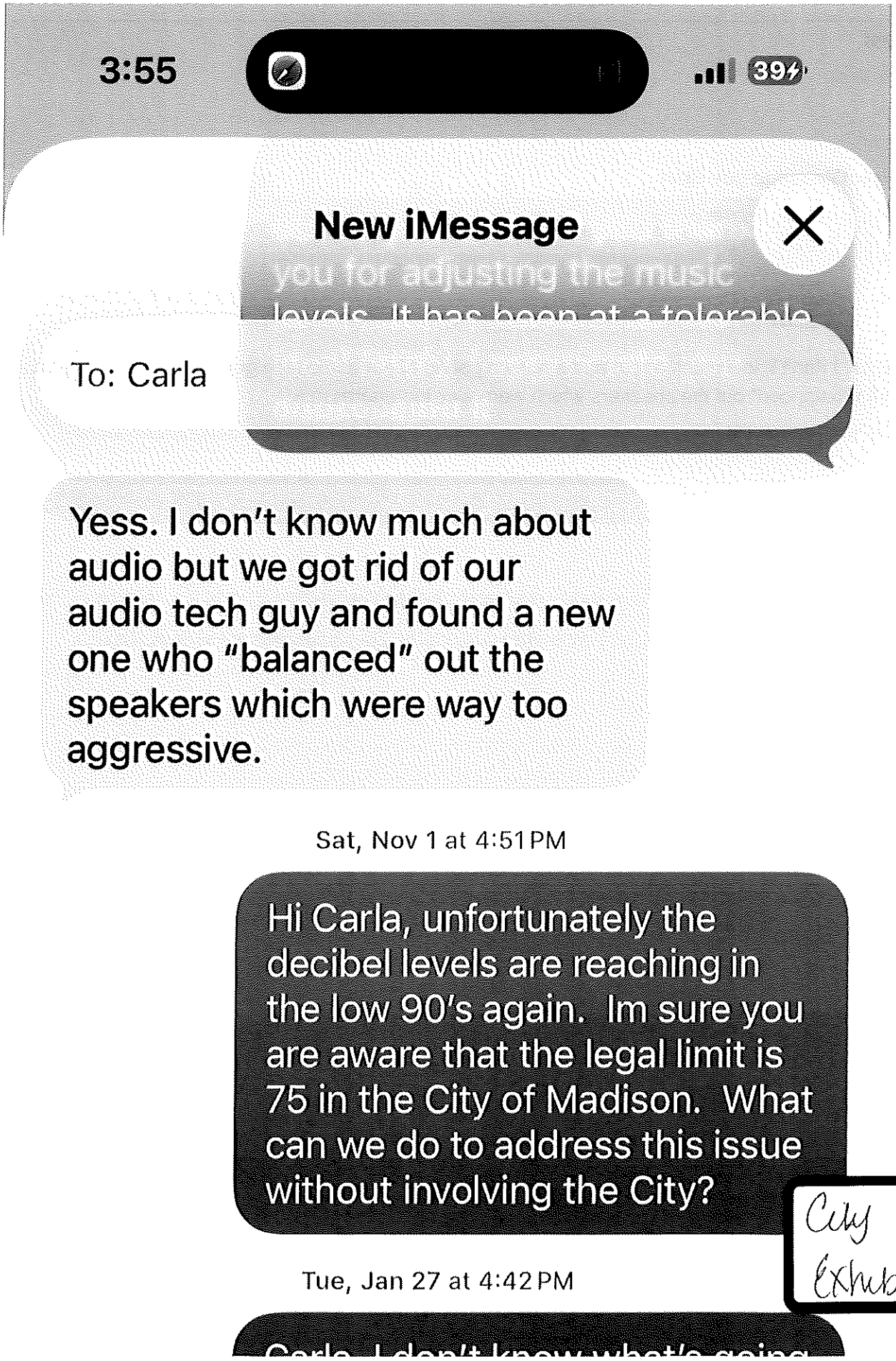
Mon, Oct 6 at 12:15 PM

Ellen!

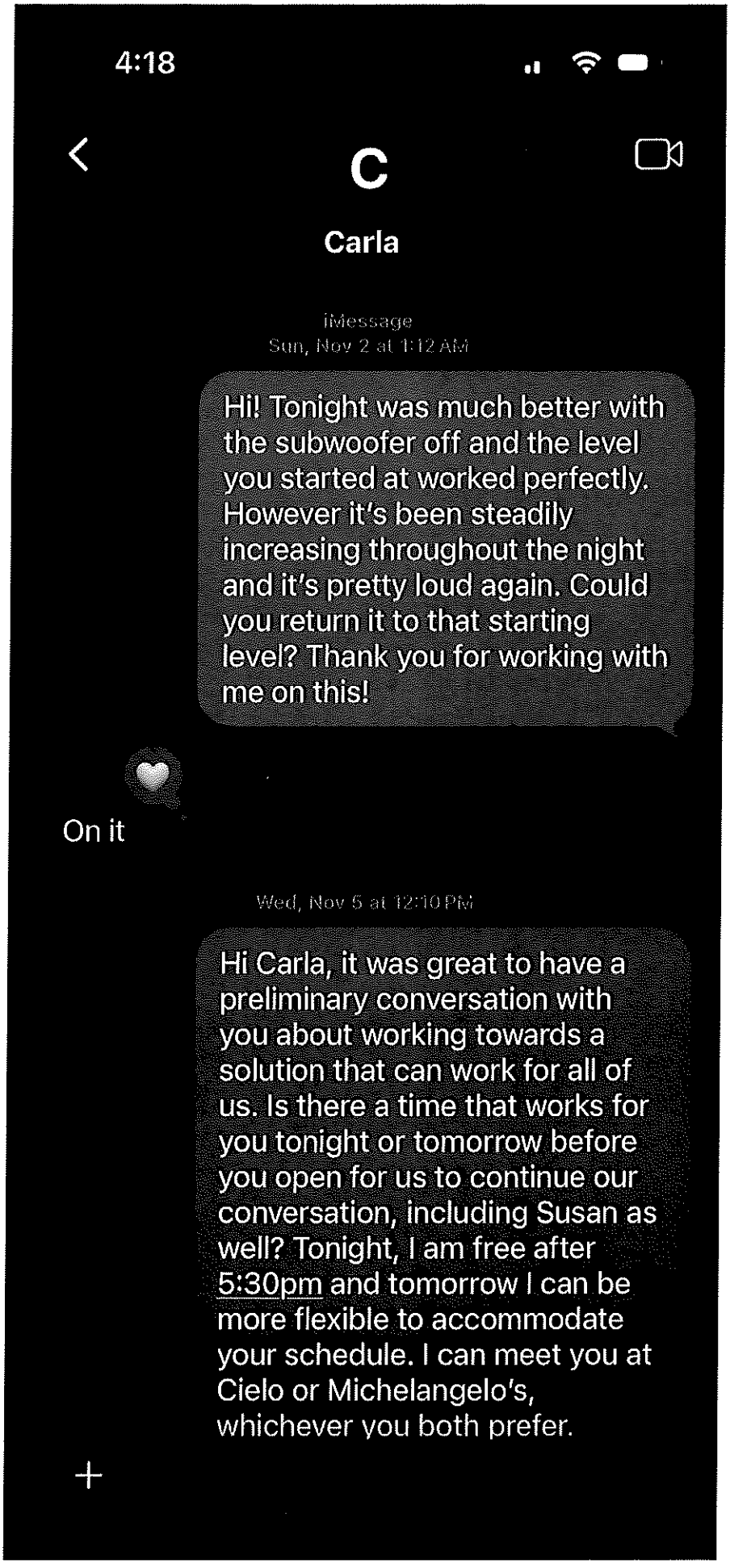
City Exhibit 5


3:54
39
New iMessage
Thursday be?
To: Carla
or after 6 pm
How about 1 pls?
That works, at your place?
Sure thing
Wed, Oct 8 at 8:24 PM
Hello Elen. This week has shaped up to be a tough one to juggle... could we meet next week?
City Exhibit 6
I'd be available tomorrow or Friday, I don't think it will take too long


3:55
39
New iMessage
To: Carla
It would be beneficial for both of us to talk prior to the weekend.
Sadly, Pre-homecoming weekend just doesn't work. The owner will be out of town next week. We can make Oct 22 for sure.
Decibel levels are in the 90's. Way higher than city legal limits. Can this be addresses prior to next week? Tenants are upset.
It will be addressed
City Exhibit 7



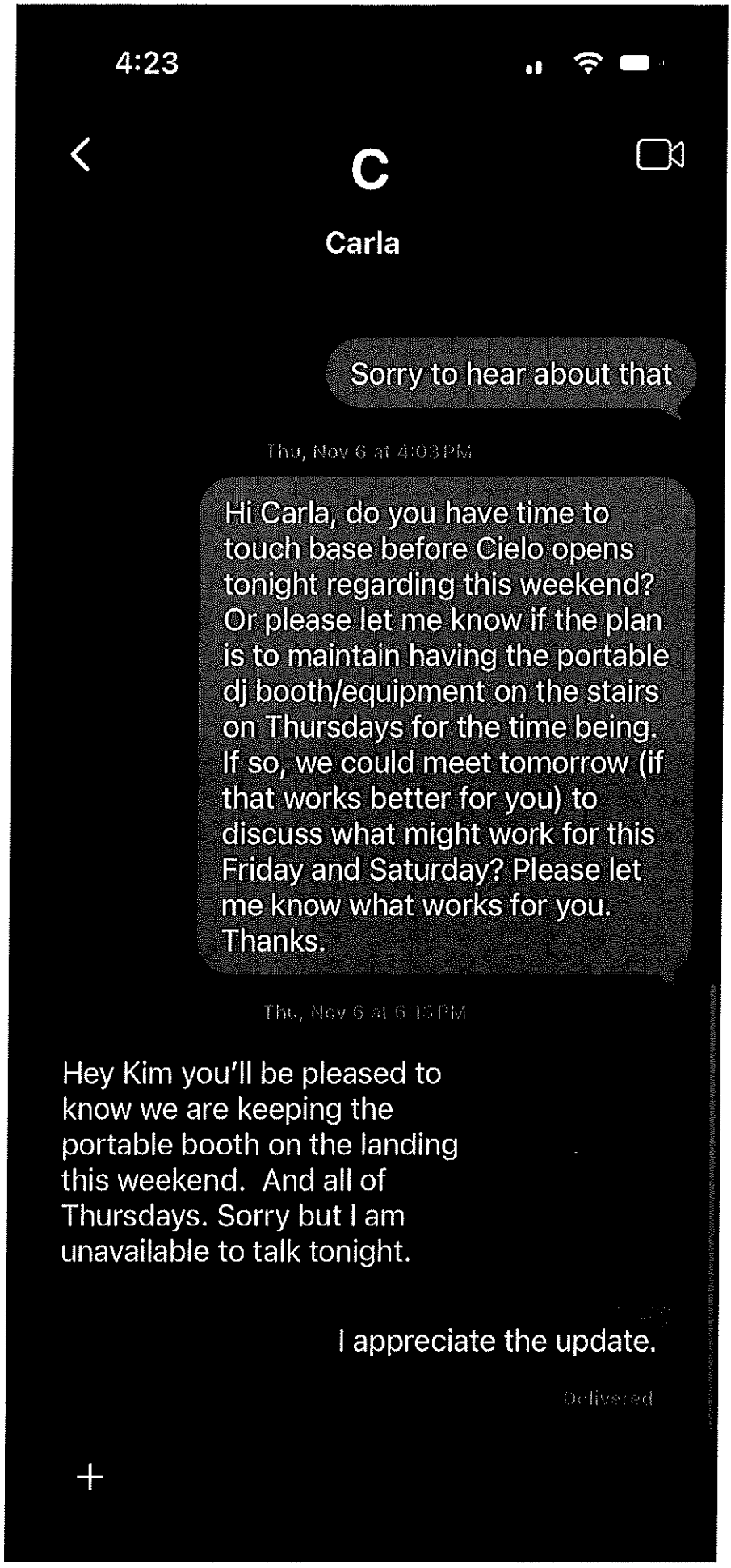
City Exhibit 8



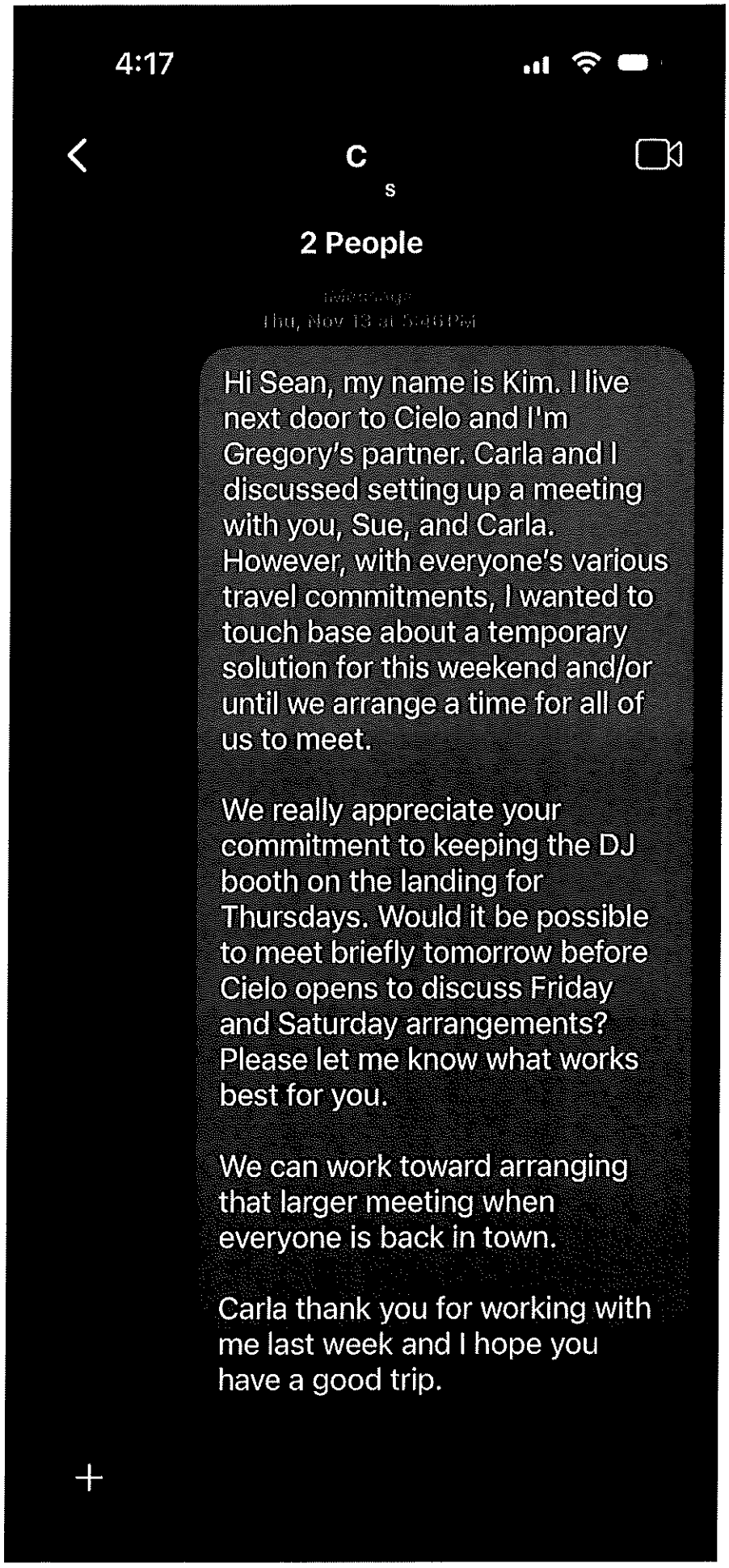
City Exhibit 9



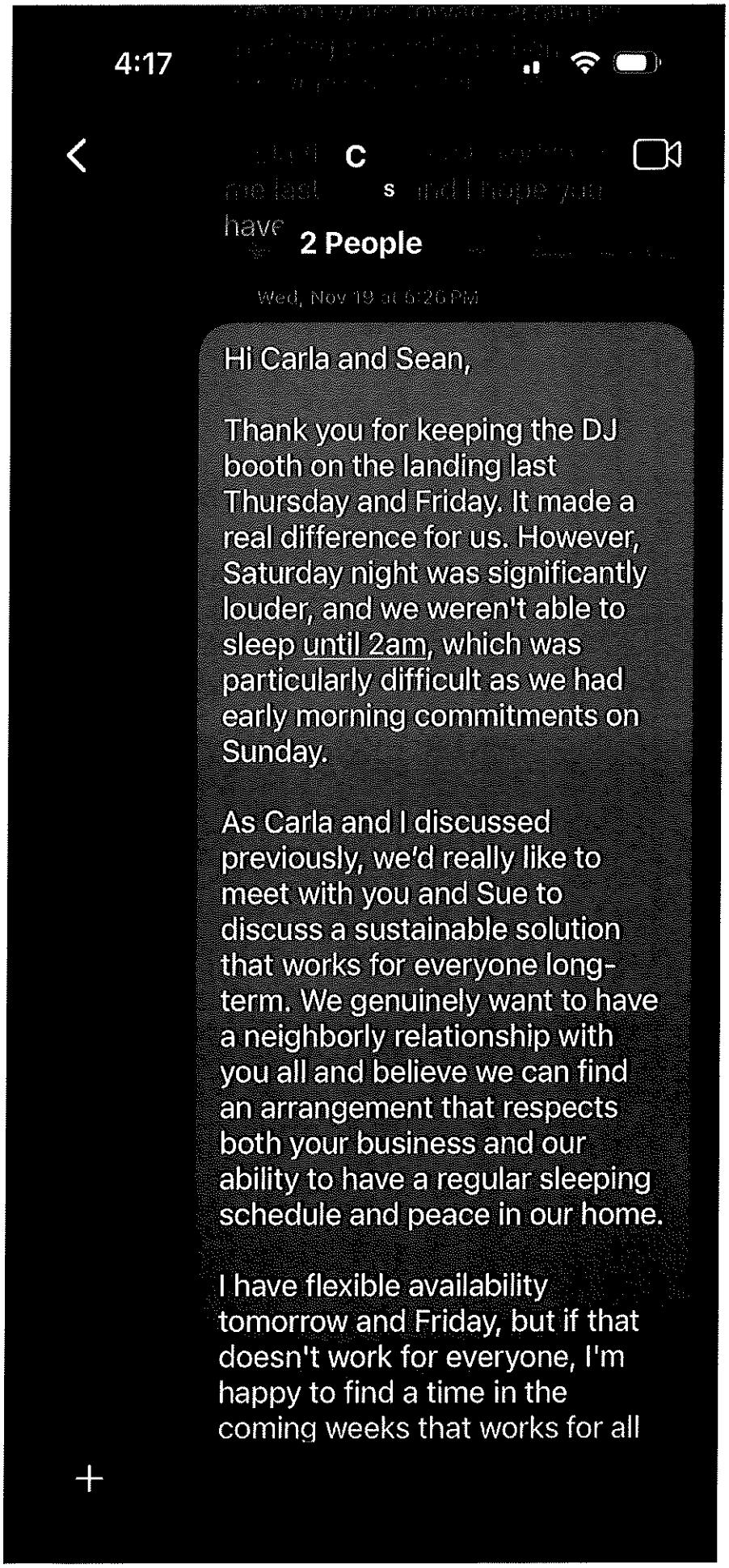
City Exhibit 10



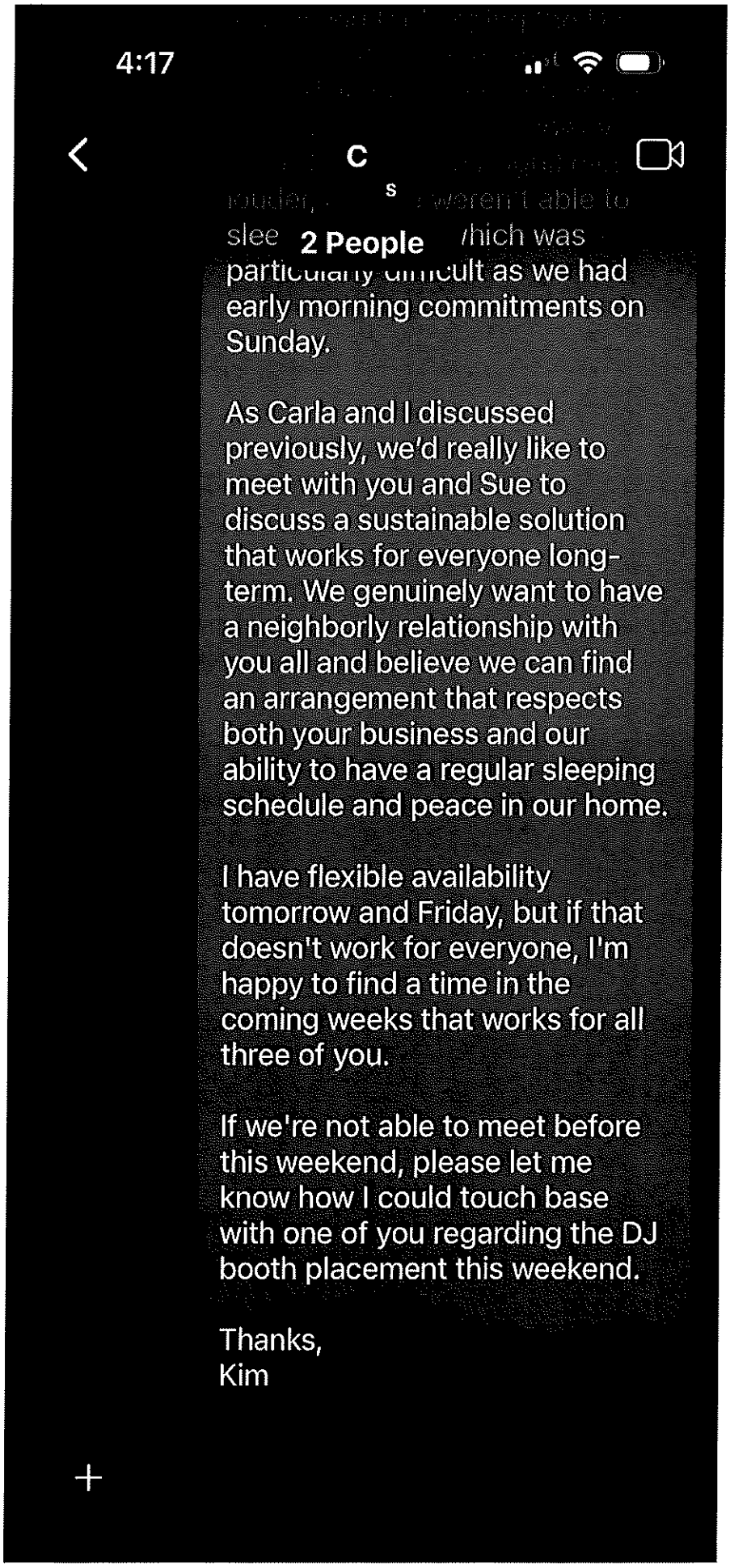
City Exhibit 11



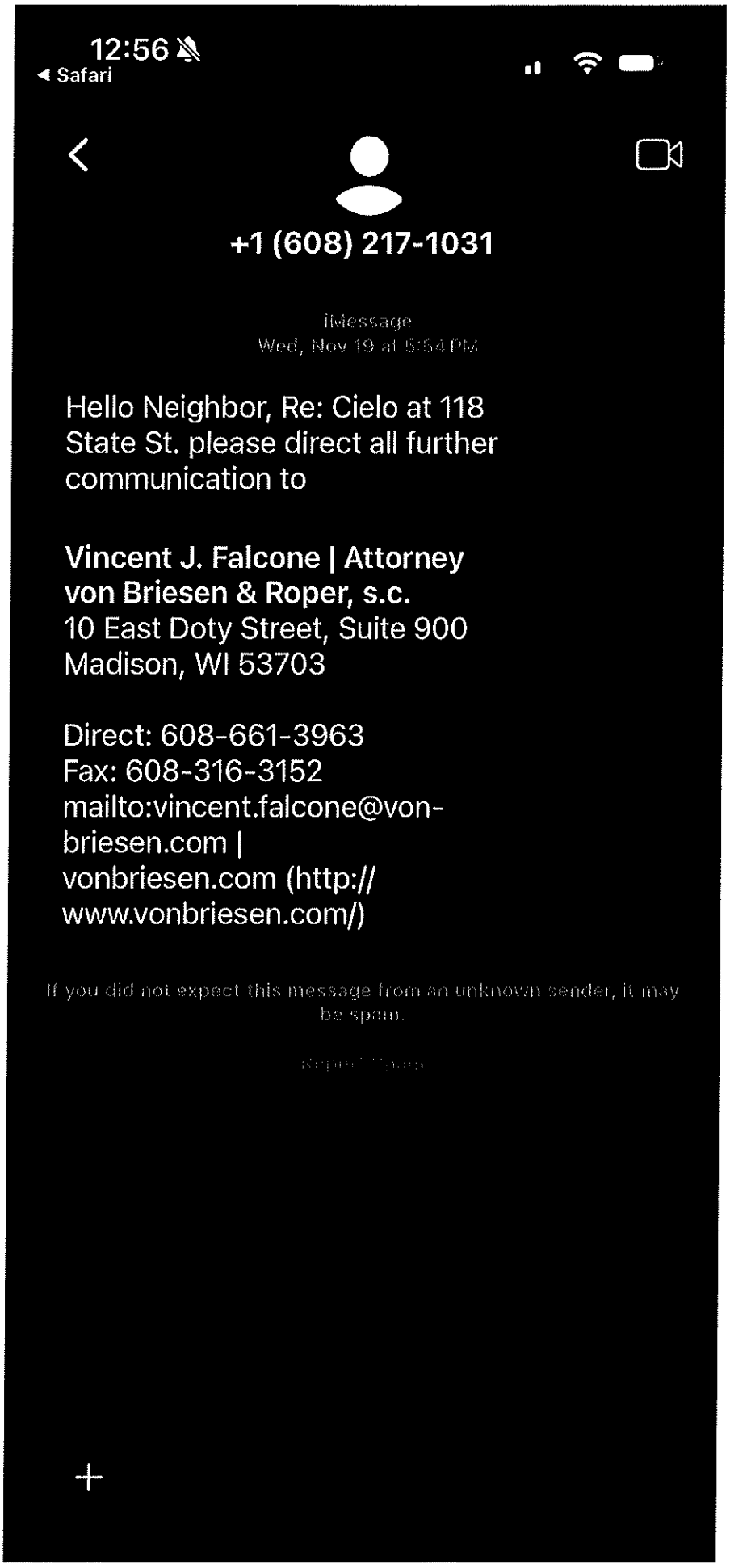
City Exhibit 12



City Exhibit 13



City Exhibit 14



City Exhibit 15

597

City
Exh. 16 p. 1 of 2

Zilavy, Jennifer

From: Ellen Despins <ellen53704@gmail.com>
Sent: Tuesday, June 16, 2026 3:30 PM
To: Zilavy, Jennifer
Subject: Fwd: Cielo Nightclub

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

Jennifer,

Not sure if I shared my original letter to their attorney.

Sent from my iPhone

Begin forwarded message:

From: Ellen Despins <ellen53704@gmail.com>
Date: February 18, 2026 at 4:09:10 PM CST
To: vincent.falcone@vonbriesen.com
Subject: Cielo Nightclub

February 17, 2026

Vincent J. Falcone, Atty.
Von Briesen & Roper SC
10 El Doty Street Suite 900
Madison WI 53703

Re: Noise impacts from Cielo Nightclub (Sue McKinney owner) -118 State Street, Madison WI

Dear Atty. Falcone:

I am writing regarding persistent noise impacts originating from the business located at 118 State Street, Madison, WI (Cielo Nightclub), owned by our client Sue McKinney. I am the owner of the property 114 State Street, which I have owned and operated since 1989. My property contains four residential apartments located directly above Michelangelo's Coffeehouse.

When Cielo opened in early November of last year, I understood it to be operated as a tavern. However, the establishment functions predominantly as a nightclub with a DJ booth and a professional grade sound system that regularly produces elevated sound levels on Thursday, Friday and Saturday nights. The music and bass regularly transmit into the residential apartments in my building in the high 80dBA and very often in the low 90dBA range every weekend impacting the peaceful living environment of my tenants.

I have made multiple good-faith efforts to communicate directly withe the owners and operators of Cielo regarding these noise problems, but to date those efforts have not resulted in any resolution or meaningful action to address the impacts on my property.

Under the City of Madison's noise control regulations (Madison General Ordinances, Chapter 95-Unusual and Loud Noise Prohibited), noise emanating from a source that is "plainly audible" inside another

residence or through the partitions separating the dwelling units constitutes prohibited sound. Additional, the ordinance establishes maximum permissible sound levels measured in dBA (A-weighted decibels) at or beyond the property line. For a commercial source adjacent to a residential area such as mine, the ordinance provides that sound shall not exceed 75dBA during daytime hours or 65 dBA during nighttime hours, and sound that is plainly audible within a residence is also prohibited. The ordinance defines "plainly audible" as sound that can be clearly heard by a person using normal hearing while inside a residence or through walls separating dwelling units.

The decibel levels being measured in my apartments substantially exceed these regulatory limits and create a disturbance to the quiet enjoyment of my tenant's homes. While I recognize that nightlife venues generate ambient sound, the current situation is beyond what reasonable residents should be expected to tolerate and appears inconsistent with city standards for noise affecting nearby residential properties.

We would welcome the opportunity to discuss with your client what can be done to control the noise levels reaching the apartments above my building, including but not limited to reduction of interior sound levels during late night hours, installation of noise mitigation improvements, or other sound attenuation measures that would bring the operation into compliance with applicable city noise regulations.

Action Requested:

1 - Evaluate and mitigate noise transmission from Cielo Nightclub, including reasonable measures to reduce sound intrusion into adjacent residential units.

2- Provide a written plan by which your clients will address and remediate the noise impacts affecting my property.

Please respond with a proposed resolution or a time to meet and discuss solutions within 14 days of this letter. I hope we can resolve this matter cooperatively.

Thank you for your prompt attention to this important matter.

Sincerely,

Exh. 11e p. 2 of 2

Ellen Despins
114 State Street LLC
(608) 469-5558
ellen53704@gmail.com

Mailing address:
402 New Castle Way
Madison WI 53704

CC: Atty. Ryan Braithwaite
Murphy Desmond SC

Hard copy mailed 2/18/26

From: Michelangelo"s Coffeehouse
To: Kimberly Cho; Zilavy, Jennifer
Cc: foreverfit101@yahoo.com; Ellen53704@gmail.com; Hartman, Kipp; Hannah, Jennifer; Sosoka, Gregory; Schmidt, Adam; Verveer, Michael; Tucker, Matthew; Focus 9NE
Subject: Re: Cielo Noise Complaints
Date: Friday, April 24, 2026 12:33:40 PM

You don't often get email from michelangeloscoffeehouse@gmail.com. Learn why this is important

Hi Jennifer and all, thank you Kimberly for getting us added to chain.

I wanted to reach out to everyone about our recent issues and concerns regarding Cielo's music volume.

This past Saturday (April 18) they were hosting their "Techno Brunch" which permeated music into our backroom of the café. Our rear dining room is typically a quiet, study hall like environment. It's an area where many in the community come to put their head down and work with some light conversations.

I did have a back and forth with Sean about turning down the music, although I wasn't feeling well and left the store before I could be certain it was no longer an issue for my customers.

I also recall the evening of Sunday February 15, I needed to stop by the café after hours and the music was fully permeating into our business and vibrating my office (in our basement).

Other than these incidents, for the most part, their hours of operation don't interfere with our business yet. That said, I have multiple concerns about our business operations moving forward. Historically, Michelangelo's was always open until 11pm – a social and communal "late-night" gathering point that offered one of the only alcohol-free alternatives downtown. Carmelo and I regularly discuss pushing our hours open until 11pm to once again offer this alternative to downtown Madison. From our perspective Cielo's current entertainment operations would make it impossible for us to expand our hours.

We also extend our hours for various events around downtown or private functions. Some examples of the events would be until 9pm for Madison Night Market, 10pm for IronMan, and 10pm for the MadLit events.

A more immediate concern of mine stems from an event we hosted this past Monday night. The ushers at the overture hosted a memorial gathering at Michelangelo's for one of their lead ushers, and a Michelangelo's regular customer, who had recently passed away. This event took place after our regular store hours and went into the evening where they gave speeches and could share memories of Al. Although Cielo was not operating at this time and was not playing music, if the Overture ushers had requested the memorial take place on a Thursday, Friday, or Saturday evening – a very reasonable request – I don't believe we would have been able to accommodate their event with the volume of music coming from next door.

I don't know what an appropriate solution is to address the noise issues caused by Ceilo in our building. I've seen the deterioration of Gregory and Kimberly's quality of life over this past year and am aware Ellen has not been able to successfully rent out the other 3 apartments. I also know that the building at 118 State historically held successful businesses and club atmospheres that never disrupted the happenings of our Lamb Building at 114. I do believe

there is a viable solution that can exist for a business at 118 State to operate while adhering to reasonable standards - unlike the current status quo, which is detrimental to their neighbors and the 100 block of State Street.

Thank you,

Tony Moors
Owner
Michelangelo's Coffee House

On Thu, Apr 16, 2026 at 2:50 PM Kimberly Cho <kimberly.ej.cho@gmail.com> wrote:

> Hi Jennifer,
>
> We are introducing the current owners of Michelangelo's Coffeehouse, Tony and Carmelo, to this thread, as they have expressed concern about how their business operations may be impacted by Cielo moving forward.
>
> Best,
> Kimberly and Gregory
>
> On Mon, Apr 13, 2026 at 8:25 AM Kimberly Cho <kimberly.ej.cho@gmail.com> wrote:
>
> > Hi Jennifer,
> >
> > Providing an update from Saturday night.
> >
> > Unfortunately, the sound levels were worse than Friday and much worse than last weekend. We believe part of the reason is that moving the DJ booth and speakers downstairs has led them to think that no further mitigation measures are necessary, and that they were not managing output levels at all.
> >
> > The quality and distribution of the sound in the living room is different from before. It was significantly worse sitting on our couch which is set in the bay windows. Our bay windows protrude out of the building, and as their DJ Booth is set up at an angle against their windows (as well as extra speakers on the other end of the window closer to our building), the sound from their glass windows and back door is now entering directly through our angled side panel window that is closest to their building (an issue that insulation will not be able to address). When sitting on the couch or standing near the bay windows, it feels like a combination of the ear pressure you experience on an airplane when your ears won't pop and the pressurized thudding you hear in the front seat of a car when only the back windows are slightly open, in addition to just being extremely loud.
> >
> > The rest of the living room is similar to before, with sound and vibrations coming through the walls. The bathroom and bedroom have the same quality of sound as before with the noise blasting from the roof, but was significantly louder than last weekend. Another contributing factor may be that sound tends to bounce off the vacant building wall into our windows. We've been aware of this phenomenon for years as it happens during live performances at the top of State Street or even from protests. It is also still quite loud in the building hallways and much louder in the back stairwell than it's ever been.

Sound Transmission between 118 State Street (Cielo) & 114 State Street

It is important to understand that this issue is not the how loud the music is played within Cielo, but rather how loud the transmitted music is within the residential space(s) at the neighboring 114 State Street address.

The literature provides acceptable noise levels for a variety of applications. An excellent reference is Fundamentals of Noise Control Engineering by Albert Thumann and Richard Miller:

Table 3.3 Acceptable NC Levels for Various Activities

SLEEPING, RESTING AND RELAXING

Suburban & Rural: Homes, apartments, hotels, hospitals, etc.	NC-20 to NC-25
Urban: Homes, apartments, hotels, hospitals, etc.	NC-25 to NC-30

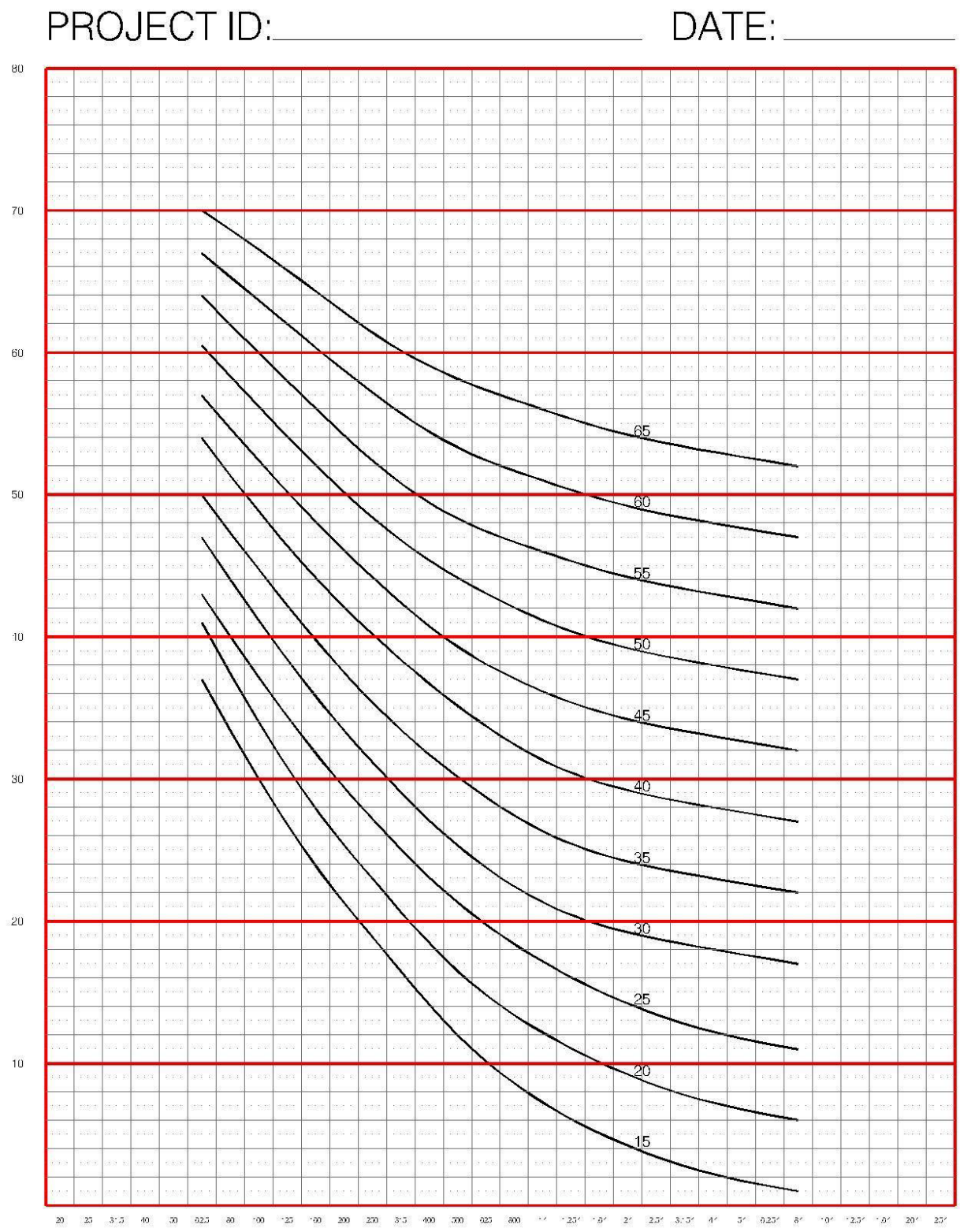
Since music is played within Cielo during evening hours, the entry pertaining to sleeping, resting and relaxing has been quoted, as it is the most stringent. With the site being in downtown Madison, WI, the default value would be the NC-25 to NC-30 range. However, the values given in this reference assume noise in general, most commonly steady state noises, such as mechanical system noises. Steady state noises are not perceived with the same level of irritation as intelligible sources such as speech or music, and with music, low frequency rhythmic percussion. On this basis, the NC-20 to NC-25 range should be used, providing extra consideration for the residential space(s).

NC (Noise Criteria) values are not the same as SPL (Sound Pressure Level) values, although both use the same unit of measure, the dB (decibel). SPL values are taken with a single measurement with a sound level meter. Most commonly, the values are weighted to give less credit to low frequency content, with what is known as A-Scale weighting.

In contrast, NC measurements require taking 8 separate SPL measurements, one for each of 8 separate octaves; with center frequencies of 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz, 4 kHz, and 8 kHz. A time window is determined for these measurements, as each one must be over a duration sufficient to capture a representative sample of the noise being measured. A time window of 10 seconds is typical.

The measured SPL for each octave is then plotted on an industry standard graph with frequency in Hz on the lateral axis, and amplitude in dB on the vertical axis. The graph includes a family of NC curves in 5 dB increments. (A sample follows.) By definition, wherever a data point exceeds the highest NC curve beneath it, the value of the next NC curve is taken as the measured NC value. All NC measurements, therefore, are a multiple of 5 dB.

Sample NC Graph:



The next step should be to determine what the NC value(s) in the residential space(s) actually is(are), to determine whether the complaint(s) from the residential space(s) is(are) legitimate or not. If found to be legitimate, meaning that the measured NC value(s) exceed NC-25, Cielo will be able to determine what corrective actions may be required to increase the transmission loss of the barrier separating them from the residential space(s) to a degree sufficient to achieve the NC-25 value.

In order to make the NC measurement(s), access will be required to the subject space(s), meaning cooperation by the occupant(s). Approximately one half hour would be required per space, and the resident(s) would have to be present.

IncNum	CreateDatetime	AltValue	Description	Dispo
2025-00461899	10/19/2025 1:31	38	Disturbance	No Report Taken
2025-00465771	10/21/2025 16:04	44	Suspicious Person	Report Taken
2025-00481745	10/31/2025 22:06	49	Noise Complaint	No Report Taken
2025-00481795	10/31/2025 22:51	88F	Follow-Up	No Report Taken
2025-00482896	11/01/2025 16:57	49	Noise Complaint	Report Taken
2025-00519900	11/26/2025 18:56	66	Check Property	No Report Taken
2025-00539883	12/10/2025 16:58	87O	Community Outreach	No Report Taken
2025-00567546	12/30/2025 22:02	66	Check Property	No Report Taken
2026-00000277	01/01/2026 3:26	38	Disturbance	Report Taken
2026-00052868	02/05/2026 22:21	49	Noise Complaint	Report Taken
2026-00055998	02/07/2026 23:54	49	Noise Complaint	NULL
2026-00900688	02/09/2026 11:09	42	Neighbor Trouble	NULL
2026-00901014	02/25/2026 11:58	42	Neighbor Trouble	Report Taken
2026-00086855	02/27/2026 15:58	88	Assist Police	No Report Taken
2026-00089089	02/28/2026 22:52	47	Disturbance Unwanted Person	No Report Taken
2026-00089322	03/01/2026 1:51	31	Assist EMS/Fire	No Report Taken
2026-00105932	03/11/2026 17:57	87O	Community Outreach	No Report Taken
2026-00121953	03/21/2026 1:40	97	Information	No Report Taken

BuildingName	TOC	Total_Officers	Problem	muni	Address	SelfInitiated
CIELO	93.699999	3	Disturbance	MA-406	118 STATE ST	0
CIELO	42.866666	3	Suspicious Person	MA-406	118 STATE ST	0
CIELO	1.266666	4	Noise Disturbance	MA-406	118 STATE ST	0
CIELO	17.133332	2	Follow Up	MA-406	118 STATE ST	0
CIELO	14.166666	1	Noise Disturbance	MA-406	118 STATE ST	0
CIELO	2.666666	1	Check Property	MA-406	118 STATE ST	1
CIELO	108.316666	1	Community Outreach	MA-406	118 STATE ST	1
CIELO	60.783333	3	Check Property	MA-406	118 STATE ST	0
CIELO	326.516665	4	Disturbance	MA-406	118 STATE ST	0
CIELO	66.099998	4	Noise Disturbance	MA-406	118 STATE ST	0
CIELO	32.016665	3	Noise Disturbance	MA-406	118 STATE ST	0
CIELO	NULL	NULL	NULL	MA-406	118 STATE ST	NULL
CIELO	NULL	NULL	NULL	MA-406	118 STATE ST	NULL
CIELO	124.633332	2	Meeting	MA-406	118 STATE ST	1
CIELO	22.966665	4	Unwanted Person	MA-406	118 STATE ST	0
CIELO	5.283332	2	AA-Assist Ambulance	MA-406	118 STATE ST	0
CIELO	419.55	2	Community Outreach	MA-406	118 STATE ST	1
CIELO	0	0	Information (Law)	MA-406	118 STATE ST	0

Case Report

Summary

Madison Police Department
Official Case Report

Do Not Re-Release

Print Date/Time: 05/26/2026 14:53
Login ID: pdbnw
Case Number: 2026-00052868

*MADISON POLICE DEPARTMENT
ORI Number: WI0130100

Case

Case Number: 2026-00052868
Location: 118 STATE ST
Madison, WI 53703
Reporting Officer ID: 6476 - RASMUSSEN

Incident Type: Noise Complaint
Occurred From: 02/05/2026 22:21
Occurred Thru: 02/05/2026 22:21
Disposition:
Disposition Date:
Reported Date: 02/05/2026 22:21 Thursday

Offenses

No.	Group/ORI	Crime Code	Statute	Description	Counts

Subjects

Type	No.	Name	Address	Phone	Race	Sex	DOB/Age
Contact	1	BRADLEY, GREGORY G	A PII CMBND MADISON, WI 53703	A PII CMBND	Black	Male	A PII 61
Contact	2	CHO, KIMBERLY	A PII CMBND Madison, WI 53703	A PII CMBND	Asian/Pacific Islander	Female	A PII 38

Arrests

Arrest No.	Name	Address	Date/Time	Type	Age

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.

Vehicles

No.	Role	Vehicle Type	Year	Make	Model	Color	License Plate	State

Routing:

- ☐ Animal Control
- ☐ Building Inspection
- ☐ Commitment
- ☐ DCHS
- ☐ Death Investigation
- ☐ Fire Investigation
- ☐ Non-Disclosure
- ☐ Outside LE Agency
- ☐ Other
- ☐ Traffic Engineering

PO RASMUSSEN/ORIG - NOISE COMPLAINT

MADISON POLICE DEPARTMENT

CASE# 2026-00052868

CASE REPORT

DETAIL			
REPORTED DATE/TIME 2/5/2026 22:21	OCCURRED INCIDENT TYPE Noise Complaint	LOCATION OF OCCURRENCE Cielo on State [118] 118 STATE ST Madison, City of
OCCURRED FROM DATE/TIME 02/05/2026 22:21	OCCURRED THRU DATE/TIME 02/05/2026 22:21	
REPORTING OFFICER KADEN RASMUSSEN		

NARRATIVE

SPECIAL ROUTING: SELF, CENTRAL CPT

INITIAL INFORMATION

On 02/05/2026 at approximately 10:21pm, I was operating as 4D13 out of the Central District. I was wearing full, military-style uniform and operating fully marked squad car C240, double with PO J. Femrite. I was dispatched to a noise complaint located at 118 State St. for the Cielo Bar which requested a phone call.

CONTACT WITH GREGORY G. BRADLEY

I then made phone contact with the caller, who was identified as **GREGORY G. BRADLEY** (m/b; DOB: A PII CMBND identified verbally confirmed via NCIC). I asked Bradley to walk me through what was occurring. Bradley explained that 118 State St., the Cielo Bar, was playing loud music. Bradley explained that he had made previous reports about this noise complaint and was hoping for a citation to be issued to the bar. I explained to Bradley that typically on the patrol level we do not issue citations to businesses with regard to sound as the Cielo Bar is a licensed establishment and it was 10:21pm on a Thursday night. Bradley then explained that the bar was at 86 decibels, and explained that the local ordinance stated that a bar could not surpass 80 decibels. I explained to Bradley that officers on the patrol level do not carry decibel readers so I would be unable to enforce the decibel noise of the bar. I then viewed the City of Madison website which stated that the building inspector was responsible for all noise-related ordinance issues in reference to businesses. I referred Bradley to the City building inspectors in order to pursue a long-term solution. Bradley explained he had already contacted the City building inspectors and they referred him to the police. I again advised Bradley that I would not be issuing a citation for the Cielo bar exceeding the decibel level due to my lack of equipment on the patrol level. I also spoke with **KIMBERLY CHO** (f/u; DOB: A PII CMBND identified verbally and confirmed via NCIC). Cho also expressed her displeasure with the noise, stating that the noise of the bar rattled the windows of the apartment. Cho also explained that the positioning of the equipment in the bar was less than ideal, as the Cielo Bar had put the equipment up against the wall A PII CMBND. I explained to Cho that there was nothing officers could do on the patrol level with regard to the Cielo's bar's equipment positioning.

No law enforcement action was able to be taken regarding the noise issue at the Cielo Bar. Cho and Bradley were both provided with Central CPT information and instructed that they would be routed this report as they would potentially be able to pursue more regarding the pertinent violation.

OBSERVATIONS OF NOISE

PO J. Femrite and I then drove by the Cielo Bar and did not hear any noise nor loud bass coming from the

MADISON POLICE DEPARTMENT

CASE# 2026-00052868

CASE REPORT

REPORTING OFFICER	REPORT DATE
KADEN RASMUSSEN	2/5/2026

NARRATIVE (continuation)

Cielo Bar from outside, on State St. It should be noted that I did hear music coming from the piano bar which was located across the street, and it should be noted that, in my training and experience, frequently loud bass could be heard coming from the Whiskey Jack's bar and saloon and the Red Rock bar. As no music was heard, no further action was taken regarding the Cielo Bar.

DISPOSITION

This report was routed to Central CPT and Cho and Bradley were provided with the case number for this report.
NFA

PO K. Rasmussen 6476

djr

Redaction Log

Total Number of Redactions in Document: 9

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	A PII CMBND	Certain personal information, including home addresses, phone numbers, passcodes, personal identification numbers (PINs), email addresses, dates of birth, driver's license numbers, financial account details, and Social Security numbers, have been redacted in accordance with the public interest balancing test. This test considers the balance between protecting individual privacy and the public's need for information. The public interest in preventing identity theft and the misuse of personal information is greater than the interest in disclosing this sensitive data. 1. Birthdates and Months: These are redacted to protect against identity theft, as the public interest in safeguarding this information outweighs the interest in its disclosure. 2. Driver's License and WI DOT ID Numbers: These are also redacted under the public interest balancing test, as both state and federal laws prioritize protecting such personal details. Statutes like Wis. Stat. § 801.19 and 18 U.S. Code § 2721 support the protection of this data. 3. Financial Account Information: Withholding financial details is consistent with both state and federal laws, including Wis. Stat. § 19.36(13) and 5 U.S. Code § 552a. These laws emphasize the public's interest in protecting financial information from misuse. 4. Social Security Numbers: Under the Privacy Act of 1974 (5 U.S.C. § 552a), Social Security numbers are protected from disclosure to prevent identity theft and misuse, as outlined in Wis. Stat. § 943.201(b). In all cases, the statutes and public policy dictate that protecting this personal information is in the best interest of the public.	6

Redaction Log

Page	Reason	Description	Occurrences
2	A PII CMBND	Certain personal information, including home addresses, phone numbers, passcodes, personal identification numbers (PINs), email addresses, dates of birth, driver's license numbers, financial account details, and Social Security numbers, have been redacted in accordance with the public interest balancing test. This test considers the balance between protecting individual privacy and the public's need for information. The public interest in preventing identity theft and the misuse of personal information is greater than the interest in disclosing this sensitive data. 1. Birthdates and Months: These are redacted to protect against identity theft, as the public interest in safeguarding this information outweighs the interest in its disclosure. 2. Driver’s License and WI DOT ID Numbers: These are also redacted under the public interest balancing test, as both state and federal laws prioritize protecting such personal details. Statutes like Wis. Stat. § 801.19 and 18 U.S. Code § 2721 support the protection of this data. 3. Financial Account Information: Withholding financial details is consistent with both state and federal laws, including Wis. Stat. § 19.36(13) and 5 U.S. Code § 552a. These laws emphasize the public’s interest in protecting financial information from misuse. 4. Social Security Numbers: Under the Privacy Act of 1974 (5 U.S.C. § 552a), Social Security numbers are protected from disclosure to prevent identity theft and misuse, as outlined in Wis. Stat. § 943.201(b). In all cases, the statutes and public policy dictate that protecting this personal information is in the best interest of the public.	3

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
A PII CMBND	Certain personal information, including home addresses, phone numbers, passcodes, personal identification numbers (PINs), email addresses, dates of birth, driver's license numbers, financial account details, and Social Security numbers, have been redacted in accordance with the public interest balancing test. This test considers the balance between protecting individual privacy and the public's need for information. The public interest in preventing identity theft and the misuse of personal information is greater than the interest in disclosing this sensitive data. 1. Birthdates and Months: These are redacted to protect against identity theft, as the public interest in safeguarding this information outweighs the interest in its disclosure. 2. Driver's License and WI DOT ID Numbers: These are also redacted under the public interest balancing test, as both state and federal laws prioritize protecting such personal details. Statutes like Wis. Stat. § 801.19 and 18 U.S. Code § 2721 support the protection of this data. 3. Financial Account Information: Withholding financial details is consistent with both state and federal laws, including Wis. Stat. § 19.36(13) and 5 U.S. Code § 552a. These laws emphasize the public's interest in protecting financial information from misuse. 4. Social Security Numbers: Under the Privacy Act of 1974 (5 U.S.C. § 552a), Social Security numbers are protected from disclosure to prevent identity theft and misuse, as outlined in Wis. Stat. § 943.201(b). In all cases, the statutes and public policy dictate that protecting this personal information is in the best interest of the public.	1(6) 2(3)

28.074 DOWNTOWN CORE DISTRICT.

(1) Statement of Purpose.

The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.

(2) Permitted and Conditional Uses.

See Table 28E-2 for a complete list of allowed uses within the downtown and urban districts.

(3) Dimensional Standards.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Core District	
Lot area (sq. ft.)	No minimum
Minimum front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Maximum front yard setback	Buildings facing State Street, King Street or Capitol Square: 5 See (a) below and Downtown Setback Map
Street side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Rear yard setback	0
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map

(Am. by ORD-19-00089, 12-12-19; Am. by ORD-21-00028, 3-30-21, Eff. 4-9-21; Am. by ORD-26-00001, 1-23-26)

(a) Specific front and/or side yard setbacks may be designated on the zoning map and may be designated as a specific location (build to line), a minimum, or a range.

(4) Review. Review for all buildings and structures shall be as follows:

(a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or

additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.

(b) All new buildings and additions to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

(c) All new buildings and additions to buildings with greater than six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

(d) For lots with frontage on State Street or the 100 block of King Street, all new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have greater than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

(e) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013). (Cr. by ORD-13-00189, 11-26-13)

(Am. by ORD-25-00051, 7-25-25)

(5) Alterations to Approved Designs.

For buildings approved pursuant to (b) or (c) above, the Director of the Department of Planning, Community and Economic Development may approve minor alterations or additions if they determine that such alterations or additions are consistent with Sec. 28.071(3), if applicable, the Downtown Urban Design Guidelines, and the previously approved design.

(6) Site Standards: New and Existing Development.

(a) Parking shall be located in parking structures. Surface parking lots are prohibited.

(b) All business activities shall be conducted within completely enclosed buildings except:

1. Off-street parking and off-street loading.
2. Outdoor display and outdoor storage.
3. Vending machines.
4. Outdoor eating, cooking, and service areas associated with food and beverage establishments. (Am. by ORD-13-00178, 10-23-13)
5. Bicycle-sharing facilities.
6. Auto service stations.
7. Agricultural activities.
8. Temporary outdoor events.
9. Solar energy systems and wind energy systems.
10. Walk-up service windows.
11. Yard sales.

12. Composting.
13. Keeping of chickens and keeping of honeybees.
14. Outdoor recreation.
15. Drive-through windows. (Am. by ORD-24-00033, 6-3-24)
16. Farmers market.

(Am. by ORD-24-00055, 8-16-24)

From: Zilavy, Jennifer
To: foreverfit101@yahoo.com; Ellen53704@gmail.com; kimberly.ej.cho@gmail.com
Cc: Hartman, Kipp; Hannah, Jennifer; Sosoka, Gregory; Schmidt, Adam; Verveer, Michael; Tucker, Matthew
Subject: Cielo Noise Complaints
Date: Sunday, March 1, 2026 12:37:19 PM

Good afternoon,

Lt. Hannah, Sgt. Sosoka, Officer Schmidt, and I met with Susan McKinney, Sean Ortega, and their attorney John Pinzl ("Cielo"), at Cielo on Friday, February 27, 2026, to talk about the noise issues that have been created by the music at Cielo on primarily Friday and Saturday nights. We got a tour of the facility to see the setup and talked at length about how the issue could potentially be addressed. Cielo was responsive to the concerns raised and will be actively exploring potential remedies. They were already looking at things the DJ could do to lower the volume and make some adjustments on the bass. Cielo is also going to engage the services of a sound engineer. There will likely not be an immediate fix to the issue, although there may be some relief through the immediate measures the DJ will be taking, as it will take some time to get the report from the sound engineer and evaluate recommendations and potential solutions.

During problem solving this situation, it would be helpful if you would allow City representatives (most likely me and MPD) into your home during the times you are experiencing the most severe noise issues. That is helpful to us in determining whether enforcement action would be appropriate at some point, and helpful in determining where precisely the issue is coming from. When there is noise disturbance from music, it is not always as simple as it seems in terms of how it is traveling and what would be helpful to reduce the effects related to how the music travels.

Cielo was approved by the City for this business and they are not operating outside of the business plan they represented to the City at the time of application. They participated in neighborhood meetings and completed all the necessary steps for obtaining their license. I think it is important to recognize that Cielo's operation is as they represented and not a situation where they represented to the ALRC and Common Council that they were going to operate one way and then once they received their license, pivoted operations.

Cielo wants a harmonious relationship with their neighbors and is working to resolve the noise issues. As I said, it will take some time to find a solution or solutions and there may be some trial and error to get to the resolution that is satisfactory to all parties. I ask for your patience as this moves forward.

Please let me know whether you are open to having me and/or MPD into your home to hear and experience what you are hearing and experiencing from the Cielo music. Thank you for your anticipated patience and cooperation.

Jennifer

Jennifer Zilavy
Assistant City Attorney
City of Madison
210 Martin Luther King Jr. Blvd., Room 401
Madison, WI 53703
[redacted]
jzilavy@cityofmadison.com

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City of Madison

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

Master

File Number: 93363

File ID:	93363	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/27/2026
File Name:				**Final Action:**	

Title: Municipal Approval of Full Service Retail Alcohol Sales
Timber Hill Winery • dba Cervato
202 N First St, Space #470
Police Sector 501 (District 12)

Notes:

Sponsors:		**Effective Date:**	
Attachments:	LICPFR-2026-00001 Producer Full-Service Retail Sales App.pdf, AB-105 Corrected Timber Hill WInery.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/17/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Klemons, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

The conditions are:
1. Answer no in AB-105 Part G 1.
2. Indicate yes in AB-105 Part G 2 to indicate that operations may not begin until all city approvals are complete.

One registration in support.

Notes: The conditions are:
1. Answer no in AB-105 Part G 1.
2. Indicate yes in AB-105 Part G 2 to indicate that operations may not begin until all city approvals are complete.

Text of Legislative File 93363

Title

Municipal Approval of Full Service Retail Alcohol Sales
Timber Hill Winery • dba Cervato
202 N First St, Space #470
Police Sector 501 (District 12)

LIC APP-2026-00001 12 501

619

Form
AB-105

Producer Full-Service Retail Sales Application

Date
05/11/2026

Part A: Producer Information

1. Business Legal Name (individual name if sole proprietor) Timber Hill Winery		
2. Business Name or DBA Cervato	3. Agent Name Amanda Stefl	
4. FEIN 47-3886901	5. Wisconsin Seller's Permit Number 456-1028611396-02	
6. Wisconsin Producer Permit Number 311346	7. Producer Type ☐ Brewery ☑ Winery ☐ Liquor Manufacturer/Rectifier	
8. Contact Person's First Name Amanda	9. Last Name Stefl	10. M.I.
11. Contact Person's Phone (515) 238-8400	12. Contact Person's Email info@timberhillwinery.com	

Part B: Production Quantity

Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
☐ Less than 250 barrels	☐ Less than 1,500 liters	☐ Less than 1,000 gallons
☐ 250 - 2,499 barrels	☐ 1,500 - 4,999 liters	☐ 1,000 - 4,999 gallons
☐ 2,500 - 7,499 barrels	☐ 5,000 - 34,999 liters	☑ 5,000 - 24,999 gallons
☐ 7,500 or more barrels	☐ 35,000 or more liters	☐ 25,000 or more gallons
Calendar year:	Calendar year:	Calendar year: 2025
Quantity:	Quantity:	Quantity: 13708

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises

1. Start Date	2. Production Premises Address		
3. City		4. State	5. Zip Code
6. County	7. Governing Municipality ☐ City ☐ Town ☐ Village of:		

Part D: Request for Fixed Full-Service Retail Outlet

1. Are you transferring one fixed full-service retail outlet to a new location? ☐ Yes ☑ No
If yes, complete boxes 2 through 9.

2. Current Outlet Name Timber Hill Winery			
3. Current Outlet Premises Address 8220 N John Paul Rd			
4. City Milton		5. State WI	6. Zip Code 53563
7. County Rock	8. Governing Municipality ☐ City ☑ Town ☐ Village of: Milton		9. Premises Phone Number (608) 580-0305

Continued →

620

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)

New Fixed Retail Outlet Information (complete boxes 10 through 23)

10. Start Date	11. New Outlet Name
06/30/2025	Cervato

12. New Outlet Premises Address: 202 N First Street, #470

13. City	14. State	15. Zip Code
Madison	WI	53704

16. County	17. Governing Municipality	18. Premises Phone Number
Dane	☑ City ☐ Town ☐ Village of: Madison	

19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Located in the Madison Market in vendor stall number 470. All alcohol beverages will be stored and served within the specific stall. The stall will consist of a small kitchen/storage area, a bar, and a seating area. There will b a 7' metal gate closing the stall off from the rest of the building. All records will be kept within the stall.

20. Will you operate a restaurant on the premises? ☑ Yes ☐ No

21. What alcohol beverages will be offered for sale? (check all that apply) ☐ Beer ☑ Wine ☐ Intoxicating Liquor (other than wine)

22. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☑ Wine ☐ Intoxicating Liquor (other than wine)

23. How will customers be served? (check all that apply) ☑ Samples ☑ On-premises consumption ☑ Off-premises consumption

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

1. Name of Event (if applicable)

2. Dates of Operation (attach a schedule, if necessary)	3. Hours of Operation

4. Premises Address

5. City	6. State	7. Zip Code

8. County	9. Governing Municipality
	☒ City ☐ Town ☐ Village of:

10. Organizer of Event (if not the named applicant)	11. Email and/or Phone Number for Organizer of Event

12. Organizer Website	13. Event Website

14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

15. On-Site Contact (Last Name, First Name)	16. On-Site Contact Phone	17. On-Site Contact Email

18. Will you operate a restaurant on the premises? ☐ Yes ☒ No

19. What alcohol beverages will be offered for sale? (check all that apply) ☐ Beer ☒ Wine ☐ Intoxicating Liquor (other than wine)

20. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☒ Wine ☐ Intoxicating Liquor (other than wine)

21. How will customers be served? (check all that apply) ☐ Samples ☒ On-premises consumption ☒ Off-premises consumption

Continued →

621

Part F: Attestation

Who must sign this application?

• sole proprietor • general partner of a partnership • corporate officer • member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Amanda Stefl	05/11/2026

Last Name	First Name	M.I.
Stefl	Amanda	

Title	Email	Phone
Manager	info@timberhillwinery.com	(515) 238-8400

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale? ☑ Yes ☐ No

2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? ☐ Yes ☐ No

3. Describe municipal restrictions indicated in questions 1 or 2 above.

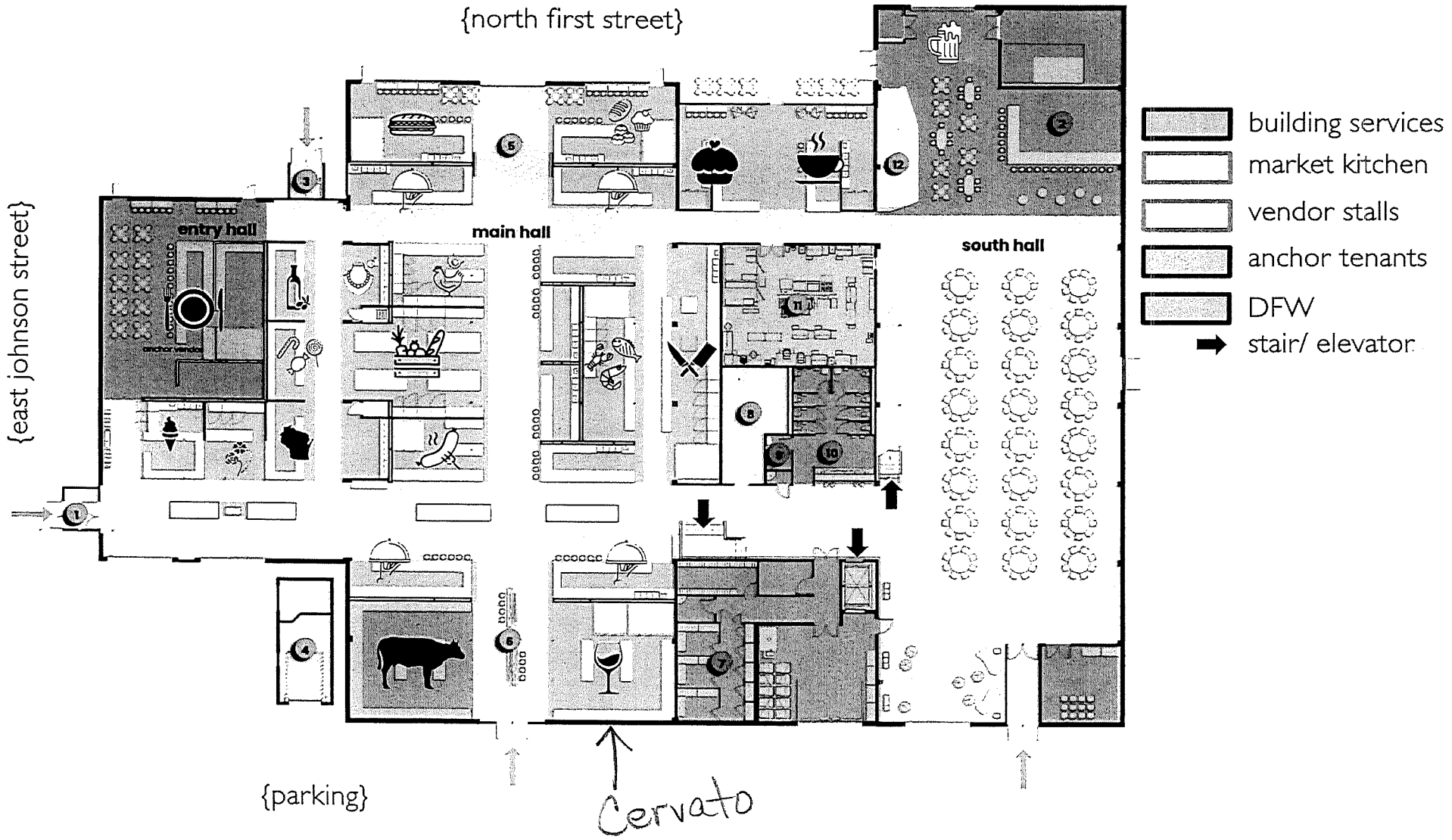
4. Last Name of Municipal Official	5. First Name	6. M.I.

7. Signature of Municipal Official	8. Date

9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body

Madison Market

level one plan: programming plan



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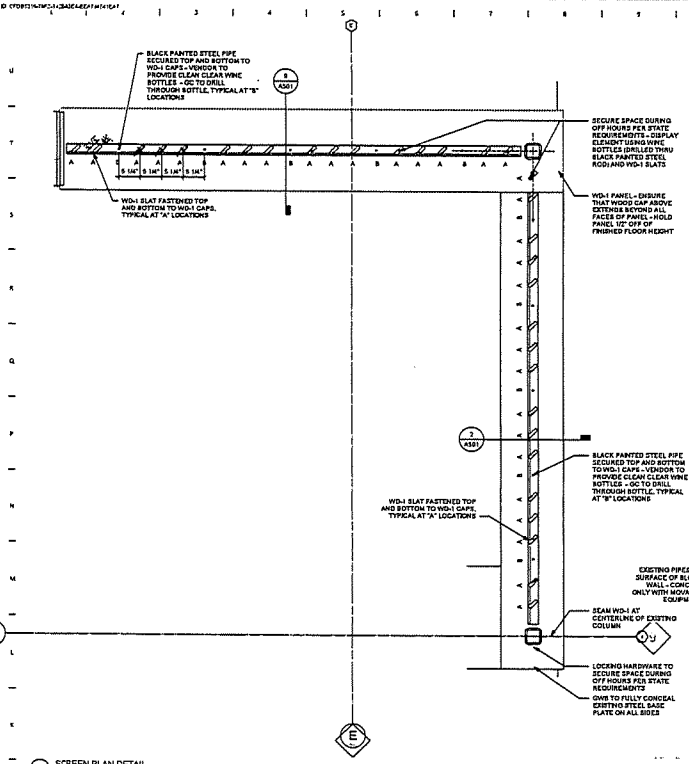
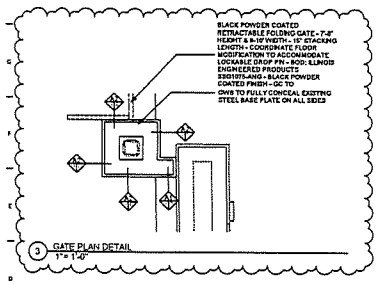
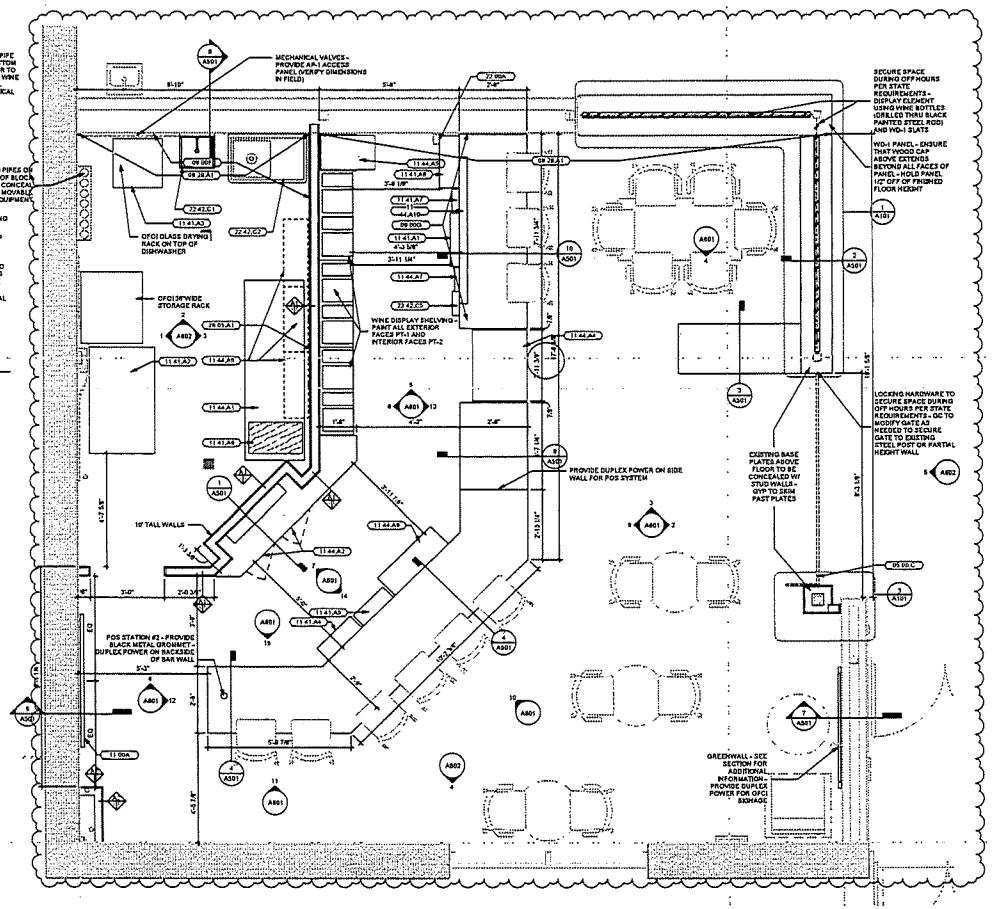


1 SCREEN PLAN DETAIL
1" = 1'-0"



3 GATE PLAN DETAIL
1" = 1'-0"



2 SPACE 470 CERVATO - ENLARGED FLOOR PLAN
1/2" = 1'-0"

PLUMBING COUNT:

NEW PRODUCE SINK (+ HUB DRAIN)	2
NEW HAND WASHING SINKS	2
VENTLESS DISHWASHER	1
DUMP SINK	1
TAP DRAIN BOARD	1
GLASSWASHER	1
TOTAL:	8

GENERAL NOTES | FLOOR PLAN 3

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE. - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.
6. EXPOSED DRYWALL IN VENDOR SPACE NOT CONCEALED BY TILE OR STAINLESS STEEL FINISH TO RECEIVE LEVEL 1 FINISH AND PT-1 (U.N.O.).

KEYNOTE LEGEND

05 90.C	BLACK POWDER COATED RETRACTABLE FOLDING GATE - 7'-6" HEIGHT & 8'-10" WIDTH - 15" STACKING LENGTH - COORDINATE FLOOR MODIFICATION TO ACCOMMODATE LOCKABLE DROP PIN - BOD: ILLINOIS ENGINEERED PRODUCTS 5301075-ANG - BLACK POWDER COATED FINISH - GC TO
09 00F	PROVIDE PAINT-1 PAINT, WHERE INDICATED, ADJACENT TO TILE LOCATIONS FROM THE FLOOR TO A 4" HEIGHT - EXTEND 1" BEYOND SINK, OR TO EXTENT SHOWN ON DRAWING
09 00G	PROVIDE WATERPROOF MEMBRANE WHERE INDICATED, ADJACENT TO SINK LOCATIONS FROM TP-2 FLOOR TO 6" HEIGHT BEFORE INSTALLATION OF TILE OR STAINLESS FINISHES - EXTEND 1" BEYOND SINK, OR TO EXTENT SHOWN ON DRAWING
09 29.A1	MUD, TAPE, AND FINISH EXISTING DRYWALL PRIOR TO APPLYING FINISHES
11 08A	OFCI TV MONITOR - PROVIDE POWER AND MOUNTING AP-4 SUITABLE FOR CMU INSTALLATION
11 41.A1	OFCI UNDERBAR ICE BIN - BOD: CORNELIUS 2123 IT UNDERBAR ICE WELL BIN CHECK W/ 8 CIRCUIT COLD PLATE
11 41.A2	OFCI REFRIGERATOR - AVANTCO GDM-49-HC 57" BLACK CUSTOMIZABLE TWO DOOR WINE MERCHANDISER WITH BLACK CUSTOMIZABLE INTERIOR - 115V, 1/2 HP, 6 AMPS
11 41.A3	OFCI EMA L-1XXL-1X16 VENTLESS DISHWASHER - 115VOLT
11 41.A4	OFCI GLASS STORAGE UNIT - REGENCY STAINLESS STEEL FLAT TOP GLASS RACK STORAGE UNIT - 23" X 24"
11 41.A5	OFCI COOLER - FRIGIDAIRE GALLERY 63 BOTTLE DUAL ZONE BEVERAGE FRIDGE - 115V
11 41.A6	OFCI COUNTERTOP TURBO CHEF OVEN - TBD SPD: TURBOCHEF CEW-9000-I CEW-I ELECTRIC VENTLESS STAINLESS STEEL RAPID COOK OVEN WITH TOUCHSCREEN CONTROLS - 208/240V, 1 PH 45E
11 41.A7	REGENCY 12" PW-PERFORATED STAINLESS STEEL LIQUOR DISPLAY RACK - 23" DEEP
11 41.A8	OFCI ADS SUPER G GLASSWASHER MODEL ASG - 29" X 29.25" X 39.5" - 115V, SINGLE PHASE, 60 HZ, 12 HP, REQUIRED 15 AMP FUSE AND CIRCUIT BREAKER
11 44.A1	OFCI KEG REFRIGERATOR - WITH REMOTE TAPHOLES - AVANTCO UBR-HCHC 60" BLACK COUNTER HEIGHT GLASS DOOR BACK BAR REFRIGERATOR WITH LED LIGHTING - 115V, 1/4 HP
11 44.A2	OFCI UNDERCOUNTER WINE REFRIGERATOR - SUMMIT ADDW2412PHR 24 INCH BUILT-IN WINE COOLER WITH 33 BOTTLE CAPACITY, 4 STEEL SHELVES, SABBATH MODE, DOOR LOCK, LED LIGHTING, DIGITAL THERMOSTAT, ETL-S LISTED, ANSI ADA COMPLIANT, PANEL READY, 115V, 15 AMP
11 44.A4	OFCI DELI CASE - AVANTCO RCH-3-HC 35.5" SQUARE 3 GLASS WHITE REFRIGERATED BAKERY DISPLAY CASE - 115V, 10HP, 7 AMPS, 60HZ, 1 PHASE
11 44.A5	OFCI SLUSHY MACHINE - BUNN 38000.0002 ULTRA-X WHITE AND STAINLESS STEEL DOUBLE 3 GALLON SLUSHY MACHINE WITH FLAT LIDS - 120V
11 44.A8	OFCI STAINLESS STEEL MODULAR WALL STORAGE - BOD: TRITON PRODUCTS 337-31 3M" X 31 1/2" SOLID 3-SHELF MODULAR WALL MOUNT STORAGE KIT
11 44.A7	OFCI - TBD BOD: EAGLE GROUP WES-1-2-22-C-GC 2-BOWL 1-BOWL UNDERBAR WET WASTE SINK WITH DECK MOUNT GOOSENECK FAUCET - 12" X 19"
11 44.A8	OFCI BOTTLE COOLER - TRUE TD-36-1-SHC 36 5/8" BLACK HORIZONTAL BOTTLE COOLER - 115V, 1/10 HP, 60 HZ, 1.4 AMP
11 44.A10	CFCI KEDWORKS DRAFTY3HDM-72 MISTY BRASS DOUBLE HDI DRINK RAIL - PROVIDE TWO MATCHING END CAPS FROM KEYWORDS - CENTER ON COUNTERTOP LENGTH
22 00A	CAP EXISTING PLUMBING PIPE FOR FLUSH FINISH AT DRYWALL
22 42.C1	NEW WALL-MOUNTED HAND WASHING SINK
22 42.C2	NEW PRODUCE SINK WITH RIGHT DRAINBOARD
22 42.C5	OFCI - UNDERBAR HAND SINK TBD BOD: EAGLE GROUP HAS-1-10 UNDERBAR HAND SINK W/ 8"L X 14"W X 10"D BOWL, STANDARD FAUCET
26 05.A1	DUPLEX POWER RECEPTACLE ABOVE EQUIPMENT/COUNTER HEIGHT - SEE ELECTRICAL

OPN ARCHITECTS
301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0100
www.opnarchitects.com

MADISON PUBLIC MARKET
202 NORTH FIRST STREET
MADISON, WI 53704

MP#4 - SPACE 470 CERVATO
202 NORTH FIRST STREET
MADISON, WI 53704

DANIELS CONSTRUCTION
910 APPLEGATE RD.
MADISON, WI 53713
P: 608-271-4800

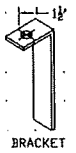
23050000

CONSTRUCTION DRAWINGS — 03/09/2026

FLOOR PLAN

A101

Powder Coat: Black



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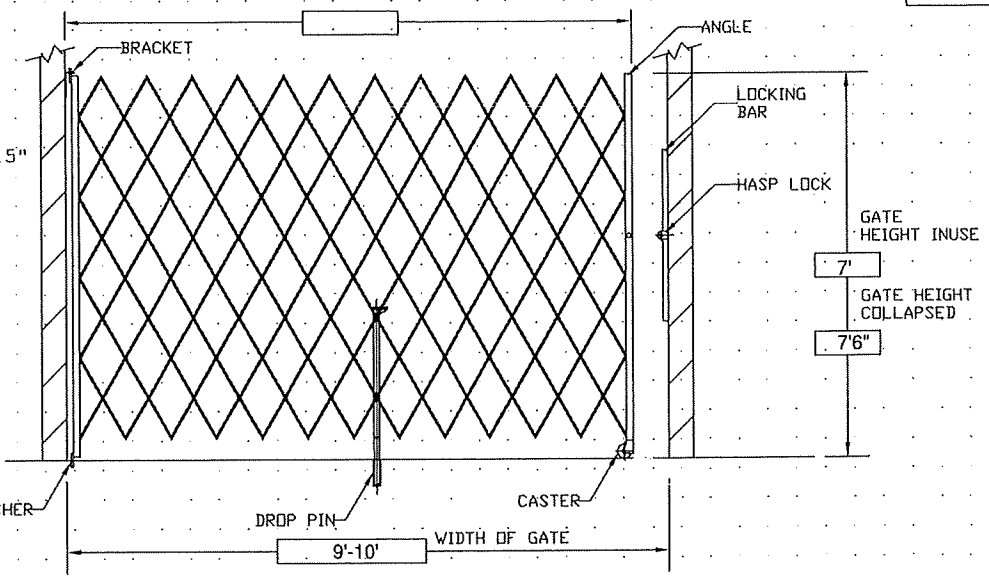


QUOTE NO.
BY:
DATE:

PLEASE SIGN:

FINISH:	PADLOCK:	HEAVY DUTY:

DEALER:	SITE:
CONTACT:	CONTACT:
PHONE:	PHONE:

Form **AB-105**

Producer Full-Service Retail Sales Application

Date: 05/11/2026

Part A: Producer Information

1. Business Legal Name (individual name if sole proprietor): Timber Hill Winery		
2. Business Name or DBA: Cervato	3. Agent Name: Amanda Stefl	
4. FEIN: 47-3886901	5. Wisconsin Seller's Permit Number: 456-1028611396-02	
6. Wisconsin Producer Permit Number: 311346	7. Producer Type: ☐ Brewery ☑ Winery ☐ Liquor Manufacturer/Rectifier	
8. Contact Person's First Name: Amanda	9. Last Name: Stefl	10. M.I.
11. Contact Person's Phone: (515) 238-8400	12. Contact Person's Email: info@timberhillwinery.com	

Part B: Production Quantity

Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
☐ Less than 250 barrels	☐ Less than 1,500 liters	☐ Less than 1,000 gallons
☐ 250 - 2,499 barrels	☐ 1,500 - 4,999 liters	☐ 1,000 - 4,999 gallons
☐ 2,500 - 7,499 barrels	☐ 5,000 - 34,999 liters	☑ 5,000 - 24,999 gallons
☐ 7,500 or more barrels	☐ 35,000 or more liters	☐ 25,000 or more gallons
Calendar year:	Calendar year:	Calendar year: 2025
Quantity:	Quantity:	Quantity: 13708

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises

1. Start Date	2. Production Premises Address		
3. City		4. State	5. Zip Code
6. County	7. Governing Municipality ☐ City ☐ Town ☐ Village of:		

Part D: Request for Fixed Full-Service Retail Outlet

1. Are you transferring one fixed full-service retail outlet to a new location? ☐ Yes ☑ No
If yes, complete boxes 2 through 9.

2. Current Outlet Name: Timber Hill Winery			
3. Current Outlet Premises Address: 8220 N John Paul Rd			
4. City: Milton		5. State: WI	6. Zip Code: 53563
7. County: Rock	8. Governing Municipality ☐ City ☑ Town ☐ Village of: Milton		9. Premises Phone Number: (608) 580-0305

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)

New Fixed Retail Outlet Information (complete boxes 10 through 23)

10. Start Date	11. New Outlet Name
06/30/2025	Cervato

12. New Outlet Premises Address: 202 N First Street, #470

13. City	14. State	15. Zip Code
Madison	WI	53704

16. County	17. Governing Municipality	18. Premises Phone Number
Dane	☑ City ☐ Town ☐ Village of: Madison	

19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Located in the Madison Market in vendor stall number 470. All alcohol beverages will be stored and served within the specific stall. The stall will consist of a small kitchen/storage area, a bar, and a seating area. There will b a 7' metal gate closing the stall off from the rest of the building. All records will be kept within the stall.

20. Will you operate a restaurant on the premises? ☑ Yes ☐ No

21. What alcohol beverages will be offered for sale? (check all that apply) ☑ Beer ☑ Wine ☑ Intoxicating Liquor (other than wine)

22. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☑ Wine ☐ Intoxicating Liquor (other than wine)

23. How will customers be served? (check all that apply) ☑ Samples ☑ On-premises consumption ☑ Off-premises consumption

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

1. Name of Event (if applicable)

2. Dates of Operation (attach a schedule, if necessary)	3. Hours of Operation

4. Premises Address

5. City	6. State	7. Zip Code

8. County	9. Governing Municipality
	☐ City ☐ Town ☐ Village of:

10. Organizer of Event (if not the named applicant)	11. Email and/or Phone Number for Organizer of Event

12. Organizer Website	13. Event Website

14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

15. On-Site Contact (Last Name, First Name)	16. On-Site Contact Phone	17. On-Site Contact Email

18. Will you operate a restaurant on the premises? ☐ Yes ☐ No

19. What alcohol beverages will be offered for sale? (check all that apply) ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

20. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

21. How will customers be served? (check all that apply) ☐ Samples ☐ On-premises consumption ☐ Off-premises consumption

Part F: Attestation

Who must sign this application?

• sole proprietor • general partner of a partnership • corporate officer • member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Amanda Stefl	05/11/2026

Last Name	First Name	M.I.
Stefl	Amanda	

Title	Email	Phone
Manager	info@timberhillwinery.com	(515) 238-8400

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale?	☑ Yes	☐ No
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet?	☐ Yes	☐ No

3. Describe municipal restrictions indicated in questions 1 or 2 above.

4. Last Name of Municipal Official	5. First Name	6. M.I.

7. Signature of Municipal Official	8. Date

9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body

City of Madison

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

Master

File Number: 93364

File ID: 93364 **File Type:** License **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

File Created Date : 05/27/2026

File Name: **Final Action:**

Title: Municipal Approval of Full Service Retail Alcohol Sales
Giant Jones Brewing LLC • dba Giant Jones Brewing
Event Location: 200 Block of S. Brearly St.
Event Date: July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm
Police District: 408 (District 6)
Event: Fete de Marquette

Notes:

Sponsors: **Effective Date:**

Attachments: LICPFR-2026-00002 App.pdf **Enactment Number:**

Author: **Hearing Date:**

Entered by: jverbick@cityofmadison.com **Published Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/17/2026	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Harrington, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

The restrictions are:
1. The establishment shall properly mark the boundaries of the premises of the 200 block of S. Brearly St. and post signage instructing patrons not to carry beverages beyond the premises.
2. No intoxicating liquor sales.
3. Sales limited to July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm.

One registration in support.

Notes: The restrictions are:
1. The establishment shall properly mark the boundaries of the premises of the 200 block of S. Brearly St. and post signage instructing patrons not to carry beverages beyond the premises.
2. No intoxicating liquor sales.
3. Sales limited to July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm.

Text of Legislative File 93364

Title
Municipal Approval of Full Service Retail Alcohol Sales
Giant Jones Brewing LLC • dba Giant Jones Brewing
Event Location: 200 Block of S. Brearly St.
Event Date: July 10 4pm - 10pm, July 11 Noon - 10pm, and July 12 Noon - 8pm
Police District: 408 (District 6)
Event: Fete de Marquette

Save Print Clear

Form **AB-105**

Producer Full-Service Retail Sales Application

Date

Part A: Producer Information

1. Business Legal Name (individual name if sole proprietor): Giant Jones Brewing LLC

2. Business Name or DBA	3. Agent Name
Giant Jones Brewing	Erika Jones

4. FEIN	5. Wisconsin Seller's Permit Number
81-5281859	456-1030051053-02

6. Wisconsin Producer Permit Number	7. Producer Type
BR-WI-21136	☑ Brewery ☐ Winery ☐ Liquor Manufacturer/Rectifier

8. Contact Person's First Name	9. Last Name	10. M.I.
Erika	Jones	SH

11. Contact Person's Phone	12. Contact Person's Email
608-658-7763	erika@giantjones.com

Part B: Production Quantity

Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
☐ Less than 250 barrels	☐ Less than 1,500 liters	☐ Less than 1,000 gallons
☑ 250 - 2,499 barrels	☐ 1,500 - 4,999 liters	☐ 1,000 - 4,999 gallons
☐ 2,500 - 7,499 barrels	☐ 5,000 - 34,999 liters	☐ 5,000 - 24,999 gallons
☐ 7,500 or more barrels	☐ 35,000 or more liters	☐ 25,000 or more gallons
Calendar year: 2025	Calendar year:	Calendar year:
Quantity: 265.5	Quantity:	Quantity:

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises

1. Start Date	2. Production Premises Address		
3. City		4. State	5. Zip Code
6. County		7. Governing Municipality ☐ City ☐ Town ☐ Village of:	

Part D: Request for Fixed Full-Service Retail Outlet

1. Are you transferring one fixed full-service retail outlet to a new location? . . . . . ☐ Yes ☐ No
If yes, complete boxes 2 through 9.

2. Current Outlet Name

3. Current Outlet Premises Address

4. City	5. State	6. Zip Code
7. County	8. Governing Municipality ☐ City ☐ Town ☐ Village of:	9. Premises Phone Number

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)

New Fixed Retail Outlet Information (complete boxes 10 through 23)

10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City		14. State	15. Zip Code
16. County	17. Governing Municipality ☐ City ☐ Town ☐ Village of:		18. Premises Phone Number

19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

20. Will you operate a restaurant on the premises? . . . . . ☐ Yes ☐ No

21. What alcohol beverages will be offered for sale? (check all that apply) . . . . . ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

22. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

23. How will customers be served? (check all that apply) . . . ☐ Samples ☐ On-premises consumption ☐ Off-premises consumption

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

1. Name of Event (if applicable)
La Fete de Marquette

2. Dates of Operation (attach a schedule, if necessary)	3. Hours of Operation
7/10/26, 7/11/26, 7/12/26	4-10 PM, 12-10 PM, 12-8 PM

4. Premises Address
200 Block of South Brearly St.

5. City	6. State	7. Zip Code
Madison	WI	53703

8. County	9. Governing Municipality ☑ City ☐ Town ☐ Village
Dane	of: Madison

10. Organizer of Event (if not the named applicant)	11. Email and/or Phone Number for Organizer of Event
Wil-Mar Neighborhood Center	garyk@wil-mar.org / 608-235-2925
12. Organizer Website	13. Event Website
wil-mar.org	wil-mar.org/fetedemarquetteabout

14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

The 200 block of South Brearly St. is closed during the La Fete de Marquette neighborhood festival. Beer from Giant Jones Brewing, located inside Main Street Industries at the 200 block of S Brearly St, will be sold and consumed at this location during the above operating hours during the festival. See attached diagram.

15. On-Site Contact (Last Name, First Name)	16. On-Site Contact Phone	17. On-Site Contact Email
Jones, Erika	608-658-7763	erika@giantjones.com

18. Will you operate a restaurant on the premises? . . . . . ☐ Yes ☑ No

19. What alcohol beverages will be offered for sale? (check all that apply) . . . . . ☑ Beer ☑ Wine ☑ Intoxicating Liquor (other than wine)

20. What alcohol beverages does the permittee produce? (check all that apply) ☑ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

21. How will customers be served? (check all that apply) . . . ☑ Samples ☑ On-premises consumption ☑ Off-premises consumption

Part F: Attestation

Who must sign this application?

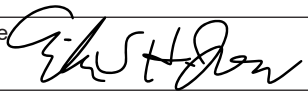
• sole proprietor • general partner of a partnership • corporate officer • member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	5.18.26

Last Name	First Name	M.I.
Jones	Erika	SH

Title	Email	Phone
CEO/Co-Owner	erika@giantjones.com	608-658-7763

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale? . . . . . ☐ Yes ☐ No

2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? . . . . . ☐ Yes ☐ No

3. Describe municipal restrictions indicated in questions 1 or 2 above.

4. Last Name of Municipal Official	5. First Name	6. M.I.

7. Signature of Municipal Official	8. Date

9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body

Form AB-105 Instructions

Producer Full-Service Retail Sales Application

Who may apply for full-service retail sales?

Producer permittees may apply for full-service retail sales on or off the production premises. Producer permittees include brewers, rectifiers, manufacturers, and wineries.

Who qualifies for full-service retail sales?

- A brewery that manufactures a minimum of 250 barrels of fermented malt beverages.
- A manufacturer/rectifier that produces a minimum of 1,500 liters of intoxicating liquor.
- A winery that produces a minimum of 1,000 gallons of wine.

What are full-service retail sales?

Permittees that are granted full-service retail sales privileges may:

- Sell fermented malt beverages and intoxicating liquor at retail for on- or off-premises consumption at their production premises and at one or more off-site full-service retail outlets.
- Provide taste samples of fermented malt beverages and intoxicating liquor.

What are full-service retail outlets?

Full-service retail outlets are authorized locations for full-service retail sales at places other than the permittee's production premises.

What is the difference between a fixed and unlimited transfer full-service retail outlet?

Fixed full-service retail outlets may be transferred from one location to another once per year. Unlimited transfer full-service retail outlets may be transferred an unlimited number of times in a year. Only one of a producer's full-service retail outlets may be transferred without limitation on frequency.

How many full-service retail outlets may I have?

The number of full-service retail outlets a producer qualifies for is determined by alcohol beverage production volume. Producers may have a maximum of three full-service outlets, regardless of the number or type of producer permits they hold.

Who approves full-service retail sales?

Full-service retail sales on the production premises need only be approved by the Division of Alcohol Beverages. Municipalities do not issue licenses for full-service retail sales outlets; however, municipalities must approve of the outlets. The applicant must forward the municipal approval to the Division of Alcohol Beverages for final granting of the authority for sales to commence on the premises.

Can a municipality limit authorized sales at a full-service retail outlet?

Yes, a municipality can limit authorized sales at a full-service retail outlet. Municipalities may limit the scope of alcohol beverages offered for sale by the permittee. Municipal approval of a full-service retail outlet must be based on the same standards and criteria, established by ordinance, for the evaluation and approval of retail licenses. A municipality may not impose any requirement or restriction in connection with the approval that the municipality does not impose on retail licensees.

How do I fill out Form AB-105 and begin the application process?

Authorizations requested on Form AB-105 must be applied for only one premises in one municipality at a time. To request multiple authorizations, submit a separate Form AB-105 for each location/premises.

Parts A, B, and F: Applicants must complete Parts A, B, and F.

Parts C, D, and E: Complete only one Part. Form AB-105 must be used to request only one authorization at a time.

Example: A producer applicant requesting full-service retail sales authorization on the production premises should complete Parts A, B, C, and F.

Example: A producer applicant requesting a fixed full-service retail outlet should complete Parts A, B, D, and F.

Example: A producer applicant requesting an unlimited transfer full-service retail outlet should complete Parts A, B, E, and F.

Producer applicants requesting authorization in Part E must complete one Form AB-105 for each premises. Applicants may use the same Form AB-105 to request authorization for multiple dates and times occurring on the same premises.

Municipal approval is required for authorizations requested in Parts D and E. If a producer is applying for authorization in either of these sections, the completed application must first be submitted to the governing municipality.

After the municipality has granted approval by completing Part G, the applicant should submit AB-105 to the Division of Alcohol Beverages for final approval. If the applicant is only requesting authorization in Part C, the application does not require municipal approval and may be submitted directly to the Division of Alcohol Beverages.

Specific Instructions:

Part A: Producer Information

- Box 1: Enter the legal business name.
- Box 2: Enter the trade name or "doing business as" name, if different than the name in box 1.
- Box 3: Enter the name of the approved agent appointed for your producer permit.
- Box 4: Enter Federal Employer Identification Number (FEIN).
- Box 5: Enter Wisconsin seller's permit number.
- Box 6: Enter the 15-digit Wisconsin Tax Account Number of the permit that these authorizations should be associated with.
- Box 7: Check the corresponding producer permit type.
- Box 8-10: Enter contact person's name.
- Box 11: Enter contact person's phone number.
- Box 12: Enter contact person's email address.

Part B: Production Quantity

- Check the highest cumulative total of alcohol beverages produced in any one of the three preceding calendar years for each specific permit type held.
  - Do not include alcohol beverages produced under a contract production agreement.
- Enter the calendar year in which the highest cumulative total of alcohol beverages produced was met.
- Enter the exact quantity of alcohol beverages produced.
- If an applicant holds more than one type of permit or multiple permits of the same type, the aggregate number of full-service retail outlets that may be established is the maximum number authorized under their permit type, but not exceeding three full-service retail outlets.
  - Under these circumstances, each authorized full-service retail outlet shall serve as the full-service retail outlet associated with each applicable permit, regardless of whether permittee would otherwise be entitled to fewer full-service retail outlets when calculated under their other permit(s).

Part C: Request for Full-Service Retail Sales at the Production Premises

- Authorization under this portion does not require municipal approval. If the applicant is not seeking other retail authorizations on this form, it can be submitted directly to the Division of Alcohol Beverages.
- Box 1: Enter the date that you would like to begin full-service retail sales.
- Box 2-5: List the premises address for the permit identified in Part A, boxes 5 and 6.
- Box 6: Name the county where the production premises is located.
- Box 7: Name the governing municipality where the production premises is located.

Part D: Request for Fixed Full-Service Retail Outlet

- Authorization under this section must be approved by the municipality in which the retail outlet is located prior to submitting to the Division of Alcohol Beverages for final approval.
- Box 1: Check yes if you are applying to transfer a fixed full-service outlet from one location to another. Fixed Full-Service Retail Outlets may be transferred from place-to-place once per year with approval of the municipality that governs the new location.
- Boxes 2-9: Complete these boxes if you checked yes in box 1 to describe the current premises you are applying to transfer.

- Box 10: Enter the date that you would like to open the full-service retail outlet for business.
- Boxes 11-18: Complete these boxes to describe the location of your new premises.
- Box 19: Describe the premises in detail. Include outdoor spaces if the municipality allows it. Attach a floor plan if possible.

Example: The premises is located at 1234 Main St., Realtown, WI 12345 and includes only the first-floor bar room, dining room, kitchen, north storage room, and south office of the 5,000-square-foot building.

- Box 20: Producers may operate a restaurant on the premises of a full-service retail outlet with municipal and division approval.
- Box 21: Check all types of alcohol beverages that will be offered for sale at the full-service retail outlet, including beverages made by the producer or producer group.
- Box 22: Check all the alcohol beverages that are made by the producer under all their permits.
- Box 23: Check all types of service that apply to this full-service retail outlet.
  - Samples mean 3 oz. of beer, 3 oz. of wine, or 0.5 oz. of liquor provided free of charge to an individual.
  - On-premises consumption means alcohol beverages served by the glass to be consumed by the customer at the premises identified in Box 18.
  - Off-premises consumption means alcohol beverages sold in original, unopened containers for customers to consume away from the premises identified in Box 18.

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

- Authorizations under Part E must be for dates of operation where the unlimited transfer location will be located at the same premises in the same municipality. You must use a new Form AB-105 to request authorization for each separate premises, regardless of whether the separate premises are in the same municipality.
- Box 1: If you are requesting authorization to initiate or move your unlimited transfer outlet to a specific event like a farmer's market, festival, or other community event, name it here.
- Box 2: List the requested dates of operation. Attach a schedule or calendar of events, if necessary.
- Box 3: List the requested hours of operation. If no hours are listed, the approving municipality and the Division will assume you are seeking authorization to operate during all hours allowed under Chapter 125, Wis. Stats.
- Box 4-9: Identify the premises address.
- Box 10-13: If you are requesting authorization to move your unlimited transfer outlet to a specific event, provide contact information for the event organizer, if not the named applicant.
- Box 14: Describe the premises in detail. Include outdoor spaces if the municipality allows it. Attach a floor plan if possible.

Example: The premises is located at 1234 Main St., Realtown, WI, 12345, and includes only the first-floor bar room, dining room, kitchen, north storage room, and south office of the 5,000 square foot building.

Example: The premises is the 1,000-square-foot tent within the southwest corner of the parking lot located at XYZ Church at 3456 Main St., Realtown, WI, 12345. All sales and storage of alcohol beverages and records will occur within the 1,000-square-foot tent in the southwest corner of the parking lot.

Example: The premises is located at PDQ Park (7890 Main St., Realtown, WI, 12345). A 5,000-square-foot tent will be constructed in the northeast corner of the park bordering the tree line and northern fence. All alcohol beverage sales and consumption will occur at this tent. Premises includes the adjacent north park office and the space between the tent and the office. Alcohol beverages and records will be securely stored in the north park office for the duration of the event.

- Box 15-17: Provide the name and contact information for a person who will be in control of the premises for the duration of the requested time.
- Box 18: Producers may operate a restaurant on the premises of a full-service retail outlet with municipal and Division of Alcohol Beverages approval.
- Box 19: Check all types of alcohol beverages that will be offered for sale at the full-service retail outlet, including beverages made by the producer under all their permits.
- Box 20: Check all the alcohol beverages that are made by the producer under all their permits.
- Box 21: Check all the types of service that apply to this full-service retail outlet.
  - Samples mean 3 oz. of beer, 3 oz. of wine, or 0.5 oz. of liquor provided free of charge to an individual.
  - On-premises consumption means alcohol beverages served by the glass to be consumed by the customer at the premises identified in Box 14.

- Off-premises consumption means alcohol beverages sold in original, unopened containers for customers to consume away from the premises identified in Box 14.

Part F: Attestation

- Read the attestation carefully, then sign and date.

Part G: For Municipal Use Only

- Box 1: Check yes or no to indicate if the municipality will limit the scope of alcohol beverages offered for sale at this full-service retail outlet.
- Box 2: Check yes or no to indicate if the municipality will impose other requirements or restrictions on the full-service retail outlet.
- Box 3: Describe any limitations the municipality has placed on the full-service retail outlet as indicated in questions 1 or 2. Some limitations may be: parking, zoning, or noise ordinance restrictions; not allowing sales of alcohol beverages for off-premises consumption.
- Box 4-10: The municipal official completing this part should fill in the information requested.

Completion and Submission of Form AB-105

- The producer applicant should complete Parts A, B, and F completely, and either Part C, D, or E, depending on the type of authorization requested.
- If requesting only a Part C authorization, the application can be submitted directly to the Division of Alcohol Beverages. No municipal approval is required for Part C authorizations.
- If requesting a Part D or E authorization, provide the application to the municipality where the proposed full-service retail outlet will be located.
  - The municipality should complete Part G and return it to the producer applicant.
  - The producer applicant should provide the completed AB-105 to the Division of Alcohol Beverages for final approval.
- Sales of alcohol beverages at full-service retail outlets may not commence until the Division of Alcohol Beverages has provided final approval by way of issuing a printed authorization to the applicant to be posted at the retail premises identified in this application.

After Form AB-105 is completed by the producer and approved by the municipality in Part G, submit the form to the Division of Alcohol Beverages for final approval in one of two ways:

- Email: DORAlcoholPermits@wisconsin.gov
- Mail the form to the following address:

  Wisconsin Department of Revenue
  Division of Alcohol Beverages
  P.O. Box 8934
  Madison, WI 53708-8934

Assistance

This form is designed by the Department of Revenue. If you require assistance with this form, consider reaching out to the Division of Alcohol Beverages for assistance with submission of this application and associated forms.

If you have questions about alcohol beverage laws and regulations, you may contact the Division of Alcohol Beverages using the contact information below.

Website: DOR Alcohol Beverage (wi.gov)
Write: DORAlcohol@wisconsin.gov
Call: (608) 266-2526

200 S Brearly St – La Fete de Marquette Langiappe Stage



City of Madison

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

Master

File Number: 93558

File ID:	93558	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/11/2026
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Wisconsin Chamber Orchestra
Event Location: Capitol Square between S Carroll and W Main and between E Mifflin and N Pinckney
Event Date: June 24; July 1, 8, 15, 22, and 29 4pm - 9pm (Rain dates each following Thursday)
Police District: 405 (District 4)
Event: Concerts on the Square

Notes:

Sponsors:		**Effective Date:**	
Attachments:	PERCPS-2026-00134 App_Redacted.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/17/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 93558

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Wisconsin Chamber Orchestra
Event Location: Capitol Square between S Carroll and W Main and between E Mifflin and N

Pinckney
Event Date: June 24; July 1, 8, 15, 22, and 29 4pm - 9pm (Rain dates each following Thursday)
Police District: 405 (District 4)
Event: Concerts on the Square

Temporary B License

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☐ YES
Office Use Only

_____ (Agenda Item number) –if Street Use-

_____ (Legistar file number) –if Street Use-

_____ (License number)

_____ (Alder District #) _____ (Police Sector)
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Wisconsin Chamber orchestra Phone: (608) 257-0638

Address: 1 S Pinckney St Ste. 818 Madison, WI 53703 Email: wco@wicoconcerts.org Website: wicoconcerts.org

Date organized: 07/26/1960 If a corporation, give date of incorporation: 07/26/1960

WI State Seller's Permit ID: _____

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Paul Higginbotham	Madison, WI	[redacted]
Vice President	Matt Gerding	Madison, WI	
Treasurer	Shari Keithe	Madison, WI	
Secretary	Jon Anderson	Madison, WI	
Person in charge of event	Name	Phone	Email
	Cady Schreer	(616) 240-9244	CadySchreer@wicoconcerts.org

REV 07/2019

continued on page two - OVER

Event Information

Event Name: Concerts on the Square Event dates & time(s): 06/24, 07/01, 07/08, 07/15, ~~07/22~~, ~~07/29~~ Rain dates each following Thursday 4:00pm - 9:00pm

Event Address: Capitol Square Center between S Carroll and W Main and between E Mifflin and N. Pinckney Estimated Attendance: 20,000 +

Do the premises you want to license occupy *all* of the building/property? NO No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc): The 10 blocks of N+S Pinckney | The 10 blocks of E+W Main | the 100 blocks of E Wash, MLK, and King St.

Explain the purpose and nature of the event: Annual 6 week classical and light pops concert series. Free and open to the public.

Describe your planned method of crowd control: postal event grounds. City and state police, Staff and Volunteers to monitor the area. Safety announcements made over P.A. as needed.

How many security persons will you have on the licensed premises? 6

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: Frank Beverage Group

Quantities ordered: 10 barrels of beer / concert

(If serving wine) Wholesaler/distributor/winery who will supply wine: Wollersheim Winery and Distillery

Quantities ordered: 10 barrels of wine / concert

Declaration

☐ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature: [signature] Date: 6/10/26

Printed name of **Officer** who is signing: Paul Higginbotham

REV 07/2019

City of Madison

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

Master

File Number: 93559

File ID:	93559	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/11/2026
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: August 5, 12, 19, and 26; and September 2 4pm
Police District: 406 (District 4)
Event: Jazz at Five Summer Series

Notes:

Sponsors:		**Effective Date:**	
Attachments:	PERCPS-2026-00135 App_Redacted.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/17/2026	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 93559

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: August 5, 12, 19, and 26; and September 2 4pm
Police District: 406 (District 4)

Event: Jazz at Five Summer Series

Temporary B License

Street Use: ☐ No ☐ YES
Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

_____
(Agenda Item number) –if Street Use-

_____
(Legistar file number) –if Street Use-

_____
(License number)

_____ _____
(Alder District #) *(Police Sector)*
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Jazz at Five, INC. Phone: 9202901266

Address: 1213 N Sherman ave #295 Madison, WI 53704 Email: eventdirector@jazzatfive.org Website: www.jazzatfive.org

Date organized: 08/01/1993 If a corporation, give date of incorporation: 12/06/2007

WI State Seller's Permit ID: _____

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Michael Thompson	Fitchburg, WI	[redacted]
Vice President	Kirsten Spira	Madison, WI	[redacted]
Treasurer	Johannes Wallmann	Madison, WI	[redacted]
Secretary	Spencer Stanbery	Madison, WI	[redacted]
Person in charge of event	Name	Phone	Email
	Spencer Stanbery	9202901266	eventdirector@jazzatfive.org

REV 07/2019

Text

continued on page two - OVE

Event Information

Event Name: Jazz at Five Summer Series Event dates & time(s): August 5, 12, 19, 26 September 2 @4pm

Event Address: 2 E Main St Estimated Attendance: 700-1,000 per date

Do the premises you want to license occupy *all* of the building/property? yes No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Outside the Capitol building, on the square

Concerts are outdoors - audience will use city parking ramps

Explain the purpose and nature of the event: Outdoor Neighborhood Jazz Concert

Describe your planned method of crowd control: 5 - 10 Volunteers

How many security persons will you have on the licensed premises? None

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: General Beverage

Quantities ordered: three half barrels per concert

(If serving wine) Wholesaler/distributor/winery who will supply wine: General Beverage

Quantities ordered: 20 cases per concert

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature [signature] Date: 06/10/2026

Printed name of **Officer** who is signing: Spencer Stanbery

City of Madison

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

Master

File Number: 92282

File ID:	92282	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	03/09/2026
File Name:	Forest Hill Cemetery Veteran Burial Waiver			**Final Action:**	

Title: Amending Subsections 8.12(3) and (12) of the Madison General Ordinances to clarify the requirements for burials in the veterans section at Forest Hill Cemetery, and to clarify the Parks Division's role in cemetery operations.(District 13)

Notes: 7037ForestHillVeteranBurialWaiver

Sponsors:	Bill Tishler And Tag Evers	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Doran Viste	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/05/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Board of Park Commissioners (6/10/26), Common Council (6/23/26)					
1	COMMON COUNCIL	05/19/2026	Refer	BOARD OF PARK COMMISSIONERS	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.					
1	BOARD OF PARK COMMISSIONERS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	Operations Manager Chad Hughes provided an overview of the proposed ordinance amendment and was available to answer questions. Laschinger and Knepp answered questions. Motion made by Glenn, seconded by Hasburgh, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.					

Text of Legislative File 92282

Fiscal Note

The proposed resolutions amends subsections 8.12(3) and (12) of the Madison General Ordinances to clarify the requirements for burials in the veterans section at Forest Hill

Cemetery. Under the current MGO, burials in the veterans section of the cemetery are limited to veterans of foreign wars and their spouses who are domiciled in Madison at the time of their death. The revision adds an exception for veterans who resided in Madison within three years of their death, but moved out of the City into assisted living, hospice care, or other care-giver's residence. Additionally, the amendment updates the process for confirming veteran status, bringing it in line with current federal code. Lastly, the amendment clarifies that the Parks Superintendent has control over the day-to-day operations of the cemetery, consistent with how the property has been managed. There is no fiscal impact anticipated from updating the MGO. At this time, it is not anticipated there will be an increase in veteran burials at Forest Hill Cemetery due to the amended MGO.

Title

Amending Subsections 8.12(3) and (12) of the Madison General Ordinances to clarify the requirements for burials in the veterans section at Forest Hill Cemetery, and to clarify the Parks Division's role in cemetery operations.(District 13)

Body

DRAFTER'S ANALYSIS: This ordinance will update provisions associated with Forest Hill Cemetery, including clarifying the Parks Division's role in day-to-day operations of the facility, and to update the provisions relating to the Veterans burial section of the Cemetery. Sections 35 and 41 of the Forest Hill Cemetery have long been reserved for veterans of foreign wars and their spouses. Under Subsection 8.11(12)(b), burial in these sections is generally limited to veterans who are domiciled in Madison at the time of their death. This amendment would add an exception to this requirement for veterans who resided in Madison within three years of their death, but who moved out of the City into assisted living, hospice care or other care-giver's residence. This amendment would also update the process for confirming veteran status, and bring the provision in line with current federal code. Additional clarifications are being made to Subsection (3) to make it clear that the Parks Superintendent has control over the day-to-day operations of the Cemetery, which is consistent with how the property has been managed for the last several decades.

****

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

1. Subsection (3) entitled "Cemetery Manager" of Section 8.11 entitled "Forest Hill Cemetery" of the Madison General Ordinances is amended as follows:

"(3) Cemetery Manager. The ~~Cemetery Manager~~ Parks Superintendent, under the direction of the Park Commissioners, shall have the control and management of the day-to-day operations of the Cemetery, as well as to the laying out and subdividing of the same~~,~~ and the clearing up and improving of the grounds and buildings and the ornamentation thereof, and shall have charge of all interments made in the Cemetery. The Parks Superintendent may designate a Cemetery Manager to perform these duties, and in the absence of that designation, shall serve as Cemetery Manager for the Cemetery."

2. Subsection (12) entitled "Portions of Cemetery Set Aside for Burial of Soldiers" of Section 8.11 entitled "Forest Hill Cemetery" of the Madison General Ordinances is amended as follows:

"(12) Portions of Cemetery Set Aside for Burial of ~~Soldiers~~ Veterans.

(a) The entire tracts known as sections thirty-five (35) and forty-one (41) in Forest Hill Cemetery are hereby set aside and reserved for the burial of ~~soldiers, sailors, marines, army nurses and officers who have served or may serve in any~~

~~war or campaign in which the United States has been or may hereafter be engaged, including such soldiers, sailors, marines, army nurses and officers who served in the Korean conflict between June 25, 1950 and January 31, 1955, also including such soldiers, sailors, marines, army nurses and officers who served during the Vietnam conflict between August 5, 1964 and a date to be set in the future by the President of the United States~~ veterans who have served on active duty during any period of war.

(b) The burial rights under subdivision (a) above are limited to veterans who are domiciliaries of the City of Madison at the time of their death. However, this residence requirement does not apply to the surviving widow or widower of a spouse who is already buried in these sections, or to veterans who resided in Madison within three years of their death but who moved out of the City for care related reasons and into an assisted living facility, hospice care or other care-giver's residence. The provisions of this subsection may be waived if the Cemetery Manager ~~receives a certification from the County Veterans Service Officer~~ determines that because of unusual circumstances or unnecessary hardship a particular veteran and their spouse should be buried in Forest Hill Cemetery.

(c) The production of authentic proof of qualifying military service during a period of war, ~~or campaign service of a deceased veteran who served in any war or campaign~~ together with a ~~permit duly issued~~ confirmation provided by the Veterans Service Officer~~r~~ of Dane County appointed and acting under the supervision of Wis. Stat. § 45.~~53~~80, shall be sufficient evidence and authority for the Cemetery Manager to permit interment in sections thirty-five (35) and forty-one (41). ~~The term "veteran of World War II" shall be deemed to include any person discharged or released from active duty under conditions other than dishonorable, or retired, who served in the active military or naval service of the United States on or after December 7, 1941, and before 12:00 noon, December 31, 1946. Provided further that the term "active military service" shall include active duty as a member of the Women's Army Auxiliary Corps, Women's Army Corps, Women's Reserve of the Navy and Marine Corps, and Women's Reserve of the Coast Guard.~~

(d) The interment of the spouse of a living veteran ~~of any of the wars of the United States~~ will be permitted in the appropriate sections above reserved when the requirements of subdivision (c) have been established and fully complied with. The spouse of a deceased veteran ~~of any of the wars of the United States~~ may reserve the grave space adjoining that of such deceased veteran and like reservation may be made by one or both parents of an unmarried deceased veteran provided that either of said parents be a veteran ~~of any of the wars of the United States~~.

(e) For the purposes of this Subsection, the following definitions apply:
"Active duty" shall mean full-time duty in the Armed Forces, other than active duty for training, as defined in 38 C.F.R. § 3.6(b)(1).
"Period of war" is defined in 38 C.F.R. § 3.2, and includes the following:
1. World War II (December 7, 1941 through December 31, 1946);
2. The Korean conflict (June 27, 1950 through January 31, 1955);
3. The Vietnam era (February 28, 1961 through May 7, 1975 for those who served in the Republic of Vietnam during that period, and August 5, 1964 through May 7, 1975 in all other cases);
4. The Persian Gulf War (August 2, 1990 through a date to be prescribed by Presidential proclamation or law); and,
5. Future dates beginning on the date of any future declaration of war by the

Congress and ending on a date prescribed by Presidential proclamation or concurrent resolution of the Congress.

"Veteran" means a person who served in the Armed Forces (United States Army, Navy, Marine Corps, Air Force, Space Force, and Coast Guard, including their Reserve components), other than active duty for training, and who was discharged or released under conditions other than dishonorable, in accordance with 38 C.F.R. § 3.1(d), and includes a person who died in active service and whose death was not due to willful misconduct, in accordance with 38 C.F.R. § 3.1(d)(1)."

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93427

File ID:	93427	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				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:

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 COMMISSIONERS	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	06/15/2026		
	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.			
1	FINANCE COMMITTEE	06/15/2026	Return to Lead with the Recommendation for Approval	BOARD OF PARK COMMISSIONERS	Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The 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

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Madison, WI 53703
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File Number: 93342

File ID:	93342	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				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

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:**	

History of Legislative File

Version:	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	06/10/2026		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	06/15/2026		
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	06/15/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	06/10/2026	Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 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 Pl 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 Pl to Gammon Rd (District 9).

Body

The City of Madison is proposing to extend the West Towne Path from Zor Shrine Pl 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 Pl 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

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File Number: 93388

File ID:	93388	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Declaring the City of Madison's intention to exercise its police powers establishing the Parman Terrace Assessment District - 2027			**Final Action:**	

Title: Declaring the City of Madison's intention to exercise its police powers establishing the Parman Terrace Assessment District - 2027. (District 11)

Notes: Nashaly Gutierrez Vazquez

Sponsors:	Bill Tishler	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/01/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93388

Fiscal Note
No funds required.
Title
Declaring the City of Madison's intention to exercise its police powers establishing the Parman Terrace Assessment District - 2027. (District 11)
Body
BE IT HEREBY RESOLVED:

1. That the Common Council of the City of Madison hereby establishes an assessment district

known as the Parman Terrace Assessment District - 2027, serving Parman Terrace from Odana Road to the south end all in accordance with Section 66.0701 (formerly Section 66.62) of the Wisconsin State Statutes and Section 4.09 of the Madison General Ordinances.

2. That the contemplated purposes of this assessment district is to remove and replace the sanitary sewer main and laterals, water main and services, storm sewer main, base course, driveway aprons, asphalt pavement, curb and gutter, pavement marking, signs, as well as improve pedestrian crossings, and install sidewalk on Parman Terrace from Odana Road to the south end.

3. That the benefited properties shall have the opportunity to pay the special assessments which may be levied as a result of this assessment district in eight (8) annual installments, subject to the current interest rate in effect at the time of establishment of the special assessment.

4. That the City Engineer is hereby directed to prepare a report consisting of preliminary or final plans and specifications; an estimate of the entire cost of the proposed work or improvements within the assessment district; a schedule of proposed assessments, constituting an exercise of police power of the City of Madison; and a statement that the property against which the assessments are proposed is benefited.

5. That upon completion of this aforesaid report, the City Engineer shall proceed in accordance with Section 4.09 of the Madison General Ordinances.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93389

File ID:	93389	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Accepting the Engineering Division's 2025 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility.			**Final Action:**	

Title: Accepting the Engineering Division's 2025 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility. (Citywide)

Notes: Mark Moder

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	mycmar (5_28_26).pdf, BPW CMAR Presentation 2025.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/02/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/10/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	BOARD OF PUBLIC WORKS		06/10/2026	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.						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Williams, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93389

Fiscal Note

No appropriation required.

Title

Accepting the Engineering Division's 2025 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility. (Citywide)

Body

Whereas, the Wisconsin Department of Natural Resources has issued a "General Permit to Discharge under the Wisconsin Pollutant Discharge Elimination System" to the Madison Sewer Utility (WPDES Permit No. WI-0047341-06-0); and,

Whereas, Chapter NR 208, Wisconsin Administrative Code applies to the owners of sanitary sewer collection systems covered by a WPDES permit; and,

Whereas, Chapter NR 208 requires that WPDES permitees complete and submit a Compliance Maintenance Annual Report (CMAR) to the Wisconsin Department of Natural Resources by June 30th of each year.

NOW THEREFORE BE IT HEREBY RESOLVED:

That the Common Council of the City of Madison hereby accepts the attached Madison S Utility's 2025 Capacity Maintenance Annual Report as prepared by the Engineering Division and authorizes submittal to the Wisconsin Department of Natural Resources.

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026 Reporting For: **2025**

Financial Management

1. Provider of Financial Information

Name: Steve Danner-Rivers

Telephone: (608) 261-9689 (XXX) XXX-XXXX

E-Mail Address (optional): sdannerrivers@cityofmadison.com

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points) ☐☐
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2026

- ● 0-2 years ago (0 points) ☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2025

- ● 1-2 years ago (0 points)☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR		$ 967,667.53
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)		$ 0.00
3.2.3 Adjusted January 1st Beginning Balance		$ 967,667.53
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$ 1,390,000.00

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) - $ 352,979.20

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year $ 2,004,688.33

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

Pump Replacements/Rehabs(3) $34,379.54
Badger Lift Stn Design $111,561.81
Lake Forest Lift Stn Design $1,948.93
Mayflower Lift Stn Design $68,785.15
Truax Lift Stn Construction $136,303.77

0

3.3 What amount should be in your Replacement Fund? $ 0.00

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ● Yes
- ○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.☐☐
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Sewer Impact Fee Districts: This program is for the extension of sanitary sewer service to developing areas. This program also includes sanitary sewer infrastructure upgrades related to density increased within the Transit-Oriented Development Overlay Zoning corridor. The program is funded primarily by Impact Fees, and review for planned projects is conducted annually as dictated by demand for development. Amount shown is the estimate for 2028-2031.	$4,753,000	2029
2	Sewer Reconstruction: This project involves the replacement of older, problematic sewers in coordination with the City's Street Reconstruction and Pavement Management Program or as 'stand alone' projects. Typically this provides for the replacement of clay sewers that are difficult to maintain, nearing the end of their service life, have significant repair costs or are undersized. Also, the Sewer Utility encourages residents to replace the portion of their sewer lateral that lies within the public right-of-way by offering to fund 75% of the cost. Six-inch mains under streets that are being reconstructed will be replaced because they do not meet current codes. Sewers beneath streets being resurfaced are evaluated for replacement on a case-by-case basis. Amount shown is the estimate for 2026-2031.	$72,010,000	2026

3	Trenchless Sewer Rehabilitations: This program funds the rehabilitation of failing sewers by lining the existing sewer mains using cameras and remote controlled tools. Some sewer mains are rehabilitated (or lined) to address inflow and infiltration problems. The goal of this program is to repair nine miles of sewer mains at selected locations based upon need; backyard sewer mains are prioritized. Amount shown is the estimate for 2026-2031.	$12,587,000	2026
4	Citywide Pumping Stations-Emergency Power Stationary Generators: This program funds the installation of emergency power stationary generators at the City's pumping stations. The goal of the program is to ensure continuous sanitary sewer service in the event of power loss. Amount shown is for 2026-2031.	$444,000	2026

5. Financial Management General Comments

Annually, the City of Madison adopts a Capital Budget which funds equipment replacement and infrastructure improvements, listed in a project format. Each project is reviewed and the funding amount for the next budget year is determined. In addition, the budget details future year estimates for the five subsequent years for each project.

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 33

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	65,138	324
February	60,938	310
March	55,211	191
April	52,361	132
May	47,325	80
June	47,661	96
July	50,742	94
August	52,044	91
September	45,312	90
October	46,688	101
November	49,268	156
December	67,730	348
Total	**640,418**	**2,013**
Average	**53,368**	**168**

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☒ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☒ Pneumatic Pumping

☒ SCADA System
☒ Self-Priming Pumps
☒ Submersible Pumps
☐ Variable Speed Drives
☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

● No
○ Yes

Year:

By Whom:

Describe and Comment:

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

In 2025, the City contracted out the design for the one of three lift stations that the City acquired from the Town of Madison (Mayflower L.S.) which is scheduled for bid in 2026 (2027 construction). The Badger Lift Station was designed in 2025 and will be bid yet in 2026 (2027 construction). The last of the Town of Madison Lift Stations (Lake Forest L.S.) is under contract for design in 2026.

The new pumps and equipment with new lift stations will be more energy efficient than the old equipment.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026 Reporting For: **2025**

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

● Yes
○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

● Yes
○ No (30 points)
○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

A. DNR Required
The City of Madison's CMOM program is designed to ensure that the following general standards as articulated in NR 210.23 are met:
1. NR 210.23(3)(a)The sewage collection system is properly managed, operated, and maintained at all times.
2. NR 210.23(3)(b)The sewage collection system provides adequate capacity to convey all peak design flows.
3. NR 210.23(3)(c)All feasible steps are taken to eliminate excessive infiltration and inflow as defined in s. NR 110.03 (13c), cease sanitary sewer overflows and sewage treatment facility overflows and mitigate the impact of such overflows on waters of the state, the environment, and public health. NR 210.23 Note
4. NR 210.23(3)(d)A process is in place to notify the public and other directly affected parties of any incidents of overflows from the sewerage system.
5. NR 210.23(3)(e) Annual reports are submitted in accordance with the provisions of ch. NR 208.
B. MSU Specific
The City of Madison's goals for the operation and maintenance of its wastewater collection system are:
• Convey wastewater to the Nine Springs Wastewater Treatment Plant with minimum inflow, infiltration and exfiltration.
• Prevent public health hazards.
• Reduce inconvenience and damage by responsibly handling service interruptions.
• Eliminate claims and legal fees related to backup by providing immediate, concerned and efficient service to all emergency calls.
• Protect municipal investment by increasing the useful life and capacities of the system and parts.
• Use operating funds efficiently.
• Perform all activities safely and avoid injury.

Did you accomplish them?

● Yes
○ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]☐☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter 35 of the Madison General Ordinances- The Public Sewerage System

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2022-12-15

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☐ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)]☐☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☒ Others:

City of Madison Standard Specifications for Public Works Construction

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]☐☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]☐☐

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☒ Sewer System Evaluation Survey (SSES)
- ☒ Sewer Evaluation and Capacity Managment Plan (SECAP)
- ☒ Lift Station Evaluation Report
- ☒ Others:

I/I Analysis- The City has 3 areas (Hargrove/Johns Street, Truax Airport, and Midtown Pumping Station) where we have historically observed high pump run times during wet weather events. Pump run time and flow monitoring data combined with CCTV inspection have been used to identify issues in these areas and develop strategies for reducing I/I. Point repairs, open-cut and trenchless are used to remedy isolated defects. Replacement and manhole-to-manhole lining are used to address mains with numerous defects. Since the initial 2012 study 53,437 LF of mains have been replaced or lined in the Hargrove/Johns area (33,790 ft replaced, 19,647 ft lined). Portions of private sewer laterals are replaced as part of the street reconstruction projects. Studies were conducted in the Truax Airport Lift Station in 2004 and 2015. Since then, 30,483 of sewer main has been replaced or lined. In addition, 54 structures were lined. The City has an agreement with the Air National Guard(ANG) to maintain their sewers and Lift Stations that connect to the Truax Airport. Within this area, 4,273 ft of sewer have been replaced or lined. The Mid-Town basin which is less than 20 years old continues to experience higher pump run times during rain events. We have raised, wrapped manholes, grouted holes showing signs of I/I in manholes located off pavement. CCTV has not identified the source of I/I in the main. In 2025, the City experienced 3 major rain events on the west side (5/1–2.12 inches, 6/24-2.45 inches, 8/10- 2.52inches). The Midtown lift station flow reached 137% of normal flow (average flow 366,819 gpd, 504,663 gpd during the 8/10 rain event) The 5/1 rain event had 108% normal flow(2 days later) and the 6/24/2024 had 124% normal flow.) The east side experienced the similar peak rain events (8/10–2.07 inches, 6/23-2.48 inches) resulting in a spike in the Truax lift station of 193%(8/10) and 199%(6/24)(1,166,757 gpd and 1,201,331 vs. 604,566 gpd). The Hargrove/Johns area lift station had flow increases of 195%(12/31) and 191%(3/17) (2.97 MGD and 2.91 MGD vs. 1.52 MGD). The 6/23 storm (2.48”) did not result in as high volumes of wastewater (1.86 MGD) 123% (3 days after the rain event). SSES – The City regularly televises sanitary sewer mains to evaluate performance and plan for improvements to system based upon pipe defects(broken, fractured pipe, root obstructions, sags) or capacity concerns (pipe appears to be running at high levels). SECAP - While the City is not required to have a formal SECAP plan, we have been closely monitoring the downtown redevelopment monitoring our capacity needs and upsizing sewer interceptors where it is needed. The City did a study in 2015 of the sewer capacity needs in the near east side and the campus area where there has been significant high density residential growth. In 2016, as a result of development, the City installed a diversion sewer on Bassett Street to take flow off of the Frances Street sewer. In 2018-2024, the City installed 2 flow monitors downtown in the UW campus area: one on Frances St. and one on Langdon/ Lake Street. As a result of the sewer flow diversion, the Frances Street sewer continues to appear to have residual capacity (4.17 cfs residual of the total 6.15 cfs capacity (2025)). Lift Station Evaluation Report- the City’s Lift Stations are maintained and operated by the Madison Metropolitan Sewerage District. MMSD provides the City updates if there are pump run time spikes and or if there are problems with operation of the stations. The City also meets annually with MMSD to identify which stations have been problematic through the year. They also notify the City which stations are in need of upgrades whether it being upgrading pumps, electrical upgrades or complete pumping station renovation. The City replaced the Harper L.S. and rehabilitated the Thurber Lift Station in 2023. Replacement of the Truax Lift Station is now complete (2024). Badger L.S. Mayflower L.S. under design for 2026 construction. Lake Forest L.S. is under design in 2026 for 2027 construction.	**0**

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026 Reporting For: **2025**

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	58.59	% of system/year
Root removal	0.29	% of system/year
Flow monitoring	1.5	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	13.94	% of system/year
Manhole inspections	1.3	% of system/year
Lift station O&M	71.6	# per L.S./year
Manhole rehabilitation	0	% of manholes rehabbed
Mainline rehabilitation	0.78	% of sewer lines rehabbed
Private sewer inspections	0	% of system/year
Private sewer I/I removal	0	% of private services
River or water crossings	53.73	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

32.64	Total actual amount of precipitation last year in inches
37.13	Annual average precipitation (for your location)
812.07	Miles of sanitary sewer
33	Number of lift stations
0	Number of lift station failures
30	Number of sewer pipe failures
11	Number of basement backup occurrences
40	Number of complaints
24.37	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.04	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.01	Basement backups (number/sewer mile)
0.05	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)

0.0 Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

	Date	Location	Cause	Estimated Volume
0	4/18/2025 10:55:00 AM - 4/18/2025 12:45:00 PM	4602 Goldfinch Drive	Plugged Sewer	300

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

What actions were taken, or are underway, to reduce or eliminate SSO or TFO occurences in the future?

Post- SSO Standard Operating Procedure:
After resolving issues causing SSO, our standard operating procedure is to televise the impacted line. The inspection is reviewed to determine if a structural deficiency is present that needs to be remedied, if a different preventative maintenance cleaning schedule or process is required, and/or if a sewer system user needs to be contacted to address discharge issues.

The SSO at 4602 Goldfinch was the result of root obstruction inside of manhole SAS6744-006. The City's plan to prevent an SSO is the future is to increase the cleaning frequency of the sewer main. We cleaned the sewer one time per year before the root obstruction caused the SSO. After the SSO, Engineering Operations increased cleaning to 2 times per year.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

○ Yes
● No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

○ Yes
● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

In 2025, the City of Madison did not experience significant I/I where we had impacts to properties. The largest storm event was 2.48 inches on 6/23 on the east side and 2.52 inches on 8/10 on the west side. We do continue to observe increase in pump run times in the three basins being studied. The additional wastewater flow was not a problem for the City's collection system. We did not experience sewer backups or SSOs as a result of the 2025 rainfall events.

5.4 What is being done to address infiltration/inflow in your collection system?

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026

Reporting For: **2025**

The City continues to monitor areas in the collection system where we have observed Inflow/Infiltration (I/I). The primary method to correct I/I has been the City's aggressive Cured in Place Lining program (approximately 9 miles of pipe lined per year targeted). The other method to address I/I has been replacing sewer mains and laterals with street reconstruction projects.

Manholes installed in high groundwater areas with construction projects are wrapped at the joints to prevent seepage of groundwater into the sanitary sewer. All sanitary manholes installed near street low points include internal chimney seals to prevent water from entering the sanitary sewer through the manhole's adjustment rings. Beyond construction projects, clearwater sources such as roof drain and sump pump connections are eliminated as they are discovered with our studies, smoke testing, basement inspections, and through televising.

We have a stand-alone manhole casting replacement program where we replace pin style manhole castings which have a 1-inch diameter hole opening in the center of the manhole casting lid. We replace the lids with solid lid castings. In 2025, we replaced 54 pin style castings.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026

Reporting For: **2025**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			**4**	**16**
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:
A = Voluntary Range (Response Optional)
B = Voluntary Range (Response Optional)
C = Recommendation Range (Response Required)
D = Action Range (Response Required)
F = Action Range (Response Required)

Compliance Maintenance Annual Report

Madison Sewage Collection System

Last Updated: 5/28/2026

Reporting For: **2025**

Resolution or Owner's Statement

Name of Governing Body or Owner:

Date of Resolution or Action Taken:

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

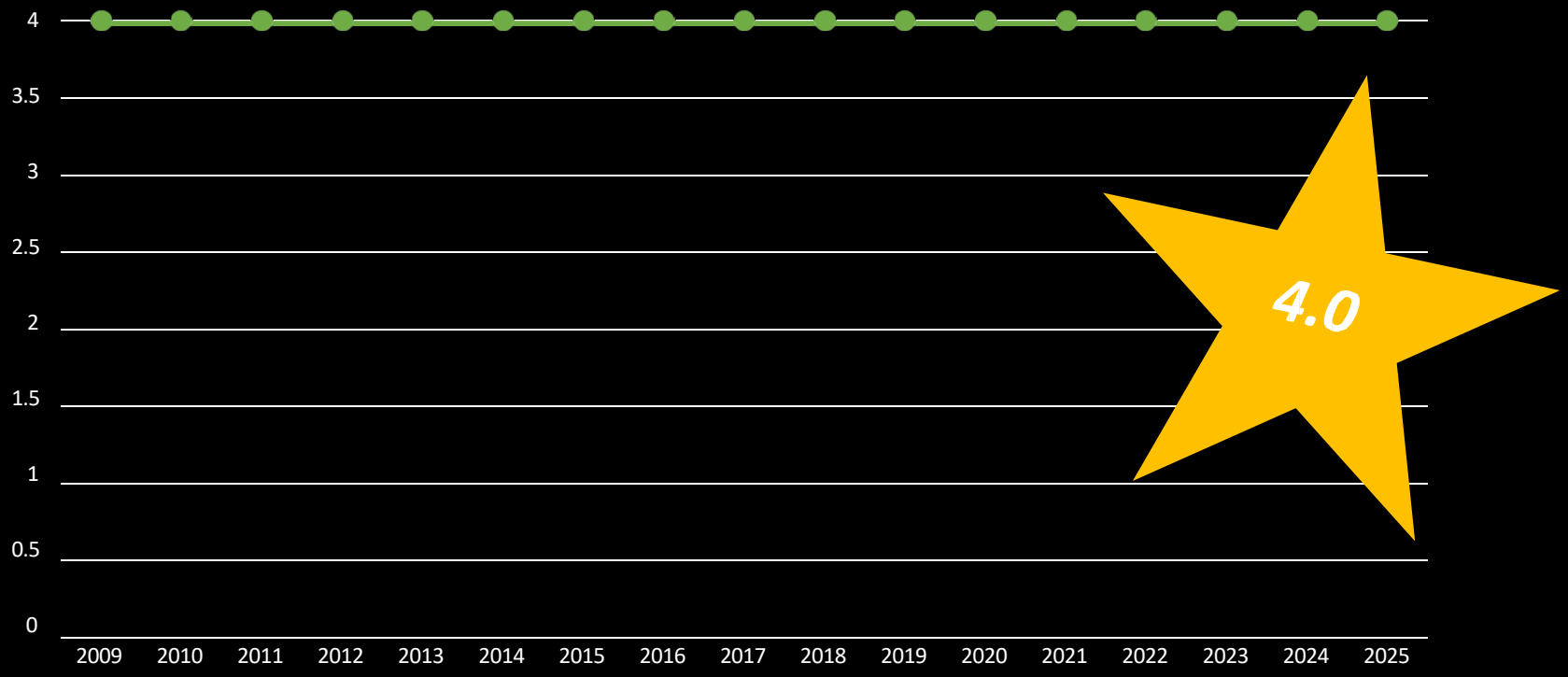
CMAR

Madison Sewer Utility

What is CMAR?

- Compliance Maintenance Annual Report.
- Required as part of the Madison Sewer Utility's General Discharge Permit issued by Wisconsin DNR.
- Assesses our level of compliance with permit requirements.
- Two components – Financial and Operations
- Graded on a scale of 0 to 4.0

Madison Sewer Utility Grade

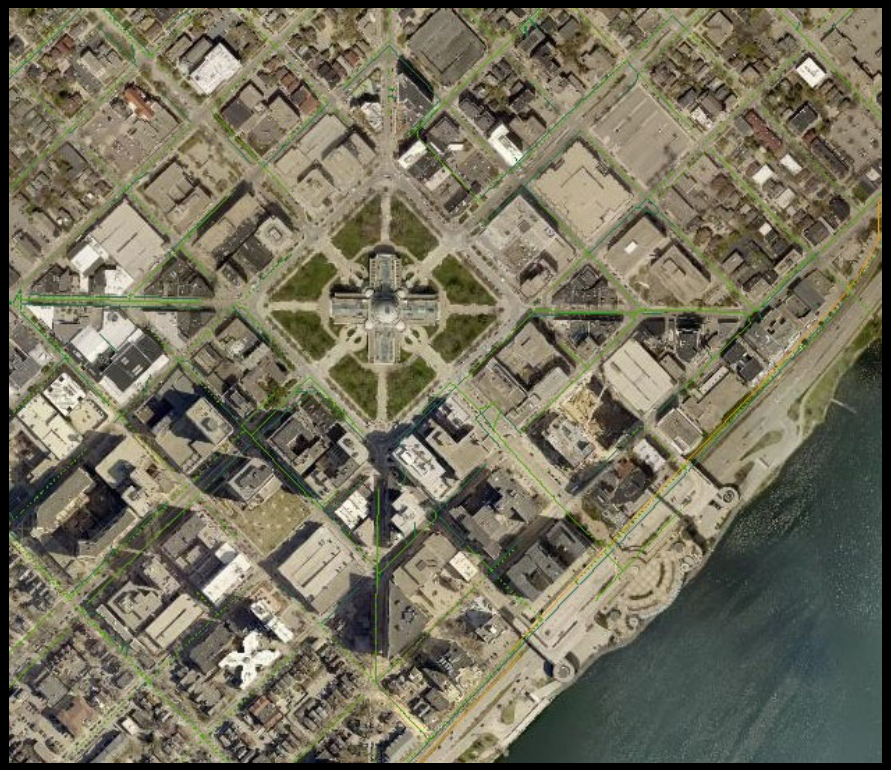


What It Means

- We are financially sound and well managed.
- We are planning for replacement and rehab of aging infrastructure.
- We are planning for future growth.
- We are maintaining and operating our system to assure it functions as designed with adequate capacity to convey peak flows.
- We are minimizing sewer back ups and Sanitary Sewer Overflows(SSO) to protect public health and the environment.

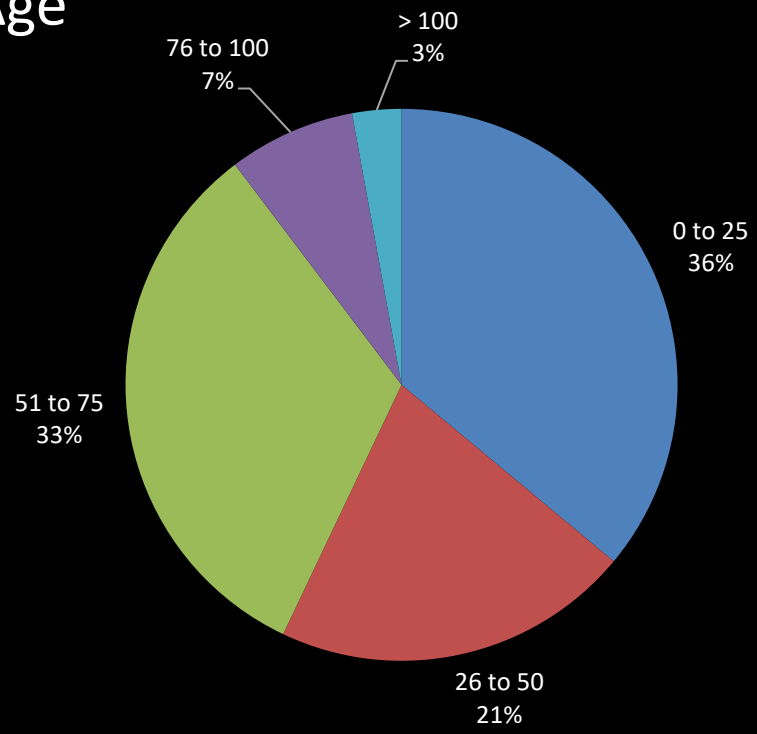
Collection System

- 812 miles of sewer main
- 20,388 access structures
- 33 lift stations
- 24.37 MGD wastewater conveyed

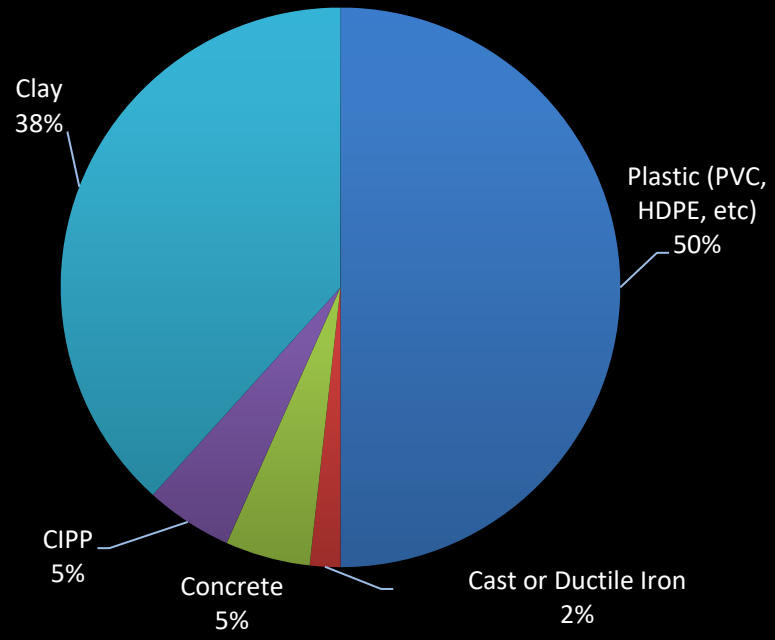


Pipe Characteristics

Age

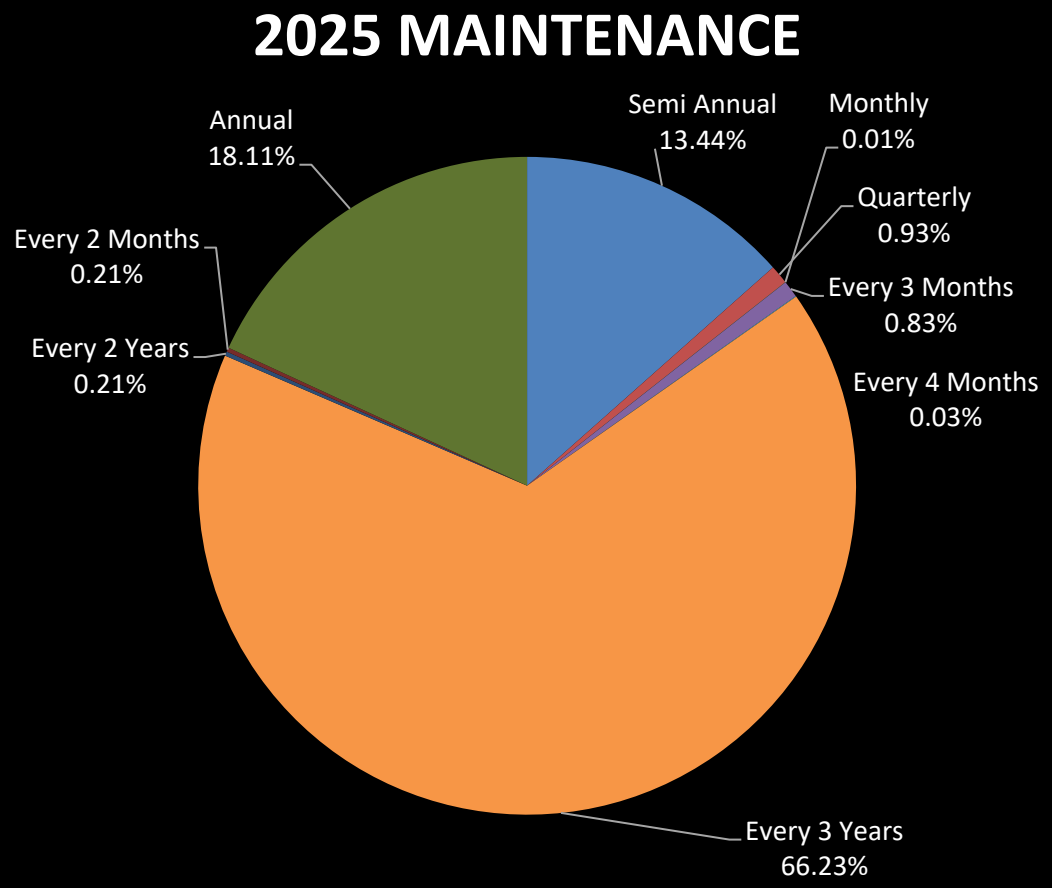


Material

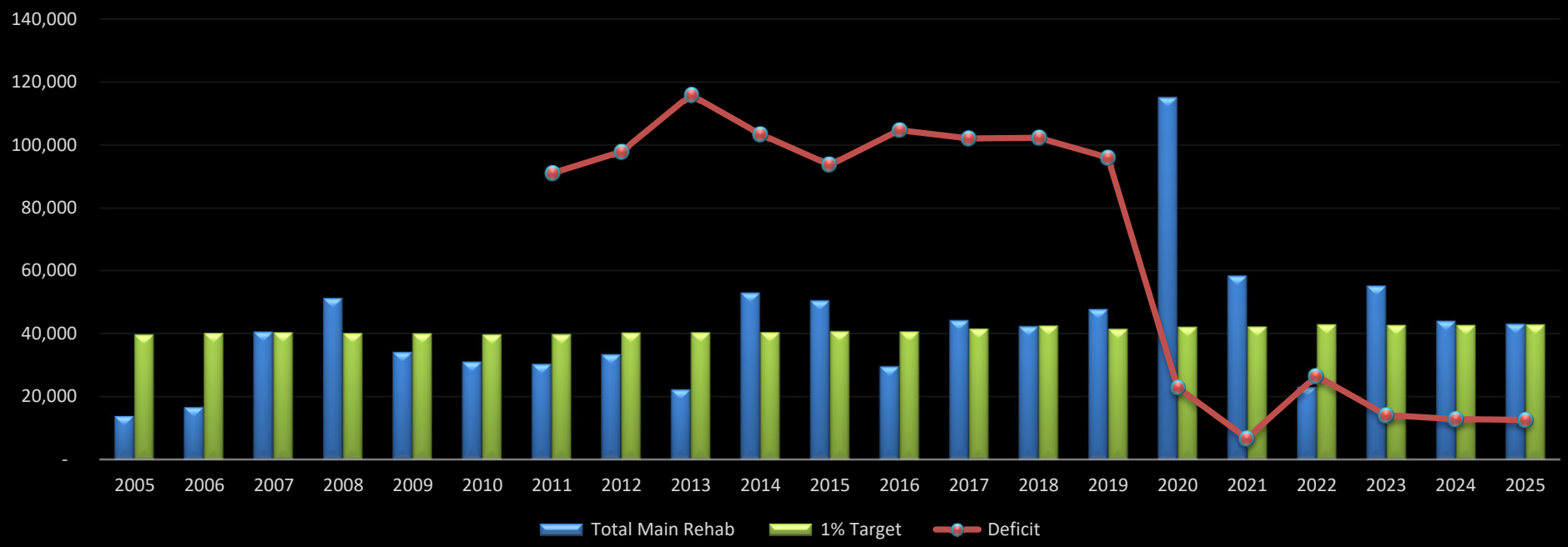


Preventive Maintenance



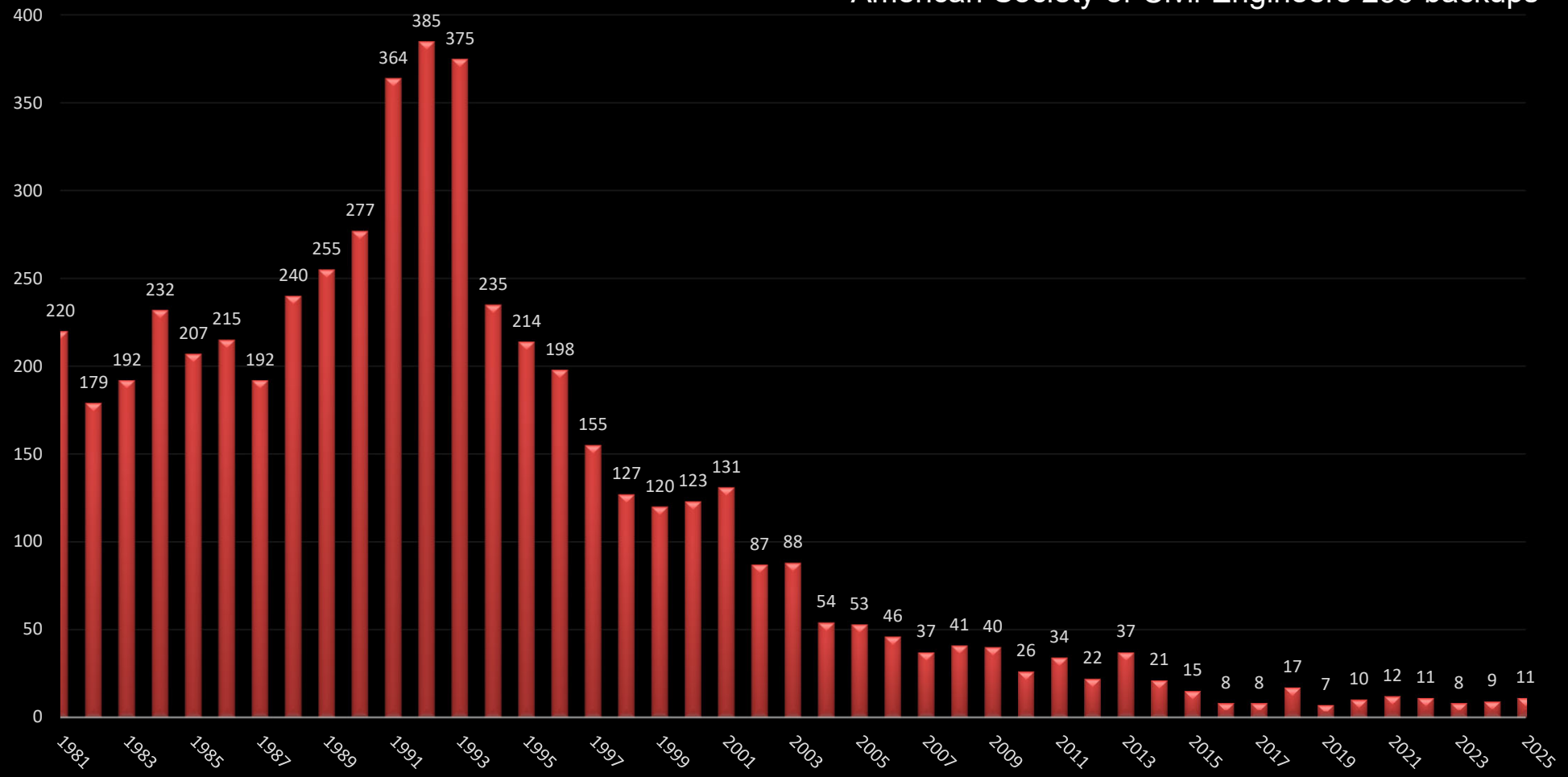


Main Replacement and Rehab



Sewer Main Back Ups

National Standards (City with 813 Miles of Main)
Emmons Municipal Benchmark- 65 backups
American Society of Civil Engineers 236 backups



Post Sewer Back Up/Sanitary Sewer Overflow(SSO)

- Televise sewer to determine what caused the issue.
- Repair and/or increase cleaning frequency.
- Recommend for reconstruction or rehabilitation (repair work)



Madison had 1 SSO in 2025



City of Madison

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

Master

File Number: 93392

File ID:	93392	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				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

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:**	

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	06/10/2026		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	06/15/2026		
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Williams, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	06/15/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	06/10/2026	Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 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)

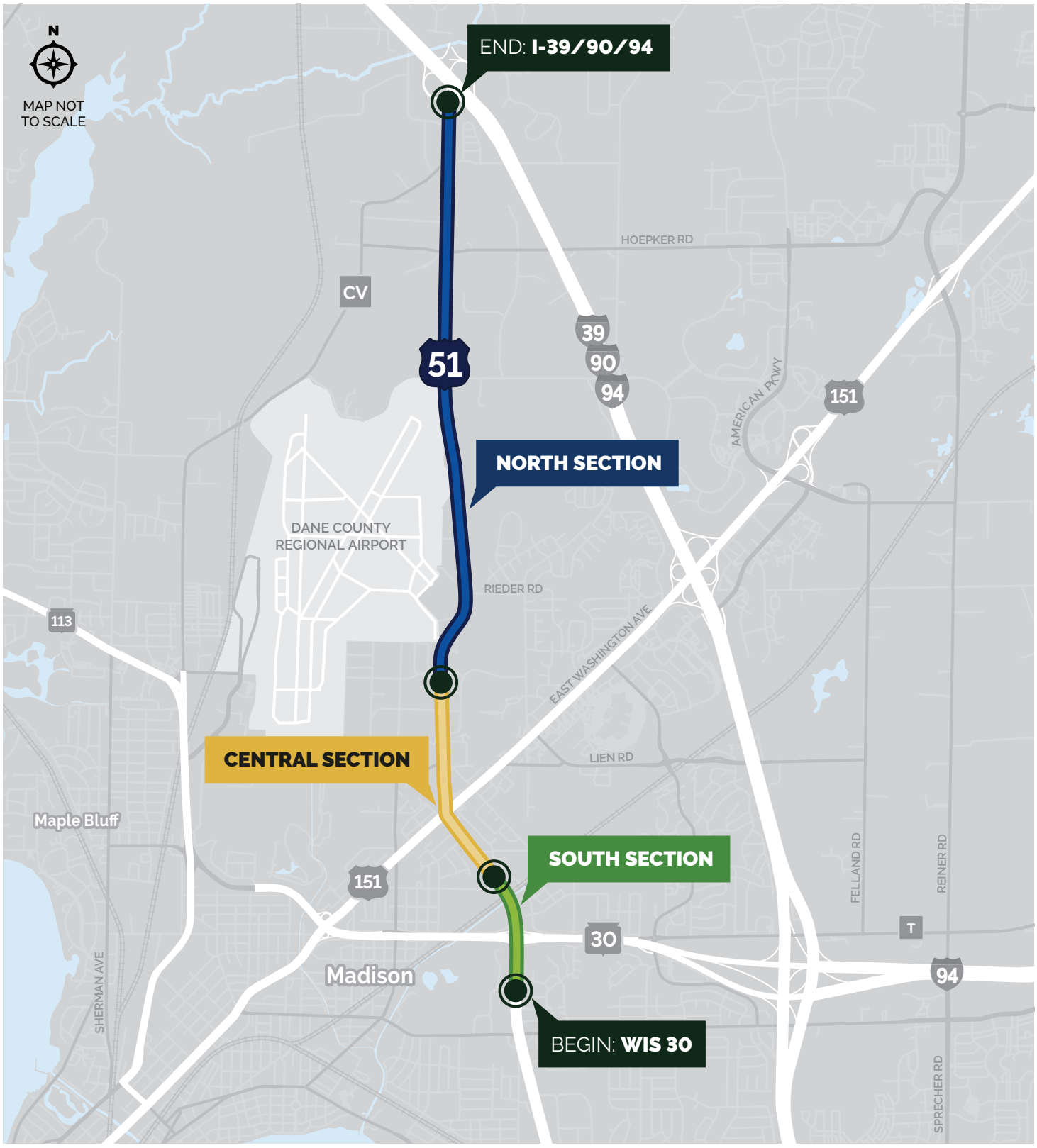
As part of the project, the City and WisDOT staff met with the public and gathered input on the project. The roadway will be reconstructed along the segment including pavement, stone base, curb and gutter, lighting, storm sewer, pavement marking & multi use path. Intersection improvements are proposed 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.

Project Limits Map



City of Madison

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

Master

File Number: 93393

File ID:	93393	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No. 4 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study.			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 4 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study. (District 3, District 16)

Notes: Jojo O'Brien

Sponsors:	Derek Field And Sean O'Brien	**Effective Date:**	
Attachments:	9154 amendment 4.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93393

Fiscal Note

The proposed resolution authorizes a 4th amendment to the existing contract (#9154) with Brown and Caldwell for engineering services for the Door Creek Watershed Study. The contract was approved via RES-22-00336 on April 19, 2022 (Legistar #70939) for an amount of $185,991. The first amendment was approved via RES-22-00733 on October 25, 2022 (Legistar #74132) and added $21,265 to the contract amount. The second amendment was

approved via RES-24-00669 on November 26, 2024 (Legistar #85781) and extended the contract duration to June 30, 2025. The third amendment was approved via RES-25-00356 on June 17, 2025 (Legistar #88481) and added $49,500 to the contract for additional engineering services. This proposed amendment (#4) extends the term of the contract through January 31, 2027, with no change to the total contract amount ($256,756). No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 4 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Door Creek Watershed Study. (District 3, District 16)

Body

PREAMBLE

The City of Madison Engineering Division is conducting watershed and flood studies as a result of extreme rain events over the past several years. The City entered into an agreement with Brown and Caldwell for engineering services related to flooding evaluation in the Door Creek Watershed Study (RES-22-00336) and the previous authorized amendments (RES-22-00733, RES-24-00669, and RES-25-00356). This proposed amendment extends the contract period to January 31, 2027.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute and Amendment 4 to the contract between the City of Madison and Brown and Caldwell to extend the contract period for the Door Creek Watershed Study.

AMENDMENT #4

RENEWAL OR EXTENSION

of the Contract for Purchase of Services (Contract #9154)

between the City of Madison and Brown and Caldwell

The City of Madison and Contractor listed above agree to renew or extend as applicable, the Contract for Purchase of Services executed by the City on 6/1/22 and as amended on 11/11/22, 12/20/24 and 6/27/25 ("Original Contract"), as follows:

1. Exercise the option to:

   ☐ Renew the Original Contract as set forth in section 4, Term, by:
   - ☐ exercising the 1st renewal period
   - ☐ exercising the 2nd renewal period
   - ☐ exercising the 3rd renewal period
   - ☐ Renewing for a period of:_____

   ☒ Extend the term of the Original Contract to: January 31, 2027

2. All other provisions of the Original Contract shall remain unchanged and in full force and effect.

3. **COUNTERPARTS, ELECTRONIC SIGNATURE AND DELIVERY.**
   This Contract may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Contract may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Contract 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 Contract may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Contract, fully executed, shall be as valid as an original.

[Signature Page Follows]

The person(s) signing on behalf of the Contractor represents and warrants that they have been duly authorized to bind the Contractor and sign this amendment on the Contractor's behalf.

CONTRACTOR:

_____
(Type or Print Name of Contracting Entity)

By: _____
(Signature)

_____
(Print Name and Title of Person Signing)

Date: _____

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Lydia A. McComas, City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

For City Use Only: SIGNATURE INSTRUCTIONS FOR CONTRACTS SIGNED BY MAYOR/CLERK:
Obtain contractor's signature first. Route this contract & all of its attachments for City signatures using the City Clerk's Contract Routing Database. Include 1 copy of authorizing resolution & 1 copy of the Certificate of Insurance.

NOTE: Certain service contracts may be executed by the designee of the Finance Director on behalf of the City of Madison:

By: _____
Mary Richards, Procurement Supervisor

Date: _____

MGO 4.26(3) and (5) authorize the Finance Director or designee to sign purchase of service contracts when all of the following apply:
(a) The funds are included in the approved City budget.
(b) An RFP or competitive process was used, or the Contract is exempt from competitive bidding under 4.26(4)(a).
(c) The City Attorney has approved the form of the Contract.
(d) The Contract complies with other laws, resolutions and ordinances.
(e) The Contract is for a period of 1 year or less, OR not more than 5 years AND the average cost is not more than $100,000 per year, AND was subject to competitive bidding. (If over $50,000 and exempt from bidding under 4.26(4)(a), regardless of duration of the Contract, the Common Council must authorize the Contract by resolution and the Mayor and City Clerk must sign, per 4.26(5)(b).)

Emergency Service contracts may also be signed by the designee of the Finance Director if the requirements of MGO 4.26(3)(c) are met.

City of Madison

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

Master

File Number: 93394

File ID:	93394	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Approving plans and specifications for public improvements required to serve Phase 15 of the Subdivision known as Acacia Ridge and authorizing construction to be undertaken by the Developer, Private Contracts 9778 and 9779			**Final Action:**	

Title: Approving plans and specifications for public improvements required to serve Phase 15 of the Subdivision known as Acacia Ridge and authorizing construction to be undertaken by the Developer, Private Contracts 9778 and 9779 (District 1)

Notes: Kate Kane

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9778 9779 Exhibit_Updated.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93394

Fiscal Note

No City funds required. Private contract.

Title

Approving plans and specifications for public improvements required to serve Phase 15 of the Subdivision known as Acacia Ridge and authorizing construction to be undertaken by the Developer, Private Contracts 9778 and 9779 (District 1)

Body

WHEREAS, the developer, East South Point, LLC, has received the City of Madison's approval to create the subdivision known as Acacia Ridge and Acacia Ridge Replat No. 5; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances requires the developer to install the public improvements necessary to serve the subdivision; and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances allows the developer to install the improvements in construction phases provided that a Declaration of Conditions, Covenants, and Restrictions is executed for those lots included in future construction phases until such time as surety is provided to the City to guarantee the installation of the public improvements to serve said lots; and,

WHEREAS, the developer proposes to provide public improvements (excluding surface asphalt pavement) to serve Lots 233; 240-247; 719-725 and 744-749 as Acacia Ridge Phase 15 (contract 9778); and,

WHEREAS, the developer proposes to provide public surface asphalt pavement improvements to serve Lots 233; 240-247; 719-725 and 744-749 as Acacia Ridge Phase 15 - Surface Paving (contract 9779); and,

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison For Acacia Ridge Phase 15 with East South Point, LLC, or designee with the approval of the City Engineer.

2. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison Acacia Ridge Phase 15 - Surface Paving, with East South Point, LLC, or designee with approval of the City Engineer.

3. That the plans and specifications for the public improvements necessary to serve this subdivision are hereby approved.

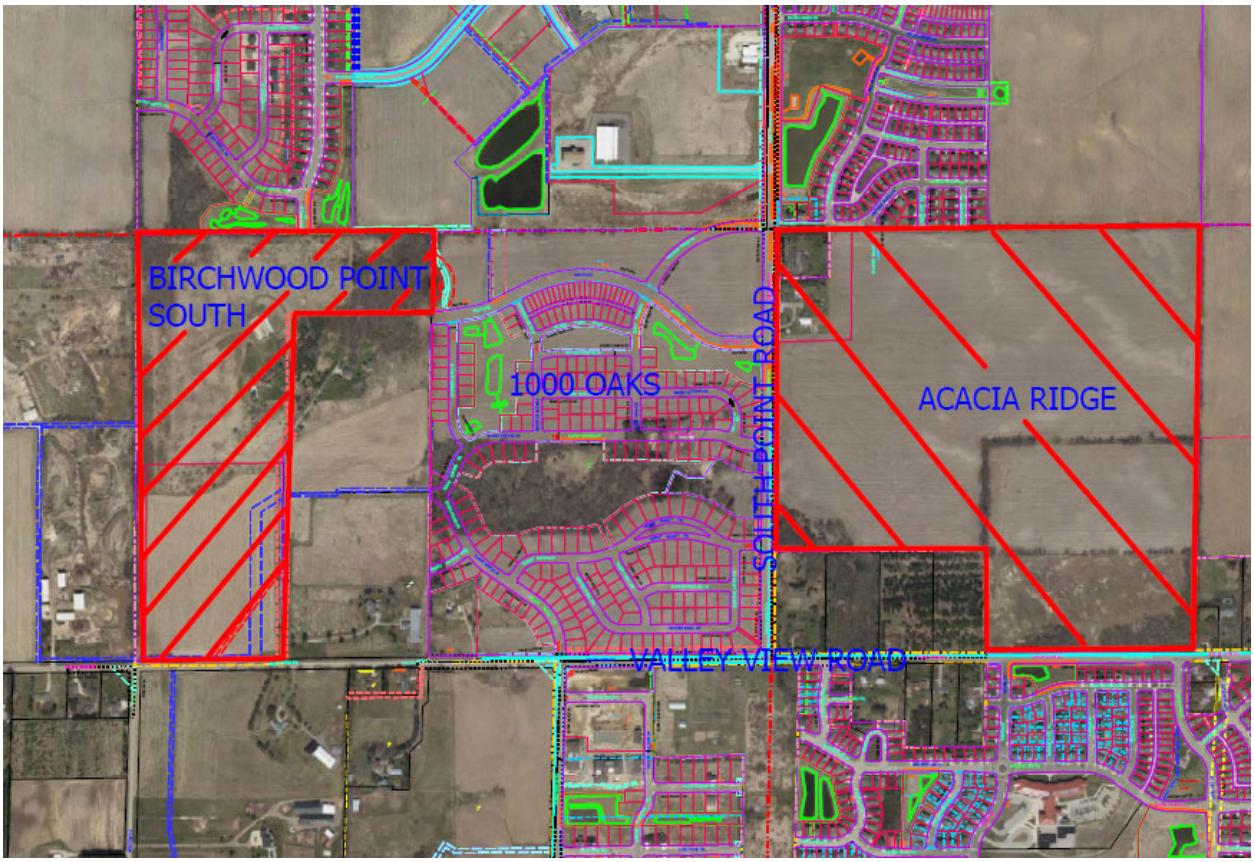
4. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer.

5. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, 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, and to sign releases of any declaration of conditions, covenants and restrictions required under the Contract upon the satisfaction of the events specified therein.

6. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

7. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

Acacia Ridge Phase 15
Contracts 9778 & 9779
MUNIS 16217
Developer: East South Point, LLC



Summary of Improvements:

- City standard public street, terrace, and sidewalk improvements within the limits of Phase 15.
- Construct public sanitary sewer, storm sewer, and water main improvements and private service laterals necessary to serve the lots within Phase 15.
- Install new streetlights per plans approved by the City Traffic Engineer.
- Street signage and pavement markings per plans approved by the City Traffic Engineer.
- Provide soil amendments for planting sites to a plan per City Forestry
- Repair or replace existing sidewalk, terrace, curb & gutter, and pavement as needed.

20' WIDE PUBLIC STORM SEWER EASEMENT

PHASE 15 LIMITS

LOT 233

LOT 241

LOT 242

LOT 243

LOT 244

LOT 746

LOT 240

SILVER MAPLE DR (NEIGHBORHOOD YIELD STREET)

LONG TIMBER WAY

LOT 749

LOT 748

LOT 747

SILVER MAPLE DR (NEIGHBORHOOD STREET)

LOT 246

LOT 245

LOT 247

TURNING PEBBLE ST (NEIGHBORHOOD YIELD STREET)

LOT 745

LOT 719

LOT 720

LOT 721

LOT 722

LOT 723

LOT 724

LOT 725

LOT 744

COOL BREEZE RUN

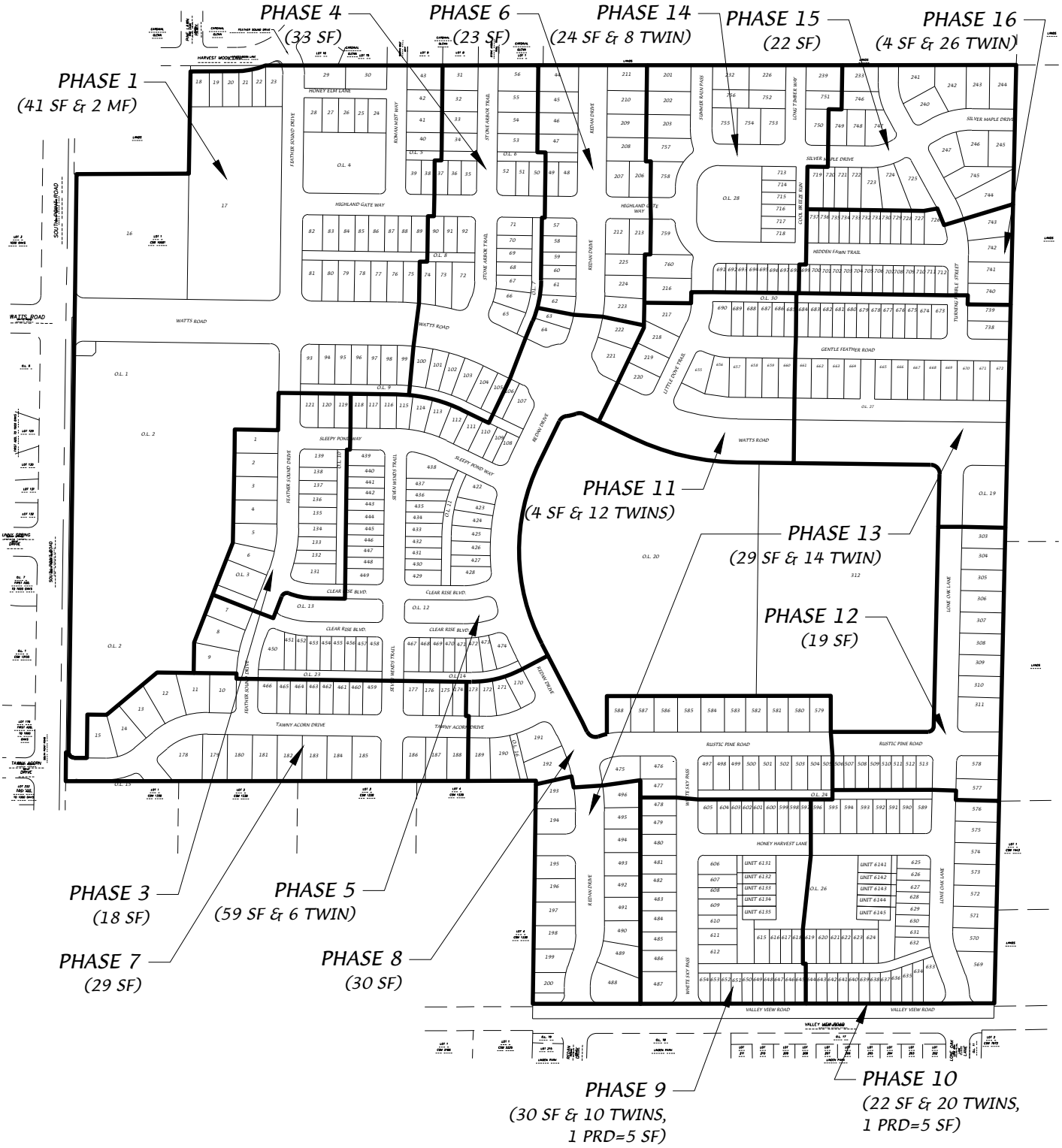
HIDDEN FAWN TRL

LEGEND

- SN — SANITARY SEWER
- ST — STORM SEWER
- 8"W — WATER MAIN
- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT
- CURB & GUTTER

EXHIBIT OF PUBLIC IMPROVEMENTS
ACACIA RIDGE 15
B.P.W. MEETING - 06/ 10/ 2026

Acacia Ridge- Phase Map



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

0 400

Scale 1" = 400'

DATE: 03-19-26

REV.:

F.N.: 25-05-137

DRAWN BY: DRH

U:/USER/1507133/DRAWINGS/Phase Map.DWG

DCCR REL DOC 6031900

DCCR DOC 6014101
DCCR DOC 6014104

PRTL REL DCCR DOC 6053011

Doc# 5978856

ACACIA RIDGE REPLAT NO. 5

LOTS 204, 205, 214, 215, 227-231, 234-238, 248-302, OUTLOT 17 AND 18, AND COOL BREEZE RUN, GENTLE FEATHER ROAD, HIDDEN FAWN TRAIL, AND PORTIONS OF HIGHLAND GATE WAY, SUMMER RAIN PASS, LONG TIMBER WAY, SILVER MAPLE DRIVE, LITTLE DOVE TRAIL AND TURNING PEBBLE STREET DISCONTINUED/VACATED BY THE CITY OF MADISON, RES- 24-00005, DOC. NO 5970722, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

CURVE TABLE

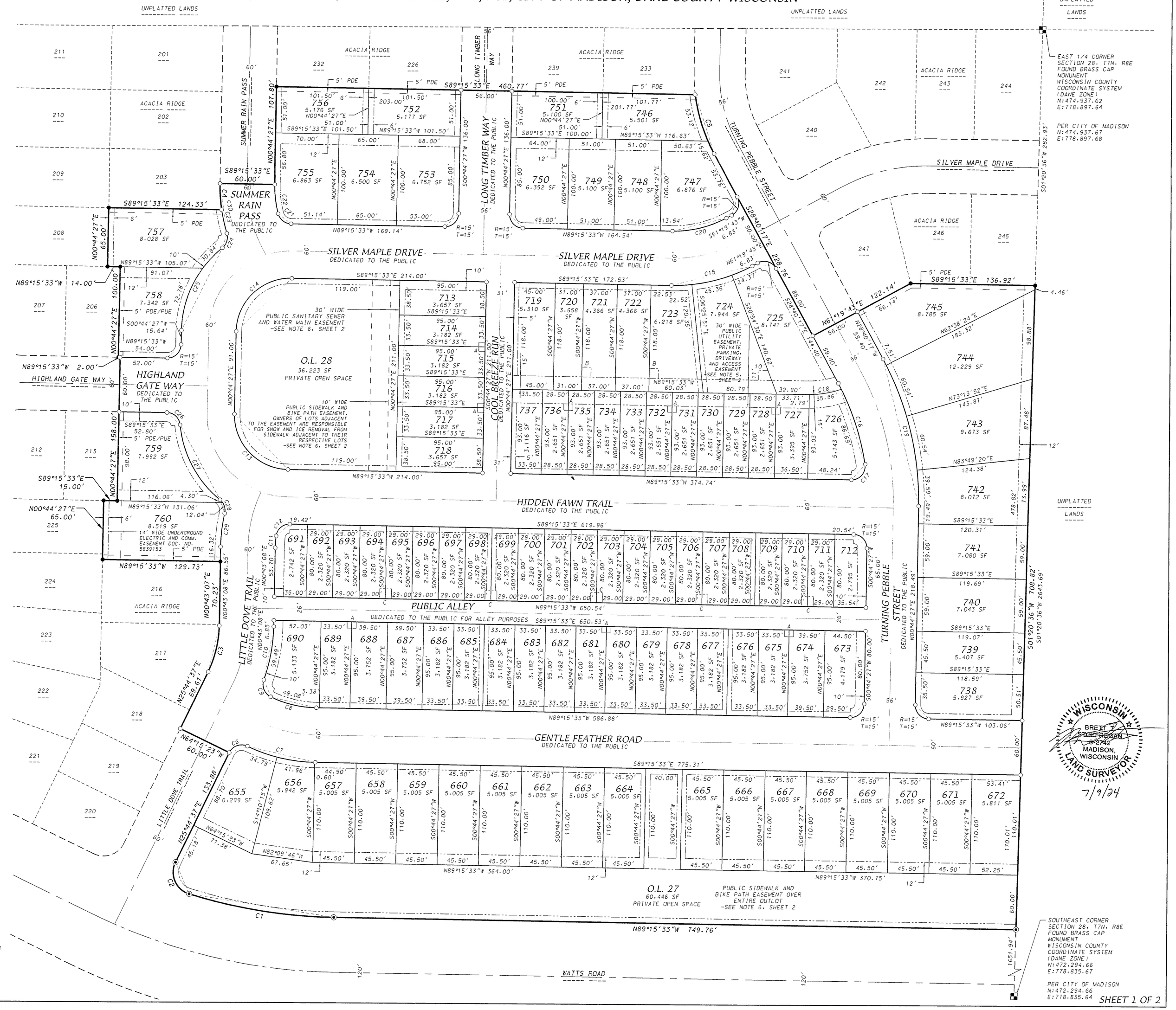
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		565.00	161.34	161.90	N81°03'01"W	16°25'04"	OUT-N72°50'29"W
C2		25.00	37.90	43.02	N23°32'56"W	98°35'06"	
C3		120.00	52.00	52.41	N13°13'52"E	25°01'30"	
C4		180.00	28.94	28.97	N03°52'13"W	09°13'20"	OUT-S00°44'27"W
C5		184.00	68.53	68.93	S17°56'20"E	21°27'54"	IN-S07°12'23"E
	746	184.00	53.12	53.31	S15°30'22"E	16°35'58"	
	747	184.00	15.62	15.63	S26°14'19"E	04°51'56"	
C6		15.00	21.10	23.40	N70°26'09"E	89°23'04"	OUT-S64°52'19"E
C7		182.00	76.88	77.46	S77°03'56"E	24°23'14"	
	655	182.00	34.75	34.81	S70°21'02"E	10°57'26"	
	656	182.00	41.96	42.06	S82°26'57"E	13°14'24"	
	657	182.00	0.60	0.60	S89°09'51"E	00°11'24	
C8		122.00	51.65	52.04	N77°02'19"W	24°26'28"	OUT-N64°49'05"W
C9		15.00	20.18	22.14	N22°32'17"W	84°33'36"	OUT-N19°44'30"E
C10		180.00	59.49	59.76	N10°13'50"E	19°01'21"	
C11		120.00	12.93	12.94	N03°48'30"E	06°10'44"	OUT-N06°53'52"E
C12		15.00	20.04	21.95	N48°49'10"E	83°50'35"	
C13		60.00	84.85	94.25	N44°15'33"W	90°00'00"	
C14		60.00	84.85	94.25	N45°44'27"E	90°00'00"	
C15		180.00	91.39	92.40	N76°02'05"E	29°24'44"	
	723	180.00	22.52	22.53	N87°09'18"E	07°10'18"	
	724	180.00	45.36	45.48	N76°19'50"E	14°28'38"	
	725	180.00	24.37	24.39	N65°12'37"E	07°45'48"	
C16		272.00	93.96	94.43	S18°43'33"E	19°53'28"	OUT-S08°46'49"E
	725	272.00	7.37	7.37	S27°53'42"E	01°33'10"	
	726	272.00	86.69	87.06	S17°56'58"E	18°20'18"	
C17		15.00	22.90	26.05	S40°58'49"W	99°31'16"	
C18		113.00	38.61	38.80	S80°54'16"W	19°40'22"	IN-S71°04'05"W
	726	113.00	35.86	36.01	S80°11'48"W	18°15'26"	
	727	113.00	2.79	2.79	N89°58'01"W	01°24'56"	
C19		328.00	166.53	168.36	N13°57'55"W	29°24'44"	
	742	328.00	39.59	39.61	N02°43'08"W	06°55'10"	
	743	328.00	60.54	60.63	N11°28'26"W	10°35'26"	
	744	328.00	60.54	60.63	N22°03'52"W	10°35'26"	
	745	328.00	7.51	7.51	N28°00'56"W	01°18'42"	
C20		120.00	60.93	61.60	N76°02'05"E	29°24'44"	
C21		15.00	18.14	19.48	N52°02'57"W	74°25'12"	OUT-N14°50'21"W
C22		120.00	32.53	32.63	N07°02'57"W	15°34'48"	
C23		180.00	26.98	27.01	S12°46'48"E	08°35'50"	IN-S08°28'53"E OUT-S17°04'43"E
C24		15.00	16.75	17.77	S16°52'02"W	67°53'34"	OUT-S50°48'47"W
C25		120.00	101.57	104.87	S25°46'37"W	50°04'20"	
	757	120.00	30.84	30.92	S43°25'50"W	14°45'54"	
	758	120.00	72.78	73.95	S18°23'40"W	35°18'26"	
C26		15.00	20.03	21.93	S47°22'23"E	83°46'20"	OUT-S05°29'13"E
C27		120.00	93.30	95.83	S28°21'51"E	45°45'16"	OUT-S51°14'29"E
C28		15.00	15.85	16.70	S19°20'45"E	63°47'28"	OUT-S12°32'59"W
	759	15.00	4.30	4.30	S42°59'59"E	16°29'00"	
	760	15.00	12.04	12.04	S11°06'15"E	47°18'28"	
C29		180.00	37.10	37.17	S06°38'04"W	11°49'51"	
C30		180.00	55.76	55.98	S08°10'08"E	08°10'08"	

LEGEND

- ⊙ Found 1-1/4" rebar
- ● Found 3/4" rebar
- ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

5' / 5' — Public Utility Easement (PUE) (unless otherwise dimensioned). Public Utility Easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

5' / 6' / 5' — 5' Wide Public Drainage Easement (PDE) (see note 1, sheet 2)



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 26, 2024

Department of Administration

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

WISCONSIN BRET STEFFENSEN S-2742 MADISON, WISCONSIN LAND SURVEYOR

7/9/24

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-101

700

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19th, 20 19

Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



0 60' 120'

1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

WISCONSIN BRETT T. STOFFREGAN S-2770 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

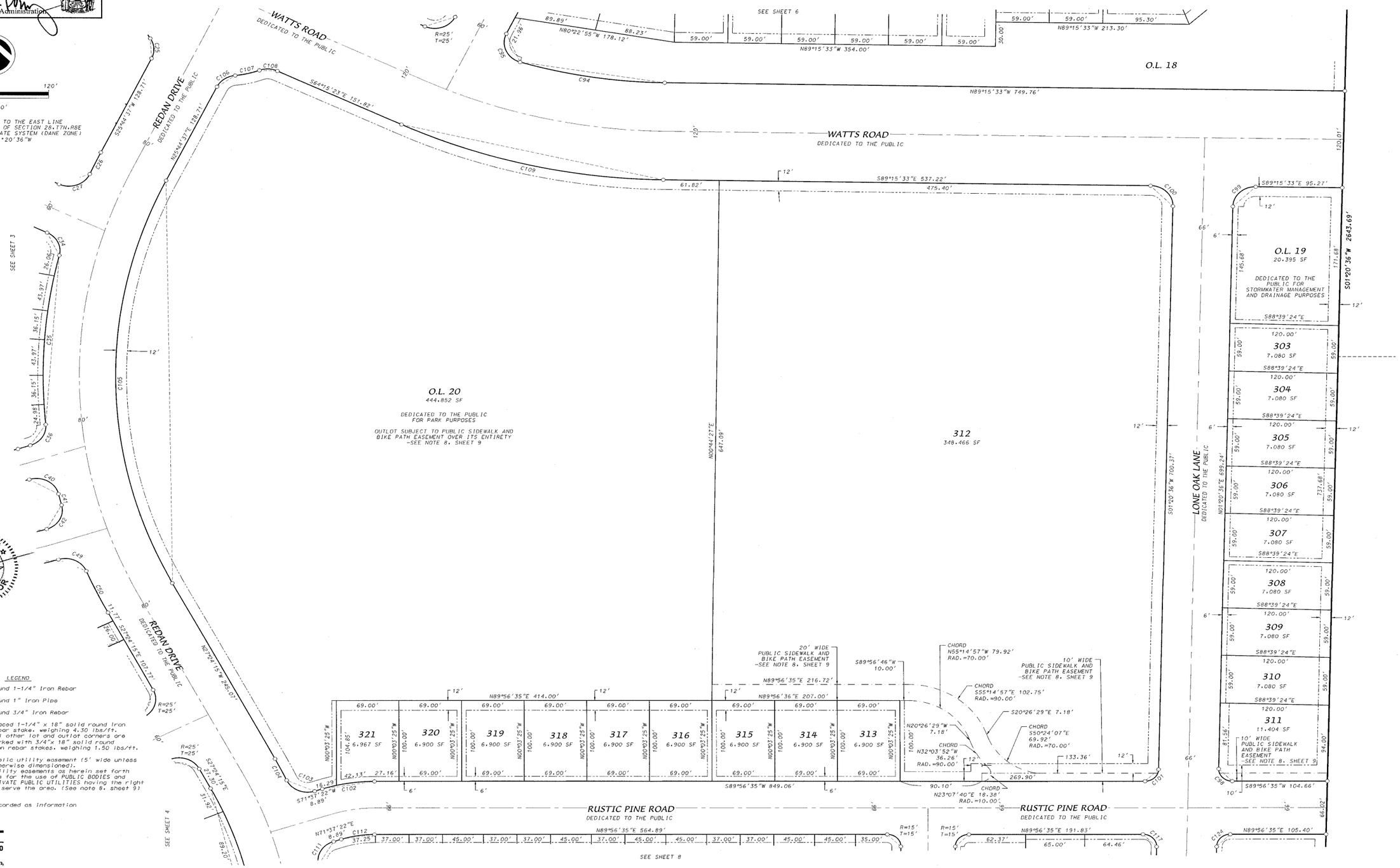
Certified February 19th, 2019

Department of Administration

0 60' 120'

1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W



WISCONSIN BRETT T. STOFFREGAN S-2774 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

D'ONOFRIO KOTTKE AND ASSO

7530 Westward Way, Madison,
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

SHEET 7 OF 11

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified February 19, 2019
Department of Administration

LEGEND

- ◉ Found 1-1/4" Iron Rebar
- ◑ Found 1" Iron Pipe
- ● Found 3/4" Iron Rebar
- ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

SEE SHEET 7

RUSTIC PINE ROAD — DEDICATED TO THE PUBLIC

LOST DEER RUN — DEDICATED TO THE PUBLIC

TURNING OAK LANE — DEDICATED TO THE PUBLIC

VALLEY VIEW ROAD — DEDICATED TO THE PUBLIC

WHITE SKY PASS — DEDICATED TO THE PUBLIC

REDAN DRIVE — DEDICATED TO THE PUBLIC

LONE OAK LANE — DEDICATED TO THE PUBLIC

O.L. 21 — 16,407 SF — DEDICATED TO THE PUBLIC FOR ALLEY PURPOSES

O.L. 22 — 16,354 SF — DEDICATED TO THE PUBLIC FOR ALLEY PURPOSES

O.L. 19 — O.L. 18 — O.L. 17

30' WIDE PRIVATE LANDSCAPING EASEMENT GRANTED TO THE ACACIA RIDGE HOMEOWNERS ASSOCIATION. ITS HEIRS AND ASSIGNS

10' WIDE PUBLIC SIDEWALK AND BIKE PATH EASEMENT -SEE NOTE 8, SHEET 9

SOUTH LINE OF THE SE1/4 SECTION 28, T7N, R8E

SOUTHEAST CORNER SECTION 28, T7N, R8E FOUND BRASS CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N:472,294.66 E:778,835.67

PER CITY OF MADISON N:472,294.66 E:778,835.64

LOT 1 CSM 1443 — LOT 2 CSM 7972 — LOT 4 CSM 1338 — LOT 1 CSM 5225 — LANDS

LINDEN PARK — LOT 215

LOTS 211, 210, 209, 208, 207, 206, 205, 204, 203, 202

BREET T. STOEFFLER S-2405 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19th, 20 19

Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.

3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

4. Feather Sound Drive was renamed from Vintage Drive on July 11, 2017 by the Common Council, RES-17-00547, File ID 47317.

5. 10' Wide Public Sidewalk Easement within Outlots 4 and 17: This is a Type IV Public Sidewalk. The adjacent Lot owners shall be responsible to clear snow and ice for the portion adjacent to their Lot.

6. All Building Setback Lines shown on this plat are to be enforced by the City of Madison.

7. All roads ending at the edge of the plat are intended to be extended into adjoining lands in the future. Watts Road and Redan Drive are a vital part of the City's street network and will be extended offsite in the future as part of adjacent development approvals. Watts Road will be extended and potentially expanded in the future within its current right of way.

8. Public Easement terms and conditions:

   Public Sidewalk and Bike Path Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures, obstructions, landscaping or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Water Main Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Sanitary Sewer Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

NOTES (cont'd)

   Public Utility Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Storm Water Management and Drainage Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water management and drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Management and Drainage Facilities and also to dredge any pond or waterway within the Easement Area. City of Madison shall have the further right of ingress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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9. The future single-family residences on Lots 18-23 shall be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glen subdivision.

10. No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

11. Outlot Designation

    1 - Private Open Space for Sign and Landscaping purposes.
    2 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
    3 - Private Open Space
    4 - Private Open Space
    5 - Dedicated to the Public for Alley Purposes
    6 - Dedicated to the Public for Alley Purposes
    7 - Dedicated to the Public for Alley Purposes
    8 - Dedicated to the Public for Alley Purposes
    9 - Dedicated to the Public for Alley Purposes
    10 - Dedicated to the Public for Alley Purposes
    11 - Dedicated to the Public for Alley Purposes
    12 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
    13 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
    14 - Dedicated to the Public for Alley Purposes
    15 - Reserved for Future Development
    16 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
    17 - Private Open Space
    18 - Private Open Space, Public Sidewalk and Bike Path Easement
    19 - Dedicated to the Public for Stormwater Management and Drainage Purposes.
    20 - Dedicated to the Public for Park Purposes, Public Sidewalk and Bike Path Easement
    21 - Dedicated to the Public for Alley Purposes
    22 - Dedicated to the Public for Alley Purposes

12. Distances shown along curves are chord lengths.

WISCONSIN
BRETT T. STOEFFLER
S-2391
MADISON, WISCONSIN
LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19, 2019

Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	35.34	39.25	N45°46'07"E	89°56'40"	
2		340.00	121.18	121.83	S11°00'21"W	20°31'48"	
	5	340.00	66.10	66.21	S06°19'10"W	11°09'26"	
	6	340.00	55.56	55.62	S16°35'04"W	09°22'22"	
3		360.00	128.30	128.99	S11°00'21"W	20°31'48"	
	8	360.00	61.42	61.50	S16°22'39"W	09°47'16"	
	9	360.00	61.25	61.33	S06°36'12"W	09°45'38"	
	10	360.00	6.17	6.17	S01°13'55"W	00°58'56"	
4		230.00	160.17	163.60	S70°21'50"W	40°45'14"	
	11	230.00	59.59	59.76	S83°17'50"W	14°53'14"	
	12	230.00	63.48	63.68	S67°55'17"W	15°51'52"	
	13	230.00	40.10	40.15	S54°59'17"W	10°00'08"	
5		120.00	83.57	85.35	S70°21'50"W	40°45'14"	
	14	120.00	52.43	52.86	S62°36'19"W	25°14'12"	
	15	120.00	32.40	32.50	S82°58'56"W	15°31'02"	
6		25.00	35.37	39.29	N44°13'53"W	90°03'20"	
7		231.50	109.20	110.24	N76°18'16"E	27°17'02"	OUT-N62°39'45"E
	20	231.50	10.48	10.48	N88°38'57"E	02°35'40"	
	21	231.50	37.30	37.34	N82°43'54"E	09°14'26"	
	22	231.50	38.61	38.66	N73°19'39"E	09°34'04"	
	23	231.50	23.75	23.76	N65°36'11"E	05°52'52"	
8		68.00	28.62	28.81	S11°23'48"E	24°16'30"	
9		128.00	26.58	26.63	N05°13'06"W	11°55'06"	OUT-N11°10'39"W
10		360.00	131.54	132.28	S11°16'03"W	21°03'12"	OUT-S21°47'39"W
	61	360.00	11.77	11.77	S01°40'40"W	01°52'26"	
	62	360.00	51.25	51.29	S06°41'47"W	08°09'48"	
	63	360.00	41.36	41.38	S14°04'15"W	06°35'08"	
	64	360.00	27.83	27.84	S19°34'44"W	04°25'50"	
11		25.00	25.82	27.14	S52°53'19"W	62°11'20"	OUT-S83°58'59"W
12		100.00	26.79	26.87	S76°17'06"W	15°23'46"	OUT-S68°35'13"W
13		25.00	20.00	20.58	N87°50'05"W	47°09'24"	OUT-N64°15'23"W
14		685.00	24.06	24.06	N65°15'46"W	02°00'46"	OUT-N66°16'09"W
15		25.00	35.02	38.80	N21°48'12"W	88°55'54"	
16		180.00	68.45	68.87	N11°42'06"E	21°55'18"	
	65	180.00	12.60	12.60	N20°39'24"E	04°00'42"	
	66	180.00	36.97	37.03	N12°46'24"E	11°47'18"	
	67	180.00	19.22	19.23	N03°48'06"E	06°07'18"	
17		302.00	114.84	115.55	N11°42'06"E	21°55'18"	
	64	302.00	9.22	9.22	N21°47'16"E	01°44'58"	
	63	302.00	29.50	29.51	N18°06'50"E	05°35'54"	
	62	302.00	37.00	37.03	N11°48'09"E	07°01'28"	
	61	302.00	39.76	39.79	N04°30'56"E	07°32'58"	
18		276.00	104.96	105.60	S11°42'06"W	21°55'18"	
	67	276.00	34.62	34.64	S04°20'12"W	07°11'30"	
	66	276.00	56.88	56.98	S13°50'48"W	11°49'42"	
	65	276.00	13.98	13.98	S21°12'42"W	02°54'06"	
19		120.00	45.63	45.91	S11°42'06"W	21°55'18"	
20		25.00	32.86	35.85	S63°44'46"W	82°10'02"	OUT-N75°10'13"W
21		685.00	168.02	168.44	N82°12'53"W	14°05'20"	
	72	685.00	17.11	17.11	N75°53'09"W	01°25'52"	
	73	685.00	45.80	45.81	N78°31'02"W	03°49'54"	
	74	685.00	45.33	45.34	N82°19'45"W	03°47'32"	
	75	685.00	45.07	45.08	N86°06'38"W	03°46'14"	
	76	685.00	15.10	15.10	N88°37'39"W	01°15'48"	
22		565.00	244.60	246.56	S76°45'28"E	25°00'10"	
	98	565.00	1.10	1.10	S89°12'12"E	00°06'42"	
	99	565.00	45.14	45.15	S86°51'30"E	04°34'42"	
	100	565.00	54.64	54.66	S81°47'52"E	05°32'34"	
	101	565.00	45.95	45.96	S76°41'46"E	04°39'38"	
	102	565.00	45.95	45.96	S72°02'08"E	04°39'38"	
	103	565.00	53.71	53.73	S66°58'51"E	05°26'26"	
23		25.00	20.00	20.58	S40°40'42"E	47°09'22"	OUT-S17°06'01"E
24		100.00	27.53	27.62	S25°00'44"E	15°49'26"	OUT-S32°55'27"E
25		25.00	24.49	25.60	S03°35'25"E	58°40'04"	
26		640.00	29.39	29.39	S24°25'41"W	02°37'52"	OUT-S23°06'45"W
27		25.00	36.16	40.42	S69°25'41"W	92°37'52"	
28		334.00	144.60	145.75	N76°45'28"W	25°00'10"	
	112	334.00	23.08	23.08	N66°14'11"W	03°57'36"	
	113	334.00	43.06	43.09	N71°54'45"W	07°23'32"	
	114	334.00	43.06	43.09	N79°18'17"W	07°23'32"	
	115	334.00	35.36	35.38	N86°02'07"W	06°04'08"	
	116	334.00	1.10	1.10	N89°09'52"W	00°11'22"	
29		455.00	196.98	198.55	N76°45'28"W	25°00'10"	
	103	455.00	43.25	43.27	N66°58'51"W	05°26'56"	
	102	455.00	37.00	37.01	N72°02'08"W	04°39'38"	
	101	455.00	37.00	37.01	N76°41'46"W	04°39'38"	
	100	455.00	44.00	44.02	N81°47'53"W	05°32'36"	
	99	455.00	36.13	36.14	N86°50'42"W	04°33'02"	
	98	455.00	1.10	1.10	N89°11'23"W	00°08'20"	
30		429.00	185.73	187.21	S76°45'28"E	25°00'10"	
	116	429.00	1.10	1.10	S89°11'08"E	00°08'50"	
	115	429.00	45.74	45.76	S86°03'22"E	06°06'42"	
	114	429.00	55.31	55.35	S79°18'15"E	07°23'32"	
	113	429.00	55.31	55.35	S71°54'43"E	07°23'32"	
	112	429.00	29.64	29.65	S66°14'10"E	03°57'34"	
31		135.00	48.11	48.37	N78°59'39"W	20°31'48"	
32		15.00	20.80	22.98	N24°50'03"W	87°47'24"	OUT-N19°03'39"E
33		400.00	127.35	127.90	N09°54'03"E	18°19'12"	
	131	400.00	28.61	28.61	N17°00'42"E	04°05'54"	
	132	400.00	37.75	37.77	N12°15'27"E	05°24'36"	
	133	400.00	37.22	37.23	N06°53'10"E	05°19'58"	
	134	400.00	24.28	24.29	N02°28'49"E	03°28'44"	
34		25.00	31.40	33.95	S25°21'23"E	77°48'00"	OUT-S13°32'37"W
35		640.00	210.35	211.31	S04°05'06"W	18°55'02"	OUT-S05°22'25"E
	140	640.00	26.06	26.06	S12°22'37"W	02°20'00"	
	141	640.00	43.97	43.98	S09°14'30"W	03°56'14"	
	142	640.00	36.15	36.15	S05°39'17"W	03°14'12"	
	143	640.00	43.97	43.98	S02°04'04"W	03°56'14"	
	144	640.00	36.15	36.15	S01°31'09"E	03°14'12"	
	145	640.00	24.98	24.98	S04°15'20"E	02°14'10"	
36		25.00	31.11	33.58	S33°06'31"W	76°57'48"	
37		135.00	44.91	45.12	S81°09'56"W	19°09'02"	
38		15.00	23.00	26.21	N50°47'27"E	100°06'00"	OUT-S79°09'33"E
39		274.00	71.07	71.27	S71°42'28"E	14°54'10"	
40		25.00	36.91	41.51	S60°48'17"E	95°08'32"	OUT-S13°14'01"E
41		640.00	14.47	14.47	S13°52'53"E	01°17'44"	OUT-S14°31'45"E
42		25.00	34.25	37.73	S28°42'16"W	86°28'02"	OUT-S71°56'17"W
43		240.00	78.41	78.76	S81°20'22"W	18°48'10"	
44		175.00	58.12	58.39	N81°10'57"E	19°07'00"	OUT-N71°37'27"E
45		240.00	85.54	86.00	N78°59'39"W	20°31'48"	
46		175.00	62.37	62.71	S78°59'39"E	20°31'48"	
47		280.00	99.79	100.33	S78°59'39"E	20°31'48"	
	154	280.00	46.85	46.90	S73°31'41"E	09°35'52"	
	155	280.00	53.34	53.42	S83°47'35"E	10°55'56"	
48		300.00	106.92	107.49	N11°00'21"E	20°31'48"	
	163	300.00	4.17	4.17	N01°08'21"E	00°47'48"	
	154	300.00	102.81	103.32	N11°24'15"E	19°44'00"	
49		25.00	34.06	37.47	S65°13'38"E	85°52'26"	OUT-S22°17'25"E
50		640.00	57.10	57.12	S24°50'50"E	05°06'50"	
51		200.00	97.26	98.24	S76°40'06"W	28°08'42"	
	171	200.00	70.70	71.07	S72°46'33"W	20°21'36"	
	172	200.00	27.15	27.17	S86°50'54"W	07°47'06"	
52		255.00	124.01	125.26	S76°40'06"W	28°08'42"	
	169	255.00	64.46	64.63	S69°51'26"W	14°31'22"	
	168	255.00	60.48	60.63	S83°55'47"W	13°37'20"	
53		281.00	136.65	138.03	N76°40'06"E	28°08'42"	
	173	281.00	22.72	22.72	N88°25'27"E	04°38'00"	
	172	281.00	35.32	35.35	N82°30'14"E	07°12'26"	
	171	281.00	35.64	35.66	N75°15'53"E	07°16'16"	
	170	281.00	44.26	44.30	N67°06'45"E	09°02'00"	
54		170.00	118.39	120.92	N70°21'50"E	40°45'16"	
	178	170.00	106.05	107.85	N68°09'42"E	36°21'00"	
	179	170.00	13.07	13.07	N88°32'20"E	04°24'16"	
55		180.00	79.54	80.20	N77°58'33"E	25°31'48"	OUT-N65°12'39"E
56		15.00	18.22	19.58	S77°24'04"E	74°46'34"	
57		260.00	126.44	127.72	N76°40'06"E	28°08'42"	
	189	260.00	8.46	8.46	N89°48'30"E	01°51'54"	
	190	260.00	55.78	55.89	N82°43'04"E	12°18'58"	
	OL16	260.00	20.01	20.02	N74°21'14"E	04°24'42"	
	191	260.00	43.30	43.35	N67°22'19"E	09°33'08"	
58		460.00	217.48	219.56	S13°43'50"E	27°20'50"	
	191	460.00	31.92	31.93	S25°24'56"E	03°58'38"	
	192	460.00	89.20	89.34	S17°51'47"E	11°07'40"	
	193	460.00	90.10	90.24	S06°40'45"E	11°14'24"	
	194	460.00	8.05	8.05	S00°33'29"E	01°00'08"	
59		150.00	48.42	48.63	S09°13'52"W	18°34'34"	
	198	150.00	40.91	41.03	S07°46'48"W	15°40'26"	
	199	150.00	7.60	7.60	S17°04'05"W	02°54'08"	
60		184.00	59.39	59.66	S09°13'52"W	18°34'34"	
	199	184.00	17.84	17.85	S15°44'26"W	05°33'26"	
	200	184.00	41.72	41.81	S06°27'09"W	13°01'08"	
61		180.00	55.09	55.30	S08°03'39"E	17°36'12"	OUT-S16°51'45"E
	203	180.00	28.94	28.97	S03°52'13"E	09°13'20"	
	204	180.00	26.31	26.33	S12°40'19"E	08°22'52"	
62		15.00	13.50	14.01	S09°53'16"W	53°30'02"	
63		120.00	73.96	75.18	S18°41'22"W	35°53'50"	
64		15.00	19.61	21.37	S48°26'34"E	81°37'58"	OUT-S07°37'35"E
65		120.00	90.14	92.41	S29°41'13"E	44°07'16"	OUT-S51°44'51"E
66		15.00	16.25	17.17	S18°57'23"E	65°34'56"	OUT-S13°50'05"W
	214	15.00	9.09	9.23	S34°06'48"E	35°16'06"	
	215	15.00	7.84	7.94	S01°19'20"E	30°18'50"	
67		180.00	41.12	41.21	S07°16'36"W	13°06'58"	
68		120.00	52.00	52.41	S13°13'52"W	25°01'30"	
69		25.00	20.00	20.58	N40°40'42"W	47°09'22"	OUT-N17°06'01"W
70		100.00	28.10	28.19	N25°10'38"W	16°09'14"	
71		25.00	23.49	24.45	N05°13'51"W	56°02'48"	OUT-N22°47'33"E
72		440.00	168.30	169.34	N11°46'00"E	22°03'06"	
	221	440.00	43.96	43.98	N19°55'44"E	05°43'38"	
	222	440.00	57.85	57.89	N13°17'45"E	07°32'20"	
	223	440.00	57.58	57.62	N05°46'30"E	07°30'10"	
	224	440.00	9.85	9.85	N01°22'56"E	01°16'58"	
73		15.00	17.42	18.59	N53°46'50"W	70°59'26"	
74		120.00	39.63	39.81	N08°45'50"W	19°00'34"	
75		184.00	93.42	94.45	S13°57'55"E	29°24'44"	
	233	184.00	25.50	25.52	S03°13'58"E	07°56'50"	
	234	184.00	61.91	62.20	S16°53'28"E	19°22'10"	
	235	184.00	6.73	6.73	S27°37'25"E	02°05'44"	
76		120.00	60.93	61.60	S76°02'05"W	29°24'44"	
77		230.00	116.78	118.07	S76°02'05"W	29°24'44"	
	243	230.00	16.78	16.79	S88°39'00"W	04°10'54"	
	242	230.00	48.50	18.59	S80°30'23"W	12°06'20"	
	240	230.00	52.57	52.69	S67°53'28"W	13°07'30"	
78		128.00	64.99	65.71	N13°57'55"W	29°24'44"	
	240	128.00	5.25	5.25	N27°29'50"W	02°20'54"	
	241	128.00	59.90	60.46	N12°47'28"W	27°03'50"	
79		15.00	21.16	23.48	N44°24'24"W	89°42'18"	OUT-N00°26'46"E
80		328.00	164.90	166.69	N14°06'46"W	29°07'02"	
	250	328.00	50.80	50.85	N03°59'44"W	08°52'58"	
	249	328.00	61.27	61.36	N13°47'45"W	10°43'04"	
	248	328.00	54.42	64.48	N23°54'47"W	09°31'00"	
81		170.00	86.31	87.27	N76°02'05"E	29°24'44"	
	247	170.00	43.51	43.63	N68°40'54"E	14°42'22"	
	246	170.00	43.51	43.63	N83°23'16"E	14°42'22"	
82		272.00	136.29	137.76	S14°09'45"E	29°01'04"	OUT-S00°20'47"W
	252	272.00	38.48	38.52	S24°36'53"E	08°06'48"	
	253	272.00	98.69	99.24	S10°06'21"E	20°54'16"	
83		15.00	21.29	23.67	S45°32'37"W	90°23'40"	
84		60.00	84.85	94.25	N44°15'33"W	90°00'00"	
85		60.00	84.85	94.25	N45°44'27"E	90°00'00"	
86		180.00	91.39	92.40	N76°02'05"E	29°24'44"	
	262	180.00	24.85	24.87	N86°46'56"E	07°55'02"	
	251	180.00	67.13	67.53	N72°04'34"E	21°29'42"	
87		60.00	84.85	94.25	S45°44'27"W	90°00'00"	
88		122.00	52.82	53.24	N76°45'28"W	25°00'10"	
89		15.00	19.37	21.06	N24°02'10"W	80°26'26"	OUT-N16°11'03"E
90		180.00	48.44	48.59	N08°27'05"E	15°27'56"	
91		120.00	7.17	7.17	N02°25'53"E	03°25'32"	OUT-N04°08'39"E
92		15.00	17.30	18.44	N39°21'12"E	70°25'06"	
93		120.00	33.77	33.88	N82°39'06"E	16°10'42"	
94		565.00	161.34	161.90	N81°03'01"W	16°25'04"	OUT-N72°50'29"W
95		25.00	37.90	43.02	N23°32'56"W	98°35'06"	
96		178.00	77.06	77.68	S76°45'28"E	25°00'10"	
	302	178.00	36.65	36.72	S70°09'58"E	11°49'10"	
	301	178.00	40.87	40.96	S82°40'03"E	13°11'00"	
97		116.00	164.05	182.21	N45°44'27"E	90°00'00"	
	292	116.00	43.21	43.47	N80°00'22"E	21°28'10"	
	291	116.00	52.25	52.70	N56°15'25"E	26°01'44"	
	OL18	116.00	48.20	48.55	N31°15'05"E	23°58'56"	
	290	116.00	37.33	37.49	N10°00'02"E	18°31'10"	
98		15.00	21.47	23.93	N44°21'24.5"W	91°24'01"	
99		25.00	35.17	39.01	N46°02'31.5"E	89°23'51"	
100		25.00	35.54	39.53	S43°57'28.5"E	90°36'09"	
101		15.00	20.95	23.20	S45°38'35.5"W	88°35'59"	
102		183.00	58.27	58.51	S80°46'58.5"W	18°19'13"	
	321	183.00	42.13	42.22	S83°20'01.5"W	13°13'07"	
	OL20	183.00	16.29	16.29	S74°10'25"W	05°06'06"	
103		25.00	33.49	36.70	N66°19'24"W	84°06'28"	OUT-N24°16'10"W
104		540.00	29.54	29.54	N25°50'12.5"W	03°08'05"	
105		560.00	501.03	519.46	N00°49'49"W	53°08'52"	
106		25.00	24.49	25.60	N55°04'39"E	58°40'04"	OUT-N84°24'41"E
107		100.00	27.53	27.62	N76°29'57"E	15°49'28"	OUT-N68°35'13"E
108		25.00	20.00	20.58	S87°50'05"E	47°09'24"	
109		685.00	296.55	298.92	S76°45'28"E	25°00'10"	
110		540.00	116.90	117.13	N06°16'16"W	12°25'42"	OUT-N12°29'07"W
	351	540.00	33.07	33.08	N01°48'42"W	03°30'34"	
	OL21	540.00	26.09	26.10	N04°57'03"W	02°46'08"	
	322	540.00	57.93	57.96	N09°24'37"W	06°09'00"	
111		25.00	33.49	36.70	N29°34'07.5"E	84°06'29"	
112		117.00	37.25	37.41	N80°46'58.5"E	18°19'13"	
113		25.00	33.95	37.32	N42°49'31"W	85°32'12"	
114		110.00	40.49	40.73	N10°32'58"E	21°12'46"	
115		25.00	31.00	33.43	N59°28'05"E	76°37'28"	OUT-S71°37'22"E
116		183.00	25.01	25.03	S86°08'18"E	07°50'14"	
117		15.00	21.47	23.93	S44°21'24.5"E	91°24'01"	
118		183.00	69.30	69.72	S09°34'18.5"E	21°49'49"	
	410	183.00	43.82	43.93	S05°31'59.5"E	13°45'11"	
	411	183.00	25.78	25.80	S16°26'54"E	08°04'38"	
119		117.00	31.23	31.32	S12°49'04"E	15°20'18"	OUT-S05°08'55"E
120		123.00	20.14	20.16	N85°21'38"W	09°23'34"	OUT-N80°39'51"W
121		15.00	21.91	24.56	S70°26'09"E	93°48'12"	OUT-S23°32'03"E
122		183.00	57.82	58.08	N11°23'48"W	18°10'50"	IN-N02°18'23"W
123		117.00	44.31	44.58	N09°34'18.5"W	21°49'49"	
124		15.00	20.95	23.20	N45°38'35.5"E	88°35'59"	
125		231.50	27.41	27.43	N65°07'28"E	06°47'16"	OUT-S68°31'06"W
			(27.42)		(N65°07'35.6"E)	(06°47'21")	(S68°31'11"W)
126		15.00	22.02	24.72	S71°03'06"E	94°26'08"	OUT-S61°43'50"W
127		72.00	4.68	4.68	S21°58'24"E	03°43'16"	IN-N20°06'46"W
					(S21°58'21"E)	(03°43'21")	(N20°06'41"W)
							OUT-N23°50'02"W
128		386.00	167.11	168.44	N13°14'32"E	25°00'10"	
	143	386.00	11.79	11.79	N01°36'57"E	01°45'00"	
	142	386.00	42.33	42.35	N05°38'02"E	06°17'10"	
	141	386.00	51.47	51.51	N12°36'00"E	07°38'46"	
	140	386.00	62.72	62.79	N21°05'00"E	09°19'14"	
129		412.00	178.37	179.79	S13°14'32"W	25°00'10"	
	153	412.00	43.19	43.21	S22°44'21"W	06°00'32"	
	152	412.00	38.55	38.57	S17°03'11"W	05°21'48"	
	151	412.00	37.69	37.71	S11°44'58"W	05°14'38"	
	150	412.00	37.19	37.20	S06°32'27"W	05°10'24"	
	149	412.00	23.10	23.11	S02°20'51"W	03°12'48"	
130		280.00	91.97	92.39	N81°17'18"E	18°54'18"	OUT-N71°50'09"E
	167	280.00	13.34	13.34	N89°22'34"E	02°43'46"	
	168	280.00	46.97	47.02	N83°12'02"E	09°37'18"	
	169	280.00	32.01	32.03	N75°06'46"E	06°33'14"	
131		25.00	35.37	39.29	N44°13'53"W	90°03'20"	
132		123.00	9.58	9.58	N87°49'31"W	04°27'48"	OUT-N85°35'37"W
133		25.00	15.67	15.94	N72°28'35"E	36°31'44"	IN-N54°12'43"E
134		25.00	36.89	41.49	S42°23'50"W	95°05'30"	
135		25.00	34.65	38.29	N46°10'54"W	87°45'02"	OUT-N02°18'23"W

WISCONSIN
BRETT T. STOCKMANN
S-2681
MADISON, WISCONSIN
LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19th 20 19

Bernie M. Pomy
Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Gerald F. Dohm Revocable Living Trust, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Gerald F. Dohm Revocable Living Trust does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, Gerald F. Dohm Revocable Living Trust has caused these presents to be signed this 20th day of February, 2019.

Steven J. Dohm TTEE, TTEE

Richard E. Dohm TTEE TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this 20th day of February, 2019, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires 11-13-2020 Sarah Proctor
Notary Public, Dane County, Wisconsin

NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN

OWNER'S CERTIFICATE

Charlene C. Dohm, by Melinda Weisensel, my Agent under POA dated September 27, 2016, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Charlene C. Dohm, by Melinda Weisensel, my Agent under POA dated September 27, 2016, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, Charlene C. Dohm, by Melinda Weisensel, my Agent under POA dated September 27, 2016 has caused these presents to be signed this 22 day of February, 2019.

Charlene C. Dohm, by Melinda Weisensel, my Agent under POA dated September 27, 2016 POA

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this 22 day of February, 2019, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin

ANGIE CHRISTENSEN NOTARY PUBLIC STATE OF WISCONSIN

OWNER'S CERTIFICATE

East South Point, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

East South Point, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, East South Point, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this 22 day of February, 2019.

East South Point, LLC

Christenlers, Authorized Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this 22 day of February, 2018, the above named authorized signatorys of the above named East South Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin

ANGIE CHRISTENSEN NOTARY PUBLIC STATE OF WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: , For Date: 22 FEBRUARY 2019
Natalie Erdman, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge" located in the City of Madison, was hereby approved by Enactment Number RES-18-00682, File I.D. Number 50995, adopted this 19 day of June, 2018, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this 22 day of February, 2019.

Maribeth Witzel-Behl
Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 22ND day of FEBRUARY, 2019 on any of the lands included in the plat of "Acacia Ridge".

David M. Gawenda
David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 25th day of February, 2019 affecting the land included in "Acacia Ridge".

Adam Gallagher
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 25th day of February, 2019 at 12:24 P.M. and recorded in Volume 61-0058 of Plats on Pages 21-31 as Document Number 5471585.

Kristi Chlebowski by Gail Dickhoff, deputy
Kristi Chlebowski, Dane County Register of Deeds

BRETT T. STOEFFLER S-2502 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

ACACIA RIDGE REPLAT NO. 5

LOTS 204, 205, 214, 215, 227-231, 234-238, 248-302, OUTLOT 17 AND 18, AND COOL BREEZE RUN, GENTLE FEATHER ROAD, HIDDEN FAWN TRAIL, AND PORTIONS OF HIGHLAND GATE WAY, SUMMER RAIN PASS, LONG TIMBER WAY, SILVER MAPLE DRIVE, LITTLE DOVE TRAIL AND TURNING PEBBLE STREET DISCONTINUED/VACATED BY THE CITY OF MADISON, RES- 24-00005, DOC. NO 5970722, WITHIN ACACIA RIDGE, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

NOTES

1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.

3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

4. No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

5. The 30-foot wide Private Access, Parking and Driveway Easement behind Lots 719-737 will be subject to a separately recorded instrument setting forth the terms and conditions for the construction, maintenance, repair and uses within the Easement Area.

6. Public Easement terms and conditions:

   Public Sanitary Sewer Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Water Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Sidewalk and Bike Path Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

7. This plat is subject to the following recorded instruments:
   -Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5472669; amended by Doc Nos. 5517963, 5577303, 5624586, 5750179 and 5941131.
   -Declaration of Conditions, Covenants and Restrictions recorded as Doc. No.5474970; modified by Doc. Nos. 5709339, 5784844, 5835935.
   -Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5475376
   -Declaration of Conditions and Covenants recorded as Doc. Nos. 5475377 and 5475378.
   -All Public Utility Easements within the boundary of this plat granted by Acacia Ridge, Doc. No. 5471585, released by Doc. Nos. 5949721, 5949722, 5949723, 5949724 and 5970961.
   -Public Sidewalk and Bike Path Easement within Outlot 18, Acacia Ridge, Doc. No. 5471585, released by Doc No. 5970961.
   -Public Sidewalk, Water Main and Sanitary Sewer Easement with Outlot 17, Acacia Ridge, Doc. No. 5471585, released by Doc No. 5970961.

8. Distances shown along curves are chord lengths.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-101

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Acacia Ridge Replat No. 5" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 204, 205, 214, 215, 227-231, 234-238, 248-302, Outlot 17, Outlot 18, and Cool Breeze Run, Gentle Feather Road, Hidden Fawn Trail, and portions of Highland Gate Way, Summer Rain Pass, Long Timber Way, Silver Maple Drive, Little Dove Trail and Turning Pebble Street, discontinued/vacated by the City of Madison, RES-24-00005, Document Number 5970722, within Acacia Ridge, recorded in Volume 61-005B of Plats on pages 21-31 as Document Number 5471585 in the Dane County Register of Deeds Office, located in the NE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin:
Commencing at the East 1/4 corner of said Section 28; thence S01°20'36"W, 282.93 feet along the East line of said SE1/4 to the Southeast corner of Lot 245, Acacia Ridge, also being the point of beginning; thence S01°20'36"W, 708.82 feet along said East line to a point on the North right-of-way line of Watts Road; thence N89°15'33"W, 749.76 feet along said North right-of-way line to a point of curve; thence Westerly along said North right-of-way line along a curve to the right which has a radius of 565.00 feet and a chord which bears N81°03'01"W, 161.34 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N23°32'56"W, 37.90 feet to a point on the Southeasterly right-of-way line of Little Dove Trail; thence N25°44'37"E, 133.88 feet along said Southeasterly right-of-way line; thence N64°15'23"W, 60.00 feet to a point on the Northwesterly right-of-way line of Little Dove Trail, also being on the East line of Lot 218, Acacia Ridge; thence N25°44'37"E, 69.61 feet along the Southeasterly line of Lots 217 and 218, Acacia Ridge to a point of curve; thence Northerly along the East line of said Lot 217 along a curve to the left which has a radius of 120.00 feet and a chord which bears N13°13'52"E, 52.00 feet; thence N00°43'07"E, 70.23 feet along the East line of Lots 216 and 217, Acacia Ridge to the Northeast corner of said Lot 216; thence N89°15'33"W, 129.73 feet to the Northwest corner of said Lot 216, being on the East line of Lot 224, Acacia Ridge; thence N00°44'27"E, 65.00 feet along the East line of Lots 224 and 225, Acacia Ridge to the Northeast corner of said Lot 225, also being on the South line of Lot 213, Acacia Ridge; thence S89°15'33"E, 15.00 feet to the Southeast corner of said Lot 213; thence N00°44'27"E, 158.00 feet along the East line of said Lot 213 and the Northerly extension thereof to a point on the North right-of-way line of Highland Gate Way; thence N89°15'33"W, 2.00 feet along said North right-of-way line to the Southeast corner of Lot 206, Acacia Ridge; thence N00°44'27"E, 100.00 feet to the Northeast corner of said Lot 206; thence N89°15'33"W, 14.00 feet along the North line of said Lot 206 to the Southeast corner of Lot 208, Acacia Ridge; thence N00°44'27"E, 65.00 feet the Northeast corner of said Lot 208, also being the Southwest corner of Lot 203, Acacia Ridge; thence S89°15'33"E, 124.33 feet to the Southeast corner of said Lot 203; thence along the East line of said Lot 203 along a curve to the right which has a radius of 180.00 feet and a chord which bears N03°52'13"W, 28.94 feet; thence S89°15'33"E, 60.00 feet to a point on the East right-of-way line of Summer Rain Pass; thence N00°44'27"E, 107.80 feet along said East right-of-way line to the Southwest corner of Lot 232, Acacia Ridge; thence S89°15'33"E, 460.77 feet along the South line of Lots 226, 232, 233 and 239, Acacia Ridge to the Southeast corner of said Lot 233, also being on the Southwesterly right-of-way line of Turning Pebble Street; thence Southeasterly along said Southwesterly right-of-way line along a curve to the left which has a radius of 184.00 feet and a chord which bears S17°56'20"E, 68.53 feet; thence S28°40'17"E, 228.76 feet along said Southwesterly right-of-way line; thence N61°19'43"E, 122.14 feet along the Southeasterly line of Lot 247, Acacia Ridge and the Southwesterly extension thereof to the Southeast corner of said Lot 247; thence S89°15'33"E, 136.92 feet along the South line of Lots 245 and 246, Acacia Ridge to the Southeast corner of said Lot 245, also being the point of beginning. Containing 783,589 square feet (17.989 acres).

Dated this 9th day of July, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR

OWNER'S CERTIFICATE

LandBanc Ventures, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

LandBanc Ventures, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison

In witness whereof, LandBanc Ventures, LLC has caused these presents to be signed this 30 day of July, 2024.

LandBanc Ventures, LLC

Richard Hanzel, Member

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

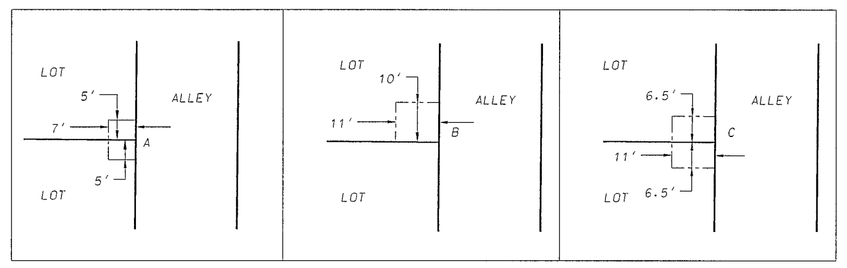
Personally came before me this 30 day of July, 2024, the above named authorized signatory of the above named LandBanc Ventures, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5/1/2028

Angie Christensen
Notary Public, Dane County, Wisconsin

ANGIE CHRISTENSEN NOTARY PUBLIC STATE OF WISCONSIN

PUBLIC UTILITY EASEMENT DETAILS
1"=30'



MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: For
Matt Wachter, Secretary of Plan Commission

Date: 7 AUG 2024

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Acacia Ridge Replat No. 5" located in the City of Madison, was hereby approved by Enactment Number RES- 23-00607, File I.D. Number 76592, adopted this 3RD day of OCTOBER, 2023, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this 7TH day of AUGUST, 2024.

Marlbeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 8TH day of August, 2024 on any of the lands included in the plat of "Acacia Ridge Replat No. 5".

Craig Franklin, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

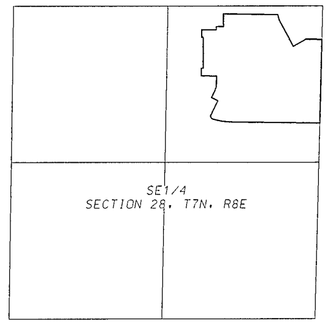
I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 8TH day of August, 2024 affecting the land included in "Acacia Ridge Replat No. 5".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this 8th day of August, 2024 at 9:17 A.M. and recorded in Volume 62-013A of Plats on Pages 67-68 as Document Number 5978856.

Kristi Chlebowski by Jessa Rgolma, Deputy
Kristi Chlebowski, Dane County Register of Deeds



LOCATION MAP
1"=1000'

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 26, 2024

Department of Administration

707

Doc #5471585

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified February 19, 2019
Department of Administration

See DOC 5715541 for Release of SB Rest. and Util Esmt

DCCR DOC 6014099
DCCR DOC 6014102

PRTL REL OF DCCR DOC 6050790

REL of ESMTS DOC 5970961

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Acacia Ridge" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

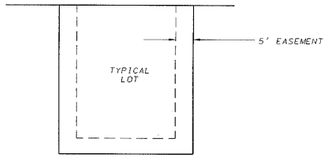
Lot 1, Dane County Certified Survey Map No. 10681, recorded in Volume 63 of Certified Survey Maps on pages 224-225 as Document Number 3657230, Outlot 1, Cardinal Glenn, recorded in Volume 58-083A of Plats on pages 421-425 as Document Number 4089593 and lands located in the NE1/4, NW1/4, SW1/4 and the SE1/4 of the SE1/4 and in the SW1/4 of the NE1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:
Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet along the South line of said SE1/4 to a point on the Southerly extension of the East line of Lot 4, Certified Survey Map No. 1338, recorded in Volume 5 of Certified Survey Map on pages 295-296 as Document Number 1383787; thence N00°48'16"E, 659.55 feet along the East line of and to the Northeast corner of said Lot 4; thence S89°57'16"W, 1303.56 feet along the North line of Lots 1 through 4, Certified Survey Map No. 1338 to the East right-of-way line of South Point Road; thence N00°47'47"E, 1286.66 feet along said East right-of-way line and a line feet 16.50 feet East of the West line of said SE1/4; thence N88°25'58"E, 7.01 feet along a jog in said East right-of-way line; thence N00°47'47"E, 396.73 feet along said East right-of-way line and a line 23.50 feet East of the West line of said SE1/4; thence N89°51'04"E, 311.46 feet; thence N00°49'10"E, 299.87 feet to a point on the South right-of-way line of Harvest Moon Lane; thence N89°56'47"E, 207.84 feet along said South right-of-way line to a point of curve; thence Northeasterly along said South right-of-way line on a curve to the left which has a radius of 231.50 feet and a chord which bears N65°07'28"E, 27.41 feet to a point of reverse curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S71°03'06"E, 22.02 feet to a point of compound curve; thence Southeasterly along curve to the right which has a radius of 72.00 feet and a chord which bears S21°58'24"E, 4.68 feet; thence N89°56'47"E, 721.82 feet along the South line Cardinal Glenn to the Southeast corner of Lot 1, Cardinal Glenn; thence S00°44'27"W, 0.30 feet to a point on the North line of said SE1/4; thence N89°57'06"E, 1311.48 feet the North line of said SE1/4 to the East 1/4 corner of said Section 28; thence S01°20'36"W, 2643.69 feet along the East line of said SE1/4 to the point of beginning. Containing 5,900,163 square feet (135.449 acres).

Dated this 15th day of October, 2018.
Revised this 5th day of February, 2019.
Revised this 14th day of February, 2019.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

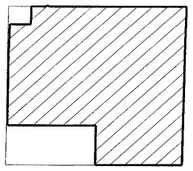
WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

STREET



1. Easement is 12 feet on perimeter of the plat.
2. Easements are not required on lines shared with streets or greenways.

PUBLIC DRAINAGE EASEMENT DETAIL
NOT TO SCALE
SEE NOTE 1 ON SHEET 9



LOCATION MAP
NOT TO SCALE

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FN:15-07-133

708

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19, 20 19

Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 60' 120'

1"=60'

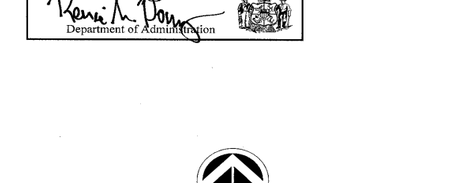
BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

LEGEND

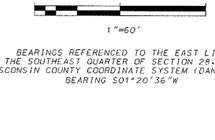
- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

5' / 5' — Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)

( ) Recorded as information



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



10/15/18
REV 2/5/19
REV 2/14/19

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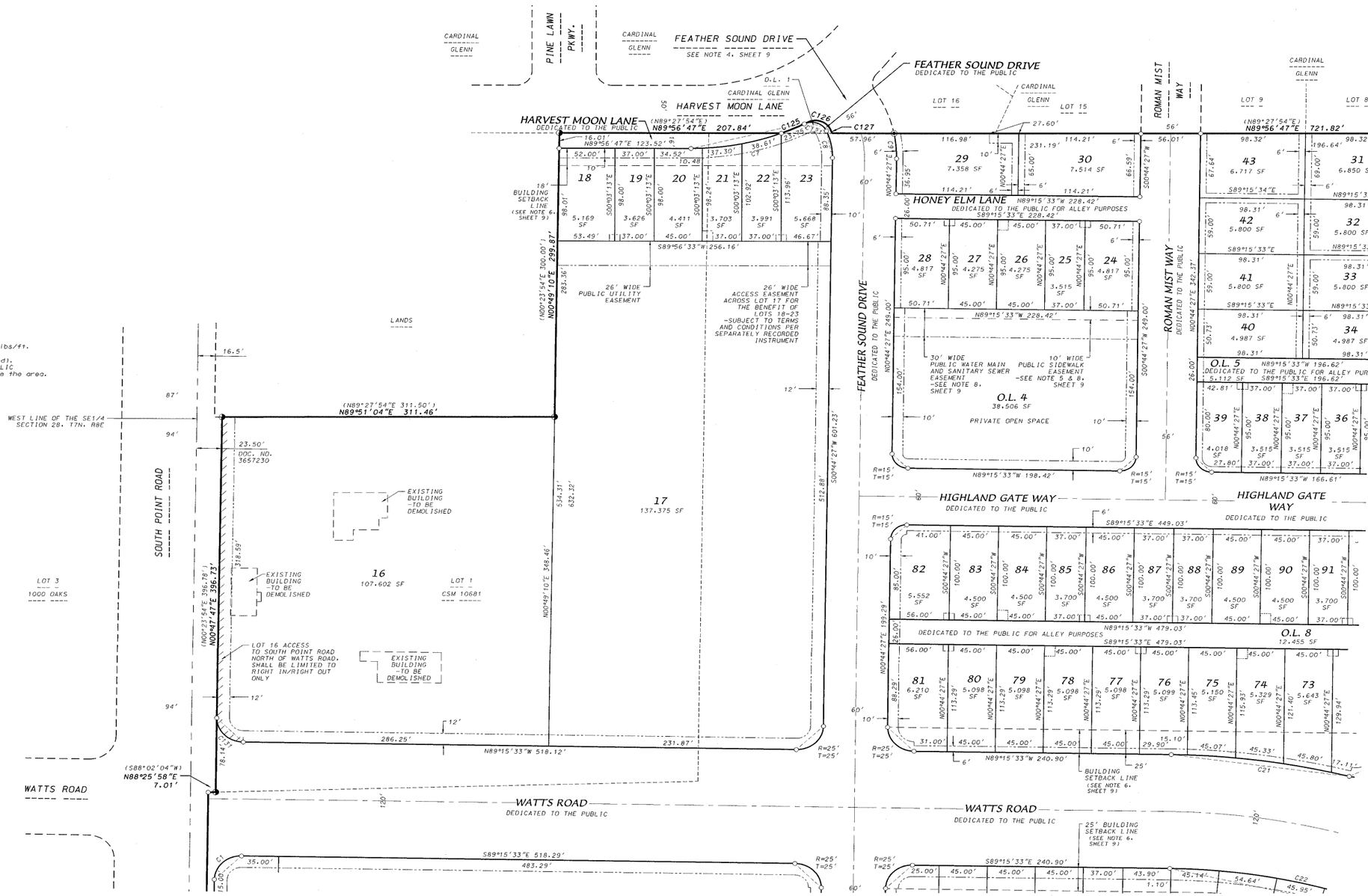
FN:15-07-133



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19th 2019

Department of Administration

ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 60' 120'

1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28,T7N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

SEE SHEET 2

WATTS ROAD

(S88°02'04"W) N88°25'58"E 7.01'

286.25' N89°15'33"W 518.12' 231.87'

R=25' T=25'

WATTS ROAD DEDICATED TO THE PUBLIC

S89°15'33"E 518.29' 483.29'

35.00' C1 15.00' N00°47'47"E 30.00' N45°46'07"E 14.11' S89°15'33"E 50.00'

O.L. 1 2,214 SF PRIVATE OPEN SPACE FOR SIGN AND LANDSCAPING PURPOSES

WEST LINE OF THE SE1/4 SECTION 28, T7N, R8E

N00°47'47"E 1104.91' 1089.91' 214.11'

87' O.L. 6

FIRST ADD. TO 1000 OAKS

LOT 129 LOT 130 LOT 131 LOT 132

SUNNY SPRING DRIVE

SOUTH POINT ROAD

16.50' DOC. NO. 850590 7'

O.L. 2 443,761 SF

DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES

OUTLOT SUBJECT TO PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ITS ENTIRETY -SEE NOTE 8, SHEET 9

SOUTH POINT ROAD DEDICATED TO THE PUBLIC

N00°47'47"E 1286.66' 1089.91' N00°47'47"E 1114.91'

O.L. 7 FIRST ADD. TO 1000 OAKS

N89°15'33"W

1 7,800 SF
2 7,800 SF
3 7,800 SF
4 7,800 SF
5 7,788 SF
6 7,055 SF
7 7,080 SF

120.00' 65.00' N89°15'33"W N00°44'27"E 260.00' N02°03'34"E 53.76' N78°06'07"W 117.02' N68°43'45"W 120.00' N21°16'15"E 124.75' 49.59' 15.16' 13.28' 55.86' S21°16'15"W 177.44' 53.00' 30.00' 141.80'

O.L. 3 9,019 SF PRIVATE OPEN SPACE

WISCONSIN BRETT T. STOEFFLER S-2599 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

R=25' T=25' 31.00' 45.00' 45.00' 45.00' 45.00' 29.90' 15.10' 45.07' 45.33' 45.80' 17.11' N89°15'33"W 240.90' 25' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9) C21 C20 S22°39'19"W 22.59'

N22°39'45"E 16.09' 72.60' C15 C14 21.29' N64°15'23"W 126.07' 52.34' C13 C12 C11

SEE SHEET 5

WATTS ROAD DEDICATED TO THE PUBLIC

25' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9)

R=25' T=25' S89°15'33"E 240.90' 25.00' 45.00' 45.00' 45.00' 37.00' 43.90' 1.10' 45.14' 54.64' C22 45.95' 45.95' 53.71' 1.75 45.00' 37.00' 29.50' 12.82' C24 C23 12' 10' 60' 20'

93 5,366 SF S00°44'27"W 110.00'
94 4,950 SF S00°44'27"W 110.00'
95 4,950 SF S00°44'27"W 110.00'
96 4,950 SF S00°44'27"W 110.00'
97 4,070 SF S00°44'27"W 110.00'
98 4,950 SF S00°44'27"W 110.00'
99 4,471 SF S00°25'51"W 110.00'
100 5,427 SF S10°58'26"W 110.00'
101 4,563 SF S15°38'03"W 110.00'
102 4,563 SF S20°17'41"W 110.00'
103 5,527 SF S25°44'37"W 110.00'
104 4,950 SF S25°44'37"W 110.00'
105 4,070 SF S25°44'37"W 110.00'
106 3,245 SF S25°44'37"W 110.00'
107 6,293 SF

FEATHER SOUND DRIVE DEDICATED TO THE PUBLIC

N00°44'27"E 191.00' 26.00' 85.00' 50.00' 45.00' 45.00' 45.00' 37.00' 43.90' 1.10' 36.13' 44.00' 37.00' 37.00' 43.25' 1.75 45.00' 37.00' 120.50' 64.48' 61.23' C29 C30 C31 C32 C33 C34 C35 C36 C37 S71°35'25"E 14.37'

N89°15'33"W 265.90' DEDICATED TO THE PUBLIC FOR ALLEY PURPOSES S89°15'33"E 265.90'

O.L. 9 16,549 SF

121 4,702 SF N00°44'27"E 95.00'
120 4,275 SF N00°44'27"E 95.00'
119 4,275 SF N00°44'27"E 95.00'
118 4,275 SF N00°44'27"E 95.00'
117 3,515 SF N00°44'27"E 95.00'
116 4,275 SF N00°44'27"E 95.00'
115 3,854 SF N06°59'51"E 95.00'
114 4,676 SF N14°23'33"E 95.00'
113 4,676 SF N21°47'06"E 95.00'
112 4,490 SF N25°44'37"E 95.00'
111 4,275 SF N25°44'37"E 95.00'
110 4,275 SF N25°44'37"E 95.00'
109 2,802 SF N25°44'37"E 95.00'
108 3,437 SF

R=15' T=15' 35.00' 45.00' 45.00' 45.00' 37.00' 43.90' 1.10' 45.74' 55.31' 55.31' 29.64' 20.96' 45.00' 37.00' 29.50' 13.02' C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 C101 C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127 C128 C129 C130 C131 C132 C133 C134 C135 C136 C137 C138 C139 C140 C141 C142 C143 C144 C145 C146 C147 C148 C149 C150 C151 C152 C153

N89°15'33"W 250.90'

SLEEPY POND WAY DEDICATED TO THE PUBLIC

R=15' T=15' S89°15'33"E 206.31' 10' 26.00' 90.16' 53.12' 38.11' 60' 6' 20' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9) 12'

139 5,209 SF S89°15'33"E
138 3,891 SF S89°15'33"E
137 3,891 SF S89°15'33"E
136 3,891 SF S89°15'33"E
135 4,732 SF S89°15'33"E
134 3,897 SF S89°15'33"E
133 3,981 SF S89°15'33"E
132 4,193 SF S89°15'33"E
131 6,653 SF

O.L. 10 9,704 SF

DEDICATED TO THE PUBLIC FOR ALLEY PURPOSES

N00°44'27"E 373.22' S00°44'27"W 373.22' N00°44'27"E 373.22'

122 5,537 SF N89°15'33"W
123 3,891 SF N89°15'33"W
124 4,732 SF N89°15'33"W
125 3,891 SF N89°15'33"W
126 3,891 SF N89°15'33"W
127 3,891 SF N89°15'33"W
128 3,891 SF N89°15'33"W
129 3,891 SF N89°15'33"W
130 5,536 SF

SEVEN WINDS TRAIL DEDICATED TO THE PUBLIC

N00°44'27"E 339.20' S00°44'27"W 345.22' 25' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9) 20' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9) 15' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9)

N89°15'33"W 181.46' 26.00' 65.30' S68°43'45"E 4.06' 3.75' S68°43'45"E

CLEAR RISE BLVD. DEDICATED TO THE PUBLIC S89°15'33"E 181.46'

R=15' T=15' 35.00' N21°16'15"E 141.80'

O.L. 13 18,628 SF

DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES

OUTLOT SUBJECT TO PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ITS ENTIRETY -SEE NOTE 8, SHEET 9

SLEEPY POND WAY DEDICATED TO THE PUBLIC S64°15'23"E 167.74' 10' 26.00' 90.16' 37.60' 60' 6' 20' BUILDING SETBACK LINE (SEE NOTE 6, SHEET 9) 12'

140 5,956 SF
141 5,159 SF
142 4,301 SF
143 5,184 SF
144 4,277 SF
145 6,104 SF
146 5,002 SF
147 3,737 SF S89°15'33"E
148 3,737 SF S89°15'33"E
149 3,742 SF S89°15'33"E
150 3,820 SF S89°15'33"E
151 4,022 SF S89°15'33"E
152 4,355 SF S89°15'33"E
153 10,710 SF

O.L. 11

DEDICATED TO THE PUBLIC FOR ALLEY PURPOSES

S00°44'27"W 137.91' N00°44'27"E 137.91' 37.69' 31.41' C78 C77 C76 C75 C74 C73 C72 C71 C70 C69 C68 C67 C66 C65 C64 C63 C62 C61 C60 C59 C58 C57 C56 C55 C54 C53 C52 C51 C50 C49 C48 C47 C46 C45 C44 C43 C42 C41 C40 C39 C38 C37 C36 C35 C34 C33 C32 C31 C30 C29 C28 C27 C26 C25 C24 C23 C22 C21 C20 C19 C18 C17 C16 C15 C14 C13 C12 C11 C10 C9 C8 C7 C6 C5 C4 C3 C2 C1

N89°15'33"W 149.49' 26.00' 37.49' S71°35'25"E 14.37'

CLEAR RISE BLVD. DEDICATED TO THE PUBLIC S89°15'33"E 149.49'

O.L. 12 16,415 SF

DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES

OUTLOT SUBJECT TO PUBLIC SIDEWALK AND BIKE PATH EASEMENT OVER ITS ENTIRETY -SEE NOTE 8, SHEET 9

REDAN DRIVE DEDICATED TO THE PUBLIC

N25°44'37"E 128.71' C106 C105 80' 60' 40' 10' 12' 15' 20' 25' 26' 29' 31' 33' 35' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100' 101' 102' 103' 104' 105' 106' 107' 108' 109' 110' 111' 112' 113' 114' 115' 116' 117' 118' 119' 120' 121' 122' 123' 124' 125' 126' 127' 128' 129' 130' 131' 132' 133' 134' 135' 136' 137' 138' 139' 140' 141' 142' 143' 144' 145' 146' 147' 148' 149' 150' 151' 152' 153'

SEE SHEET 4

SEE SHEET 7

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

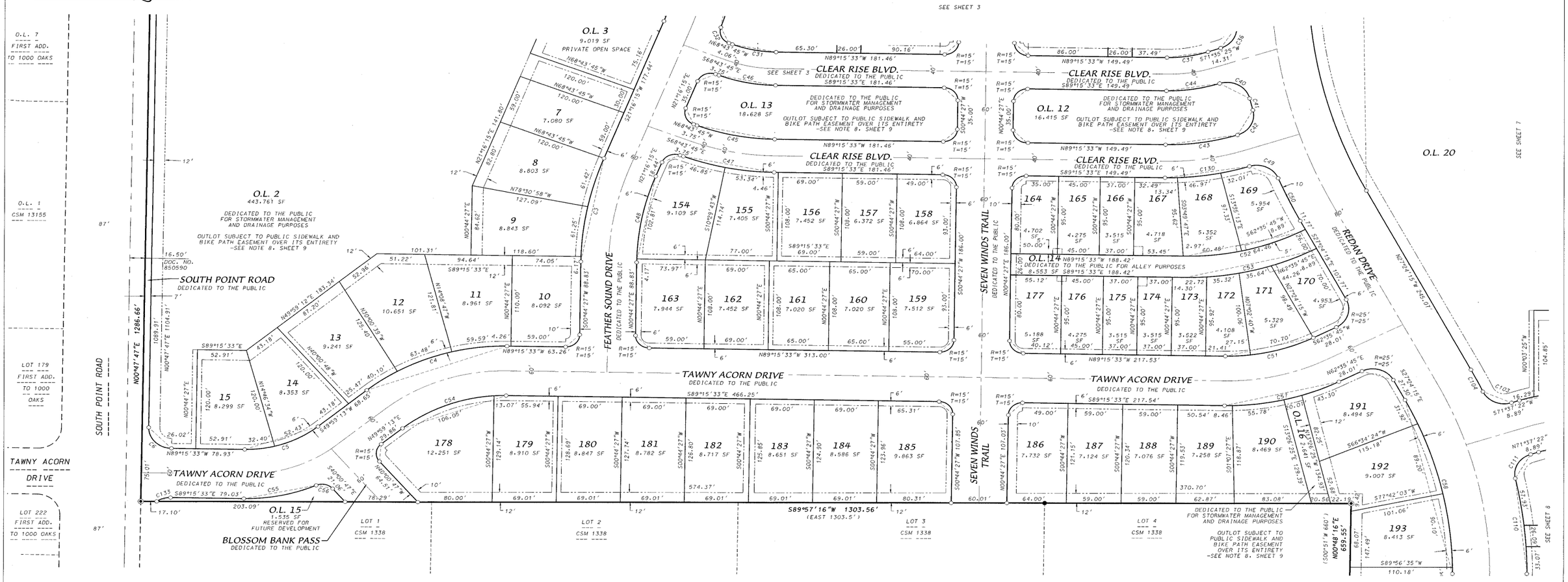
ACACIA RIDGE

LOT 1, CERTIFIED SURVEY MAP NO. 10681, OUTLOT 1, CARDINAL GLENN AND LANDS
LOCATED IN ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 19th, 2019

Department of Administration



LEGEND

- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area. (See note 8, sheet 9)
- ( ) Recorded as information

0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

WISCONSIN BRETT T. STOFFREGAN S-2740 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

ACACIA RIDGE

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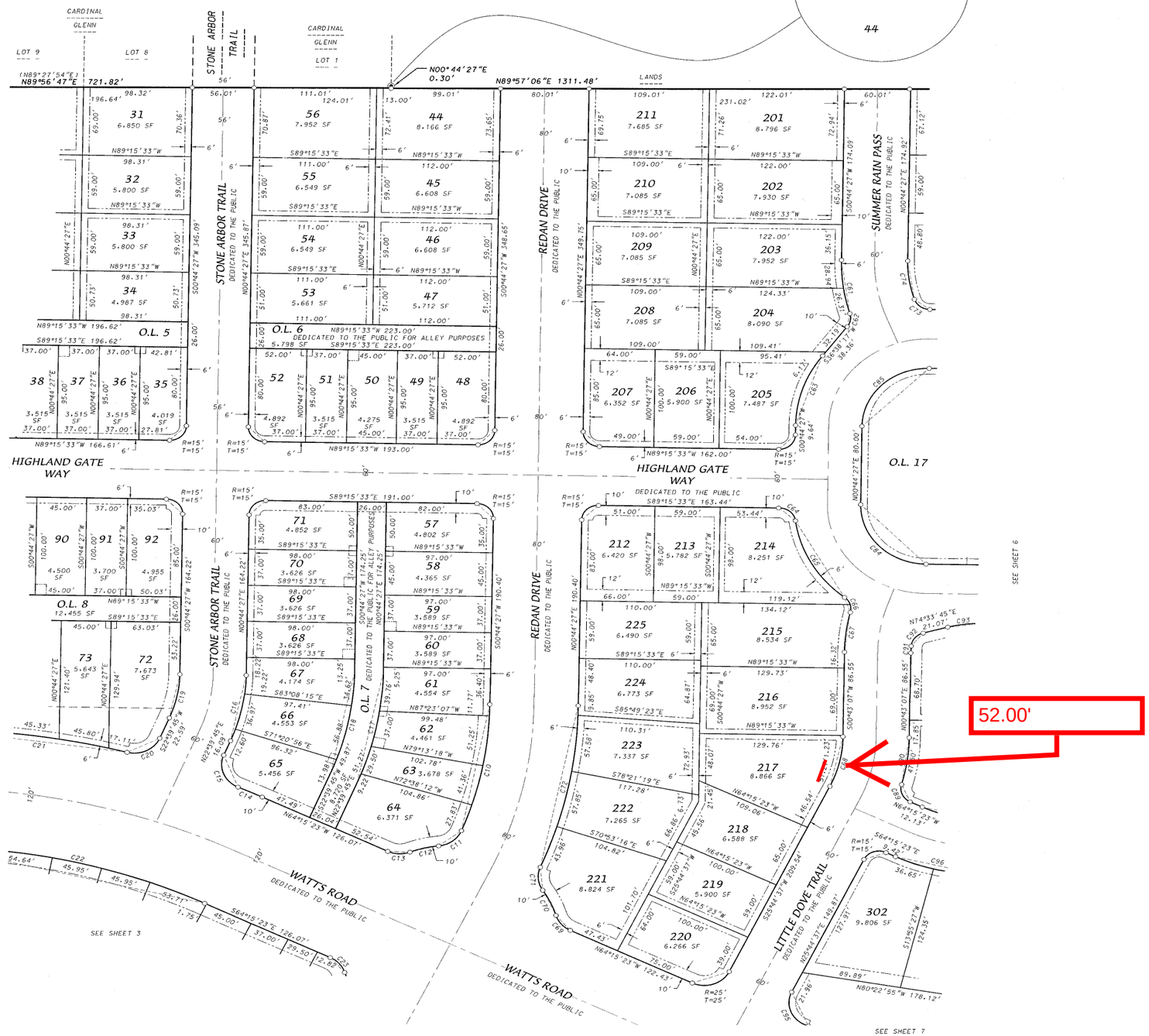
Certified February 19th, 20 19

Department of Administration

WISCONSIN BRETT T. STOFFREGAN S-2759 MADISON, WISCONSIN LAND SURVEYOR

10/15/18
REV 2/5/19
REV 2/14/19



0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28.T7N.R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S01°20'36"W

LEGEND

- Found 1-1/4" Iron Rebar
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- Found 3/4" Iron Rebar
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- ( ) Recorded as information

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-133

City of Madison

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

Master

File Number: 93395

File ID:	93395	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Playgrounds - Set 2.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2026 Playgrounds - Set 2. (District 2, District 6, District 14, District 15, District 19)

Notes: Emma Krug

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	COMBINED PLANS.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93395

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for 2026 Playgrounds - Set 2. The total estimated cost of the project is $420,000. Funding is available in the 2026 Parks Division Adopted Capital Budget in the Playground/Accessibility Improvements program (Munis #17436). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and

receive bids for 2026 Playgrounds - Set 2. (District 2, District 6, District 14, District 15, District 19)

Body

BE IT RESOLVED,

1) That the plans and specifications for 2026 Playgrounds - Set 2 be and are hereby approved.

2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.

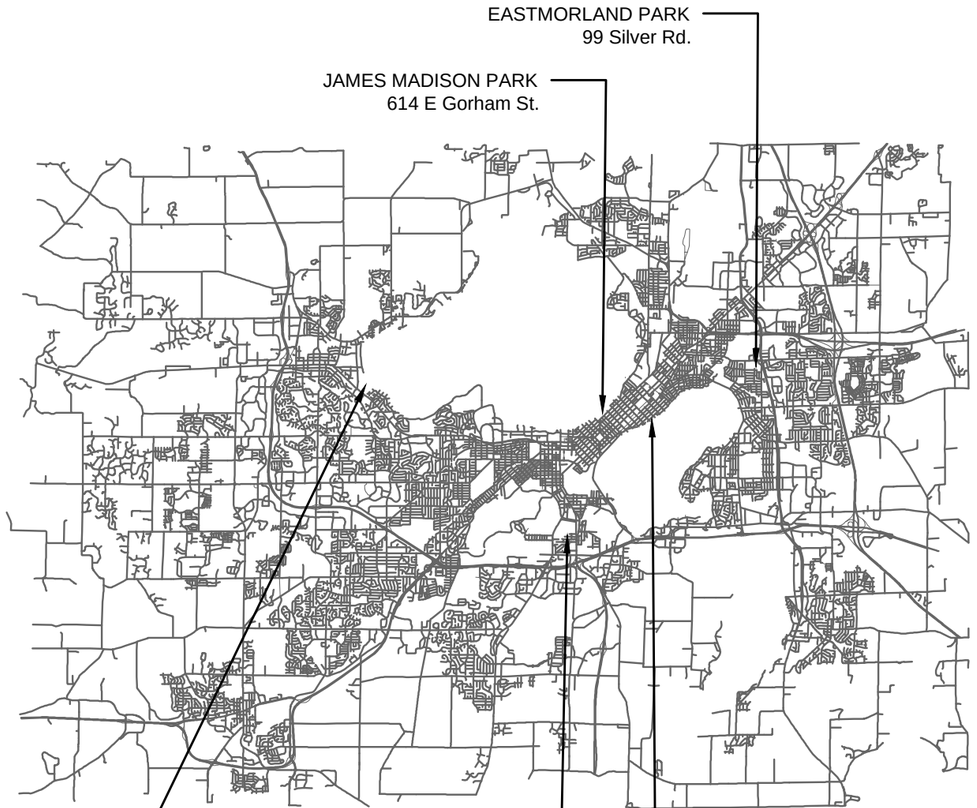
3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

LEGEND

- EX. ELECTRICAL HAND HOLE
- EX. ELECTRICAL PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. TREE
- EX. WATER HYDRANT
- EX. WATER VALVE
- EX. PROPERTY LINE
- EX. EASEMENT
- EX. FENCE LINE
- EX. TREE LINE
- EX. CONTOUR (INDEX)
- EX. CONTOUR (INTER)
- EX. ABANDONED UTILITY
- EX. ELECTRIC
- EX. FIBER OPTIC
- EX. NATURAL GAS
- EX. OVERHEAD LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. CABLE TV
- EX. UNDERGROUND TELEPHONE
- EX. WATER LINE
- EX. GRAVEL
- EX. CONCRETE

- ###.## PRO. SPOT ELEVATION
- PRO. CONTOUR (INDEX)
- PRO. CONTOUR (INTER)
- PRO. GRADING LIMITS
- PRO. SILT SOCK
- PRO. CONSTRUCTION FENCE
- PRO. DRAINTILE
- PRO. ASPHALT
- PRO. WOOD MULCH
- PRO. CONCRETE
- PRO. CONSTRUCTION ENTRANCE
- REMOVE EX. TOPSOIL
- REMOVE EX. PLAYGROUND SURFACING

2026 PLAYGROUNDS - SET 2
MUNIS NUMBERS:
16103- 51-130, 15622-51-130, 16104-51-130, 16105-51-130, 16106-51-130



DESIGNED BY:

SHEET SCHEDULE

1 EASTMORLAND PARK
1.1 Project Location and Site Access
1.2 Existing Conditions
1.3 Demolition and Protection Plan
1.4 Site Plan
1.5 Grading and Erosion Control Plan
1.6 Design Computations

2 HEIFETZ PARK
2.1 Project Location and Site Access
2.2 Existing Conditions
2.3 Demolition and Protection Plan
2.4 Site Plan
2.5 Grading and Erosion Control Plan
2.6 Design Computations

3 JAMES MADISON PARK
3.1 Project Location and Site Access
3.2 Existing Conditions
3.3 Demolition and Protection Plan
3.4 Site Plan
3.5 Grading and Erosion Control Plan
3.6 Design Computations

4 MARSHALL PARK
4.1 Project Location and Site Access
4.2 Existing Conditions
4.3 Demolition and Protection Plan
4.4 Site Plan
4.5 Grading and Erosion Control Plan
4.6 Design Computations

5 ORTON PARK
5.1 Project Location and Site Access
5.2 Existing Conditions
5.3 Demolition and Protection Plan
5.4 Site Plan
5.5 Grading and Erosion Control Plan
5.6 Design Computations

City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

PROJECT:
2026 PLAYGROUNDS - SET 2

PROJECT ADDRESS:

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

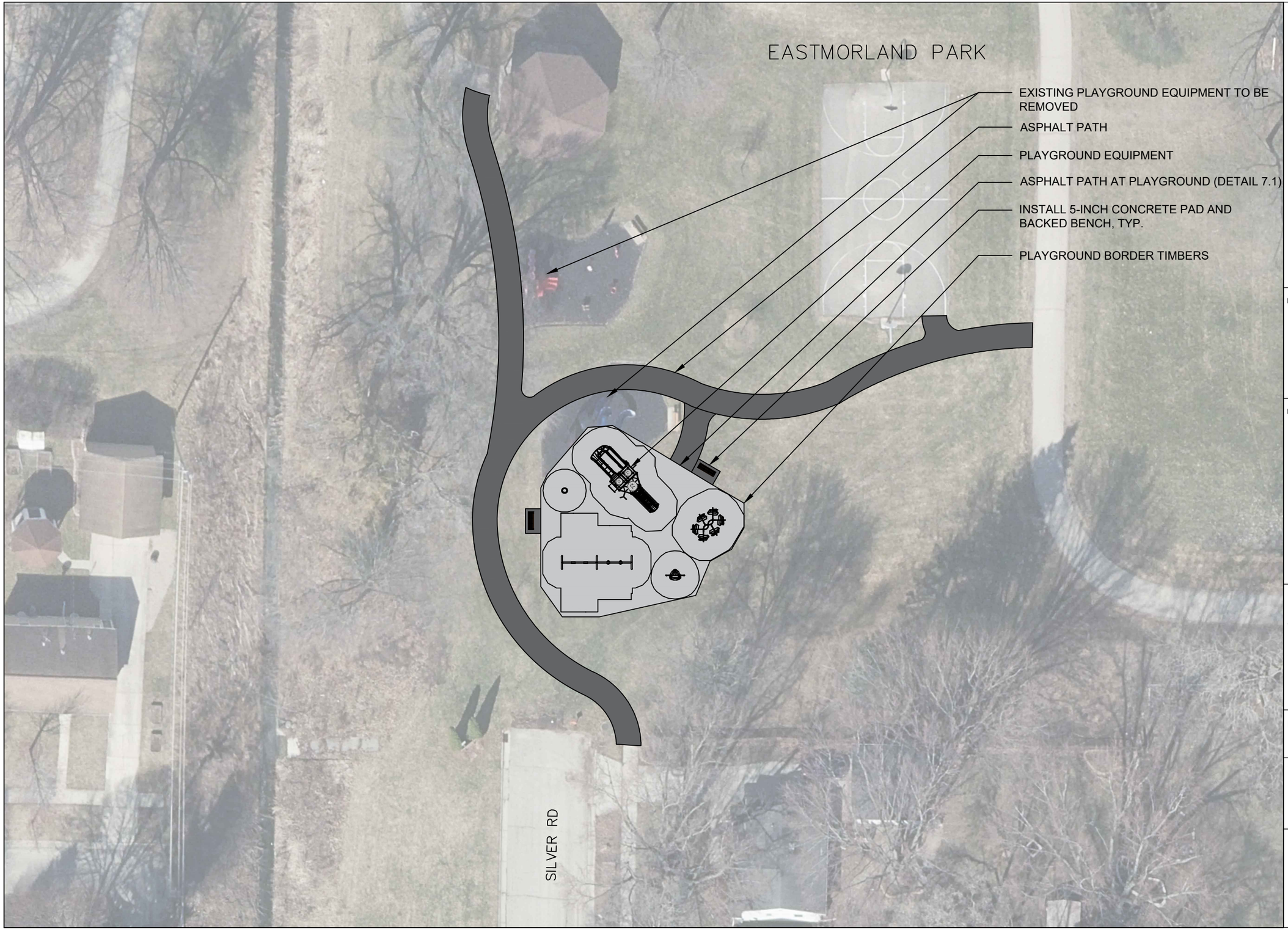
ITEM	DATE
ADVERTISED TO BID	2025-10-30

PUBLIC WORKS PROJECT #:
#9806

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

F:\Parcot\Planning\Capital Projects\Playgrounds\2026 Capital Projects\Set 2\CAD Plans\CoverSheet.dwg



M:\Maps\parks\Eastmorland\playground 2026\Playground Sheets.dwg

City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

Graphical Scale
0 30'
N

PROJECT:

2026 PLAYGROUNDS - SET 2

PROJECT ADDRESS:

Eastmorland Park
99 Silver Rd,
Madison, WI 53714

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
PLANS AND SPECS	06/10/2026
ADVERTISED TO BID	08/06/2026

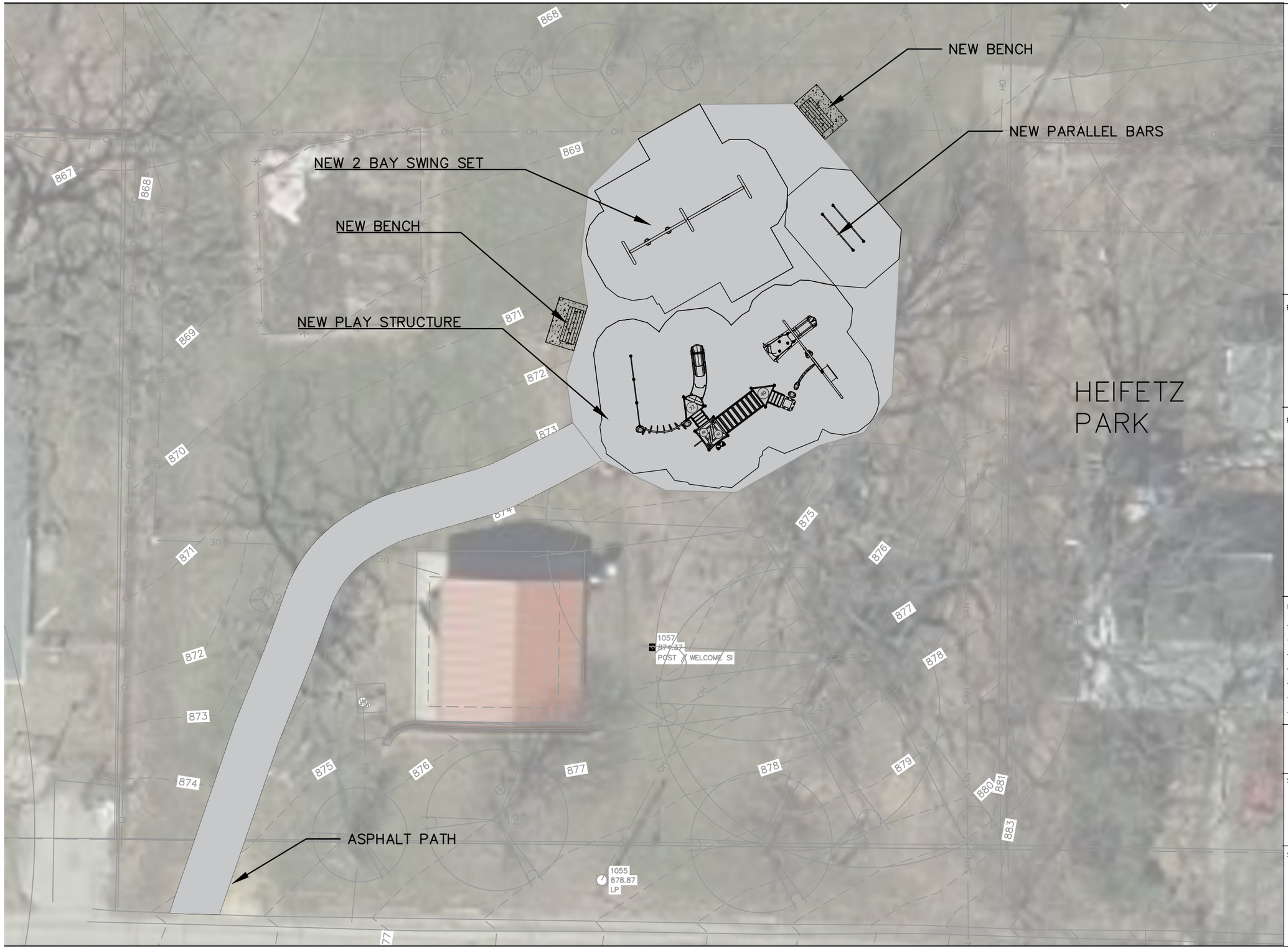
PUBLIC WORKS PROJECT #:
#9806

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

1.4



City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

Graphical Scale
0 16

N

PROJECT:

2026 PLAYGROUNDS - SET 1

PROJECT ADDRESS:

HEIFETZ PARK
924 Burr Oak Lane
Madison, WI 53713

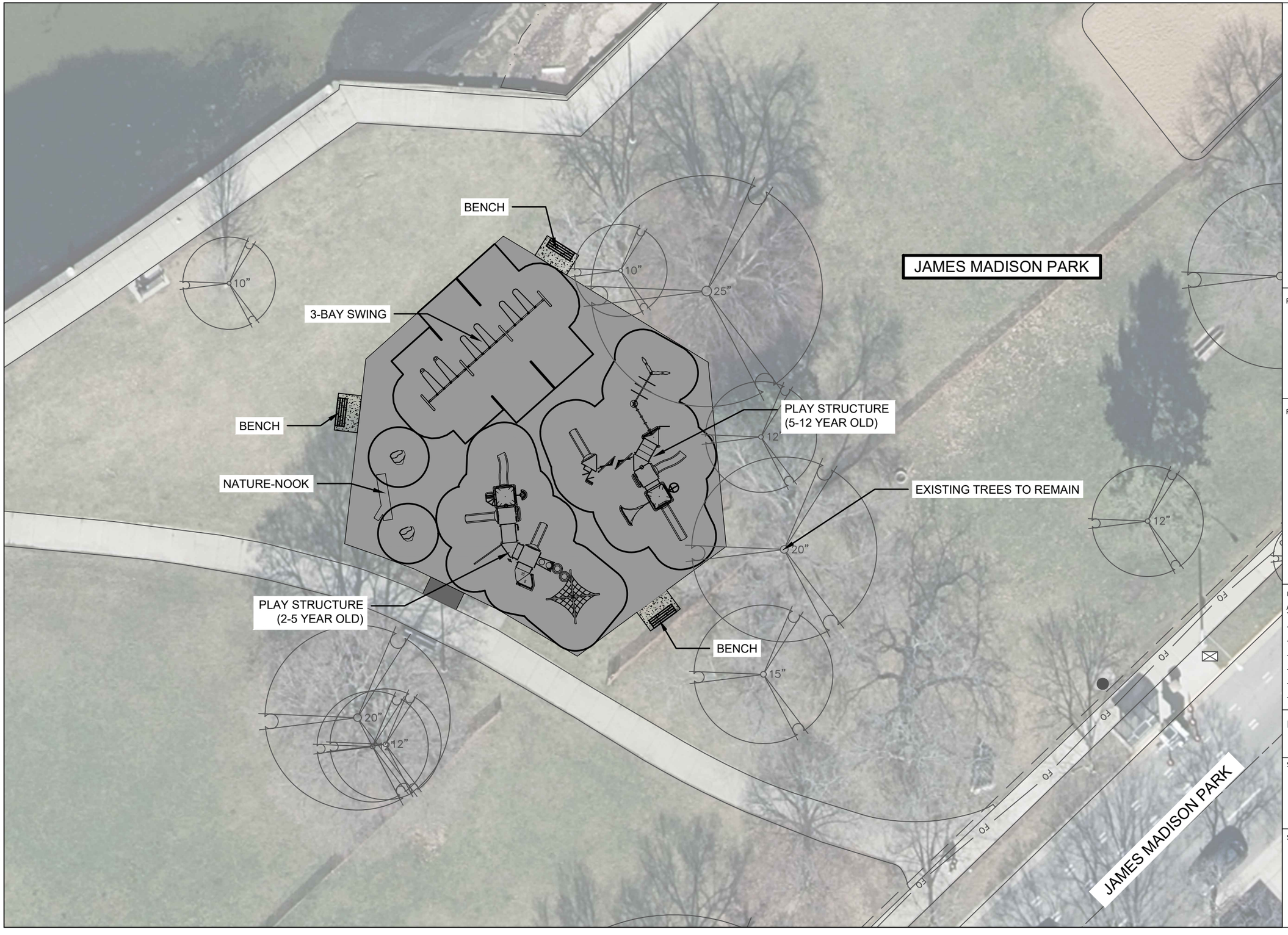
Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
PLANS AND SPECS	06/10/2026
ADVERTISED TO BID	08/06/2026

PUBLIC WORKS PROJECT #:
#9806

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2.4



F:\Parroot\Planning\Capital Projects\Playgrounds\2026 Capital Projects\Set 2\CAD Plans\James Madison\JMP Playground 2026 _ Sheets.dwg

City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

Graphical Scale
0 16'

PROJECT:
2026 PLAYGROUNDS - SET 2

PROJECT ADDRESS:
James Madison Park
614 E. Gorham St.
Madison, WI 53703

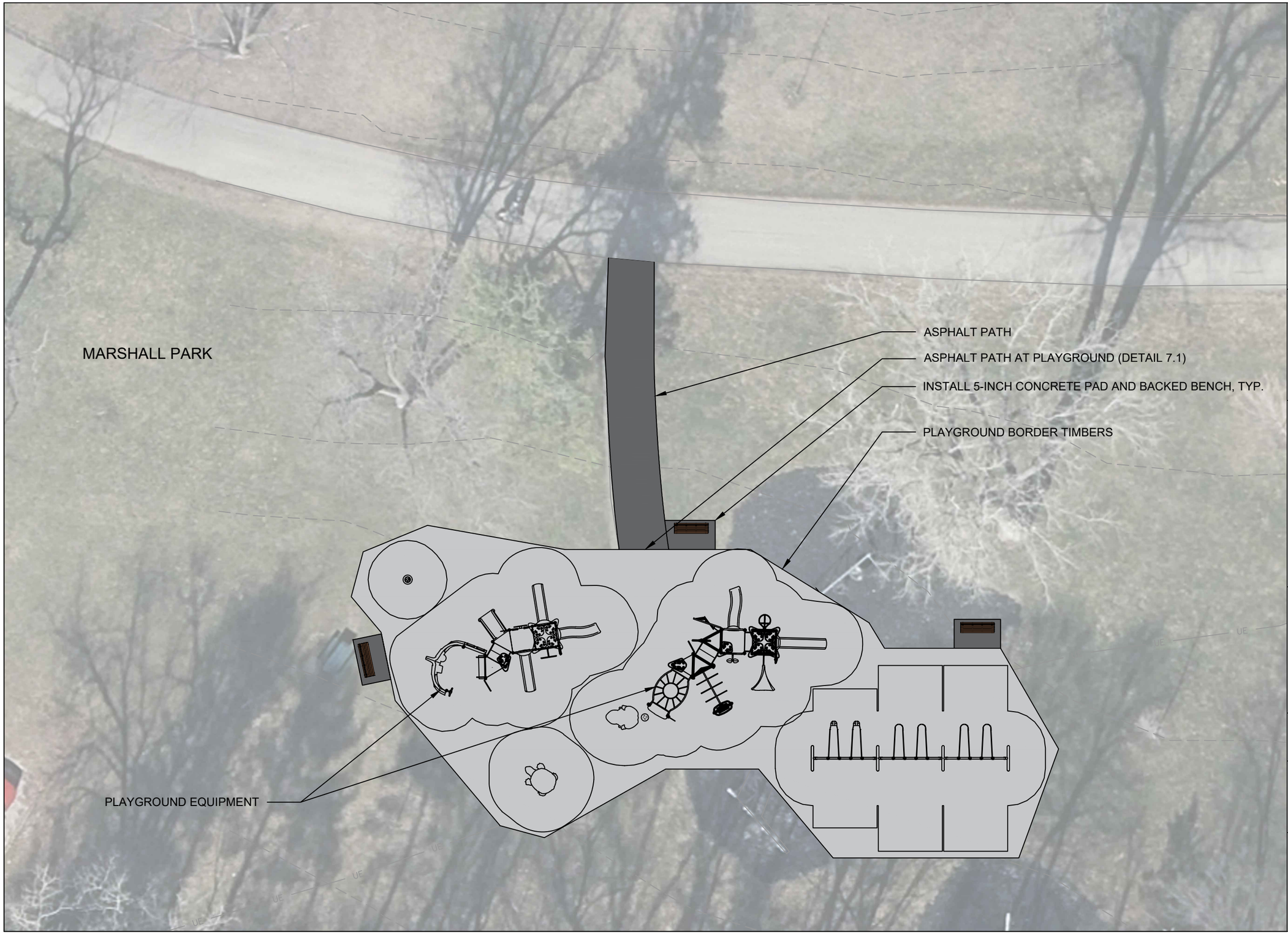
Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
ADVERTISED TO BID	2026-xx-xx

PUBLIC WORKS PROJECT #:
#9806

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3.4



M:\Maps\parks\Marshall\Playground 2026\Playground Sheets.dwg

City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

Graphical Scale
0 16'

N

PROJECT:

2026 PLAYGROUNDS - SET 2

PROJECT ADDRESS:

Marshall Park
2101 Allen Blvd.,
Madison, WI 53705

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
PLANS AND SPECS	06/10/2026
ADVERTISED TO BID	08/06/2026

PUBLIC WORKS PROJECT #:
#9806

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
4.4

ORTON PARK

NATURE PLAY FEATURES

PLAYGROUND BOARDER TIMBERS

MOVED PLAY LOGS

NEW BENCH

ASPHALT PATH

NEW METAL FENCE

EX. SWINGS TO REMAIN

NEW 2 BAY SWING SET

NEW PLAY STRUCTURE

NEW BENCH

City of Madison
Department of Public Works
PARKS DIVISION
330 E Lakeside ST.
Madison, WI 53715

MADISON PARKS

Graphical Scale
0 20

N

PROJECT:

2026 PLAYGROUNDS - SET 1

PROJECT ADDRESS:

ORTON PARK
1103 Spaight St
Madison, WI 53703

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
PLANS AND SPECS	06/10/2026
ADVERTISED TO BID	08/06/2026

PUBLIC WORKS PROJECT #:

#9806

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

5.4

City of Madison

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

Master

File Number: 93396

File ID:	93396	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Awarding Public Works Contract No. 8747, Pflaum Road Resurfacing Assessment District - 2025.			**Final Action:**	

Title: Awarding Public Works Contract No. 8747, Pflaum Road Resurfacing Assessment District - 2025. (District 15)

Notes: Emma Krug

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8747.pdf, 8747 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/04/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93396

Fiscal Note

The proposed resolution authorizes awarding the contract for the Pflaum Road Resurfacing Assessment District - 2025 at a total estimated cost of $4,993,750, including contingency. Funding for the project is available in Munis #14781. No additional appropriation is required.

Title

Awarding Public Works Contract No. 8747, Pflaum Road Resurfacing Assessment District - 2025. (District 15)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a

contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8747) for itemization of bids.

Pflaum Road Resurfacing Assessments District - 2025
CONTRACT NO. 8747
DATE: 5/21/26
PREQUALIFICATION: 275,310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
S&L Underground, Inc.	$4,623,842.18	OK
R. G. Huston Co., Inc.	$5,215,000.00	OK
Speedway Sand & Gravel, Inc.	$5,475,103.72	OK
Engineering Estimate	$5,905,576.37	
Integrity Grading & Excavating, Inc	$6,389,587.34	OK

CONTRACT NO. 8747
PFLAUM ROAD ASSESSMENT DISTRICT – 2025

S&L Underground, Inc

CONTRACT AWARD	**$ 4,623,842.18**
MAX CONTINGENCY (8%)	*$ 369,907.38*
STREET: 14781-402-170: 54410	2,232,113.71
ACCT. CONTINGENCY 8%	178,569.10
ACCT. SUBTOTAL	2,410,682.81
STREET-STORM: 14781-402-174: 54445	168,302.17
ACCT. CONTINGENCY 8%	13,464.17
ACCT. SUBTOTAL	181,766.34
STORM: 14781-84-174: 54445	144,815.13
ACCT. CONTINGENCY 8%	11,585.21
ACCT. SUBTOTAL	156,400.34
SANITARY SEWER: 14781-83-173: 54445	624,875.69
ACCT. CONTINGENCY 8%	49,990.06
ACCT. SUBTOTAL	674,865.75
WATER UTILITY: 14781-86-179: 54445	1,311,764.00
ACCT. CONTINGENCY 8%	104,941.12
ACCT. SUBTOTAL	1,416,705.12
TE SIGNALS: 14781-402-176: 54430	141,971.48
ACCT. CONTINGENCY 8%	11,357.72
ACCT. SUBTOTAL	153,329.20
GRAND TOTAL INCL. CONTINGENCY	**$ 4,993,749.56**

City of Madison

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

Master

File Number: 93397

File ID:	93397	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/01/2026
File Name:	Awarding Public Works Contract No. 9709, Yahara Hills Golf Course Paved Paths.			**Final Action:**	

Title: Awarding Public Works Contract No. 9709, Yahara Hills Golf Course Paved Paths. (District 16)

Notes: Emma Krug

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9709.pdf, 9709 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/04/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93397

Fiscal Note

The proposed resolution authorizes awarding the contract for the Yahara Hills Golf Course Paved Paths at a total estimated cost of $779,954, including contingency. Funding for the project is available in Munis #15614. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9709, Yahara Hills Golf Course Paved Paths. (District 16)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with

Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9709) for itemization of bids.

Yahara Hills Golf Course Paved Paths
CONTRACT NO. 9709
DATE: 5/21/26
PREQUALIFICATION: 201

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$699,524.17	
Parisi Construction, LLC	$722,179.78	OK
R. G. Huston Co., Inc.	$1,583,900.00	OK

CONTRACT NO. 9709
Yahara Hills Golf Course Paved Paths

Parisi Construction, LLC

CONTRACT AWARD	**$**	**722,179.78**
MAX CONTINGENCY (8%)	*$*	*57,774.38*
PATH: 15614-81-130: 54250		722,179.78
ACCT. CONTINGENCY 8%		57,774.38
ACCT. SUBTOTAL		779,954.16
GRAND TOTAL INCL. CONTINGENCY	**$**	**779,954.16**

City of Madison

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

Master

File Number: 93452

File ID:	93452	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				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 Zwieg

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:**	

History of Legislative File

Version:	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	06/10/2026		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	06/15/2026		
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	06/15/2026	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	06/10/2026	Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 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: 93453

File ID:	93453	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Approving a maintenance agreement for privately maintained improvements within the public right of way of University Ave and W Johnson Street adjacent to UW Grainger Hall.			**Final Action:**	

Title: Approving a maintenance agreement for privately maintained improvements within the public right of way of University Ave and W Johnson Street adjacent to UW Grainger Hall. (District 8)

Notes: Gretchen Aviles Pineiro

Sponsors:	Ellen Zhang	**Effective Date:**	
Attachments:	Maintenance Agreement - 975 University Ave.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/10/26), Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer	BOARD OF PUBLIC WORKS		06/10/2026	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.						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93453

Fiscal Note

No City funds required.

Title

Approving a maintenance agreement for privately maintained improvements within the public right of way of University Ave and W Johnson Street adjacent to UW Grainger Hall. (District 8)

Body

WHEREAS, the Board of Regents of the University of Wisconsin System (the "University"), made and application for a Minor Alteration to an approved Conditional Use for an 8,200 square foot addition with a green roof over underground parking along with other amenities to the University of Wisconsin Grainger Hall at 975 University Ave; and.

WHEREAS, City Agencies have reviewed the proposed Minor alteration under LNDMAC-2025-00042 and provided conditions of approval to be satisfied prior to final approval of the Minor Alteration; and,

WHEREAS, as part of the development, the University has proposed to construct certain public improvements in the public right-of-way of University Avenue including planting beds, landscape plantings, precast concrete curb and bike racks, which improvements were approved by the City per LNDMAC-2025-00042. The proposed improvements shown on Exhibit A and described on Exhibit B, attached hereto and made part of this resolution; and,

WHEREAS, there is an existing 12" diameter storm sewer within the W Johnson St right-of-way beginning at the southeasterly corner of the Grainger Hall courtyard that flows westerly to a public storm sewer in W Johnson St at the intersection with N Brooks St, being the public improvement. The said 12" diameter storm sewer conveys the storm water drainage within the public right-of-way of W Johnson St as shown on Exhibit A and described on Exhibit B, attached hereto and made part of the resolution; and

WHEREAS, the University shall construct and or connect to the public improvements upon applying for and receiving any required permits for work within a public right-of-way from the City of Madison Engineering Division; and

WHEREAS, per the conditions of approval for the Minor Alteration per LNDMAC-2025-00042, the said approved public improvements in the public right-of-way shall be maintained by the University.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Maintenance Agreement with the University for the maintenance by the University of certain public improvements, per attached Exhibits A and B, adjacent to UW Grainger Hall at 975 University Avenue. The said public improvements are within the public rights-of-way of University Avenue and W Johnson Street and are as approved by the City per Minor Alteration LNDMAC-2025-00042. The said Maintenance Agreement shall include terms as approved by the City Engineer and in a format approved by the City Attorney.

MAINTENANCE AGREEMENT

This Maintenance Agreement ("Agreement") is entered into as of this _____ day of _____, 2026, by and between the Board of Regents of the University of Wisconsin System, (the Property Owner herein after referred to as the "University"), and the City of Madison, a Wisconsin municipal corporation ("City"). Collectively the University and the City may be referred to as the "Parties".

RETURN TO:

Board of Regents of the
University of Wisconsin System
C/O Space Management Office
30 N. Mills Street, 4th Floor
Madison, WI 53715

_____

Tax Parcel No(s).
251-0709-232-0702-5

A. PROPERTY AFFECTED

1. PROPERTY DESCRIPTION: This Maintenance Agreement applies to a portions of the public rights of way adjacent to Lots 1 – 10 inclusive, Block 2, and that part of vacated Conklin Place per Document No, 2225094, plat of University Addition to Madison, recorded in Vol. A of Plats, Page 9 as Document Number 109, in the City of Madison, Dane County Wisconsin, EXCEPTING THEREFROM lands described in Quit Claim Deeds Document Numbers 1304059, 1304060 and 1304063, and hereafter referred to as the "Owner's Property".

2. MAINTENANCE AREA: This Maintenance Agreement applies to a portion of the University Ave and W Johnson St public rights of way adjacent to Owner's Property and described in Exhibit A and Exhibit B and hereafter referred to as the "Maintenance Area".

B. MAINTENANCE REQUIREMENTS

1. INITIAL CONSTRUCTION OF IMPROVEMENTS WITHIN THE MAINTENANCE AREA: The initial construction of certain improvements within the Maintenance Area are not covered by this Agreement and are to be completed in accordance with plans and specifications approved by the City in conjunction with a Minor Alteration to an Approved Conditional Use - Master Plan Alteration LNDMAC-2025-00042 ("Plans").

2. NO GRADE CHANGE: Following the initial construction of improvements within the Maintenance Area, no change in the grade within the Maintenance Area shall be made without the prior written approval of the City of Madison Engineering Division ("City Engineer").

3. IMPROVEMENTS MAINTAINED BY THE UNIVERSITY: Upon completion of the initial construction of improvements within the Maintenance Area, the University agrees to complete the following maintenance as needed, or as may be reasonably required by the City, within the Maintenance Area:

a. Snow and ice removal;

b. Cleaning of dirt and debris;

c. Graffiti removal or the correction of other vandalism;

d. Repair and replacement of sidewalks and other pavements or paving materials;

e. Repair and replacement of planting areas including planting beds, landscape plantings, precast concrete curb and bike racks as identified on attached Exhibit A;

f. Trimming, pruning, replacement and seasonal maintenance of all plant material excluding street trees. Street tree trimming, pruning, and silva cell replacement shall be by City of Madison (street trees are identified on attached Exhibit A);

g. Repair and replacement of an existing 12" Diameter storm sewer from the southeasterly corner of the Grainger Hall courtyard westerly to a public storm sewer access structure as identified on attached Exhibit B.

Nothing in this Agreement shall prohibit the University from contracting with third parties to comply with its responsibilities under this Agreement.

4. REVISIONS BY THE UNIVERSITY: The University may request the City allow changes to improvements within the Maintenance Area following completion of the initial construction and shall be permitted to make such changes if the changes are approved in writing by the City Engineer. The University shall obtain all necessary permits and approvals prior to constructing or reconstructing any improvement within the Maintenance Area.

5. REVISIONS BY THE CITY: The City has the right to construct or reconstruct any improvement in the Maintenance Area and to construct in such a way that differs from the initial construction. In such event, the City has the right to levy special assessments on the Property for any improvement inside the Maintenance Area to the extent not covered (and paid for by the University) under this Agreement and all improvements maintained by the City in accordance with Madison General Ordinance and State Statutes.

6. PUBLIC SAFETY: The University shall promptly construct or reconstruct any improvements in the Maintenance Area that the City Engineer reasonably determines are necessary to address unsafe conditions in the Maintenance Area when the City Engineer provides a written order to the University to do so. Following receipt of the City Engineer's written order, the University shall effect the construction or reconstruction at the University's expense even if the change results in modification of an improvement previously approved by the City.

7. ADJACENT CITY PROJECTS: The City has the right to construct and reconstruct streets and utilities adjacent to the Maintenance Area and such construction or reconstruction may impact the improvements that the University is responsible for maintaining under this Agreement. In the event of such construction or reconstruction impacting the University's improvements, the City shall not be obligated to restore, replace or reconstruct the damaged or altered University improvements unless the costs and expenses to accomplish the same are collectible by the City from adjacent property owners through special assessments, agreements between the City and the adjacent owners or otherwise.

8. HOLD HARMLESS AND INSURANCE: During the term of this Agreement, the University agrees to hold harmless the City of Madison and its employees, agents, officers, and officials from any and all liability including claims, demands, losses, costs, damages, and expenses of every kind and description (including death), or damages to persons or property, based on the acts or omissions of the University, its officers, employees, or agents while acting within the scope of their employment or agency, consistent with sections 895.46(1) and 893.82 of the Wisconsin Statutes. It is not the intent of either party to this agreement to waive the provisions of Wis. Stats. ss. 893.80 or 893.82 or any other applicable immunity, protections, or limitations of liability applicable to either party which may be provided by law.

The University, an agency of the State of Wisconsin, provides liability coverage for its officers, agents, and employees consistent with Section 895.46(1) and 893.82 of the Wisconsin Statutes. The University's employees who participate in the activities resulting from this Agreement are employees of the Board of Regents of the University of Wisconsin System. Although the liability coverage provided by the State of Wisconsin under Wis. Stats. sec. 895.46(1) is self-funded, and continuous, it is subject to the damage cap in Wis. Stats. sec. 893.82(6). Such liability coverage includes, but is not limited to claims, demands, losses, costs, damages and expenses of every kind and description (including death), or damage to persons or property arising out this Agreement and founded upon or growing out of the acts or omissions of any of the employees of the University while acting within the scope of their employment where protection is afforded by Sections 893.82 and 895.46(1) of the Wisconsin Statutes. The University shall provide a copy of its standard coverage letter to the City upon request

9. TERMINATION: The City shall have the right to terminate this Agreement with 30 days written notice to the University.

10. SEVERABILITY: If any part or parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

11. BINDING EFFECT: The covenants and conditions contained in this Agreement shall apply to and bind the Parties and their heirs, legal representatives, successors and assigns. Nothing herein shall prevent the University from transferring their interests in the Property and, upon such transfer, the obligations of such University under this Agreement shall become the obligation of the transferee.

12. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified only in writing and must be signed by the University and the City.

13. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

14. WAIVER: The failure of any party to enforce any provisions of this Agreement shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

15. DEFAULT/REMEDIES: If the University fails to complete any maintenance within a reasonable time period, the City has the right to complete the maintenance and obtain reimbursement from the University.

16. FUNDING: The University's obligations to make payments under this Agreement are subject to the availability of funds that may lawfully be used for such payment. As a result, this Agreement does not constitute the contracting of public debt under Article VIII, Section 4 of the Wisconsin Constitution. The continuation of this Agreement beyond the limits of the funds already available is contingent upon the future availability of funds appropriated to the University for such purpose. In the event such funding is not so appropriated, the University may at its option and upon sixty (60) days prior written notice to the City, terminate this Agreement.

17. NONDISCRIMINATION: In the performance of the services under this Agreement the University agrees not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status. University further agrees not to discriminate against any subcontractor or person who offers to subcontract on this contract because of race, religion, color, age, disability, sex or national origin.

[Signatures on next pages]

OWNER: BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

By: Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this____day of_____, 2026, _____, [Insert Title] _____, to me known to be such persons who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

Notary Public, State of Wisconsin
My Commission Expires:_____

Dated this _____ day of _____, 202__.

CITY OF MADISON, a Wisconsin municipal corporation

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia A. McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, as the Mayor, and Lydia A. McComas, as the City Clerk, on behalf of the City of Madison, are authenticated on this _____day of _____, 2026.

_____
Name: Doran Viste, Assistant City Attorney
Title: Member, State Bar of Wisconsin

Execution of this Agreement by the City is authorized by Resolution Enactment No. RES-26-_____, File ID No. _____, and adopted by the Common Council of the City of Madison on _____, 2026.

This Agreement drafted by City of Madison Engineering Division

EXHIBIT A

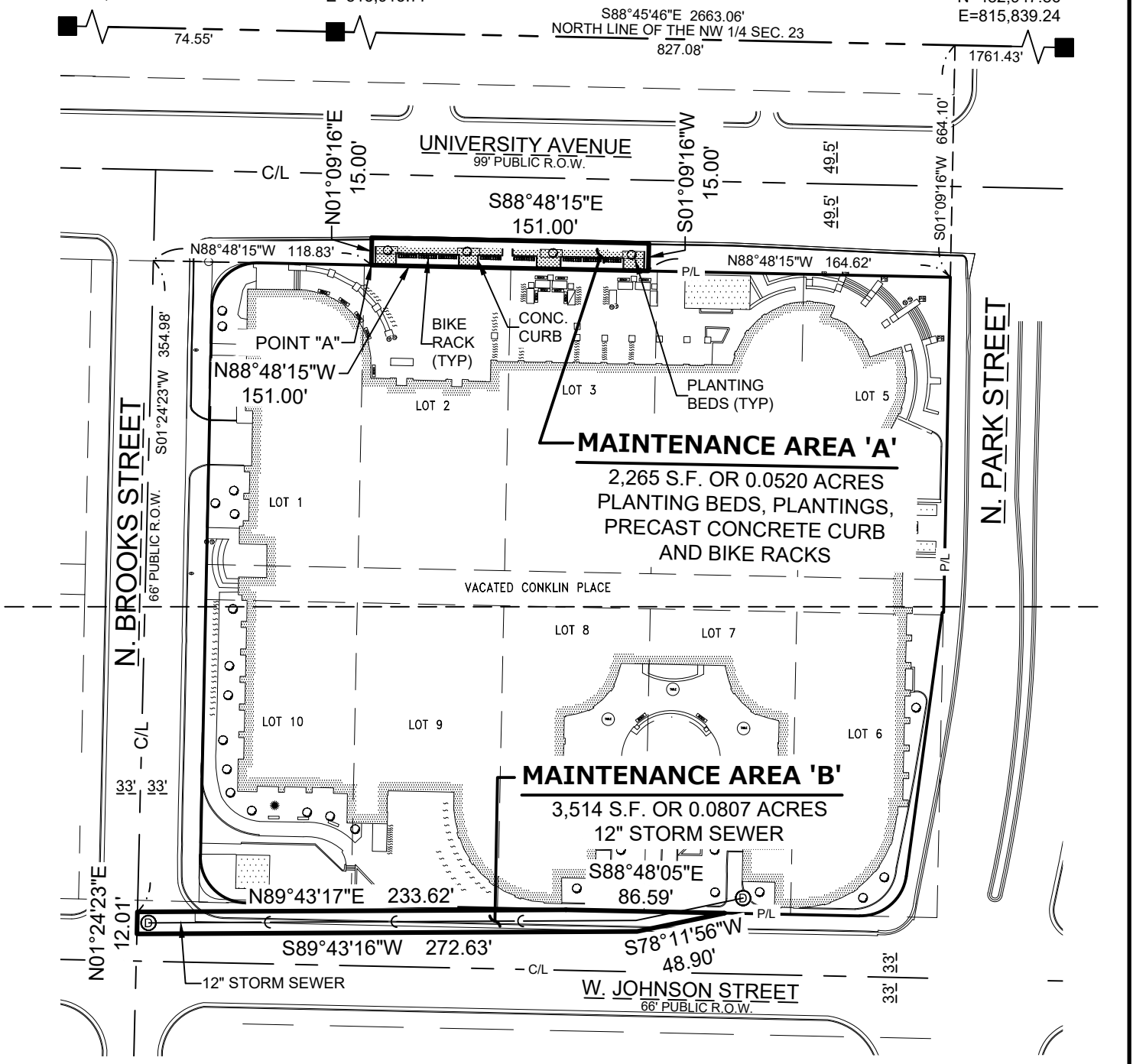
Maintenance Areas to be Maintained by University - Map

EXHIBIT A

TRUE CORNER FOR
NORTHWEST CORNER OF
SECTION 23-07-09
LOCATED IN BASCOM HALL
N=482,947.86
E=815,839.24

WITNESS CORNER FOR NORTHWEST CORNER
SECTION 23-07-09
FOUND BRASS CAP IN CONC.
N=482,946.25
E=815,913.77

NORTHEAST CORNER
SECTION 23-07-09
FOUND ALUMINUM CAP IN CONC.
N=482,947.86
E=815,839.24



NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23-07-09, BEARS S88°45'46"E.
- FIELDWORK PERFORMED BY CHAPUT LAND SURVEYS AUGUST 30, 2024.

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

LEGEND

GOVERNMENT CORNER
EASEMENT LINE
C/L — CENTERLINE
RIGHT OF WAY
P/L — PROPERTY LINE
SECTION LINE

NORTH

GRAPHICAL SCALE (FEET)
0 1"=80'

DRAFTED BY:LM
DATE:5/5/2026
REVISED:5/22/2026
JOB NO:7182.00

Z:\PROJECTS\7000\7182.00\SURVEY\CAD\7182.00 EXHIBIT.DWG

Exhibit B

MAINTENANCE AREA 'A'

Legal Description

Part of University Avenue right-of-way adjacent to Lot 2 and Lot 3, Block 2, University Addition to Madison plat, located in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northwest Corner of said Section 23; thence S88°45'46"E, 74.55 along the north line of the said Northwest Quarter to a witness monument to the Northwest Corner of said Section 23; thence South 88°45'46" East along the said north line of said Northwest 1/4, 827.08 feet to the west line of North Park Street; thence South 01°09'16" West along said west line extended southerly, 664.10 feet to the south line of University Avenue and the northeast corner of said Block 2; thence North 88°48'15" West along said south line and the north line of said Block 2, 164.62 feet to the Point of Beginning;

Thence continuing North 88°48'15" West along said south line, 151.00 feet to Point "A"; thence North 01°09'16" East, 15.00 feet; thence South 88°48'15" East, 151.00 feet; thence South 01°09'16" West, 15.00 feet to the Point of Beginning.

Said Maintenance Area "A" contains 2,265 square feet or 0.0520 acres.

MAINTENANCE AREA 'B'

Legal Description

Part of West Johnson Street right-of-way, adjacent to and southerly of Lots 7 through 10 inclusive, Block 2, University Addition to Madison plat, located in the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at aforesaid Point "A"; thence North 88°48'15" West along the south line of University Avenue and north line of said Block 2 and their westerly extension thereof, 118.83 feet

to the centerline of North Brooks Street; thence South 01°24’23” West along said centerline, 354.98 feet to the Point of Beginning;

Thence North 89°43’17” East, 233.62 feet to the north line of West Johnson Street and the south line of said Block 2; thence South 88°48’05” East along said north line and said south line of Block 2, 86.59 feet; thence South 78°11’56” West, 48.90 feet; thence South 89°43’16” West, 272.63 feet to aforesaid centerline of North Brooks Street; thence North 00°16’44” West along said centerline, 12.01 feet to the Point of Beginning.

Said Maintenance Area “B” contains 3,514 square feet or 0.0807 acres.

City of Madison

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

Master

File Number: 93456

File ID:	93456	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Approving plans and specifications for public improvements necessary for the project known as 1802-1804 Roth St CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9785			**Final Action:**	

Title: Approving plans and specifications for public improvements necessary for the project known as 1802-1804 Roth St CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9785 (District 12)

Notes: Brenda Stanley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9785 Exhibit_Roth St CSM.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/03/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93456

Fiscal Note

No City funds required. Private contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 1802-1804 Roth St CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9785 (District 12)

Body

WHEREAS, the developer, S3 Housing LLC, has received the City of Madison's conditional approval for a one-lot certified survey and an office for a human service program in a 16-unit mixed-use building at 1802 and 1804 Roth Street, and,

WHEREAS, Section 16.23(7) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the rezoning.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 1802-1804 Roth St CSM, with S3 Housing LLC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.

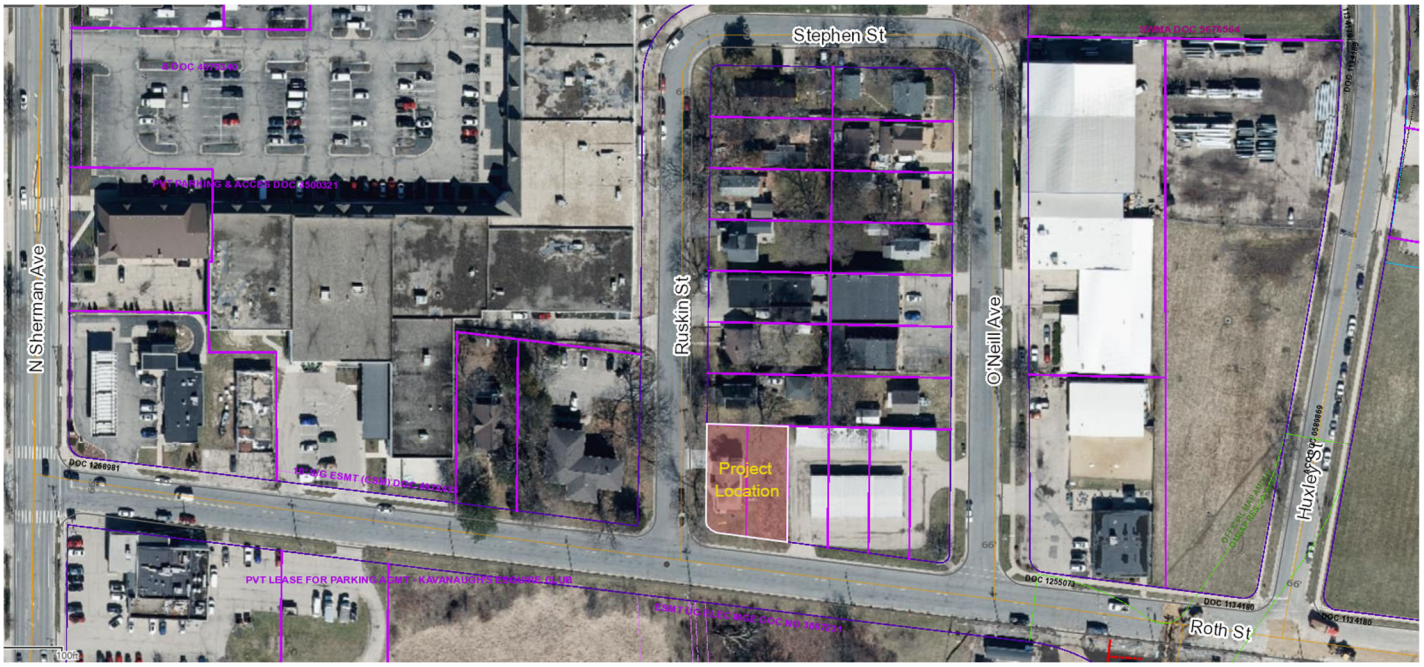
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: NONE

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

1802-1804 ROTH ST CSM
Contract 9785
MUNIS 16254
Developer: S3 Housing LLC



The Developer, S3 Housing LLC, has been conditionally approved for a one-lot certified survey map and an office for a human service program in a 16-unit mixed-use building at 1802 and 1804 Roth Street.

Summary of Improvements:

- Public Sidewalk Easement for the construction of a 5-foot-wide sidewalk, 8-foot terrace, and additional 1-foot for maintenance along the site's Roth Street and Ruskin Street frontages.
- Construction of terrace, curb and gutter, and pavement along Ruskin Street and Roth Street.
- Street tree removal permit for 3 trees (36" Sugar Maple, 18" Sugar Maple, and a 30" Sugar Maple) for the construction of new sidewalk along Ruskin Street.
- Planting of new terrace trees per City Foresty.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Lighting, traffic control, and pavement markings as required by Traffic Engineering.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.

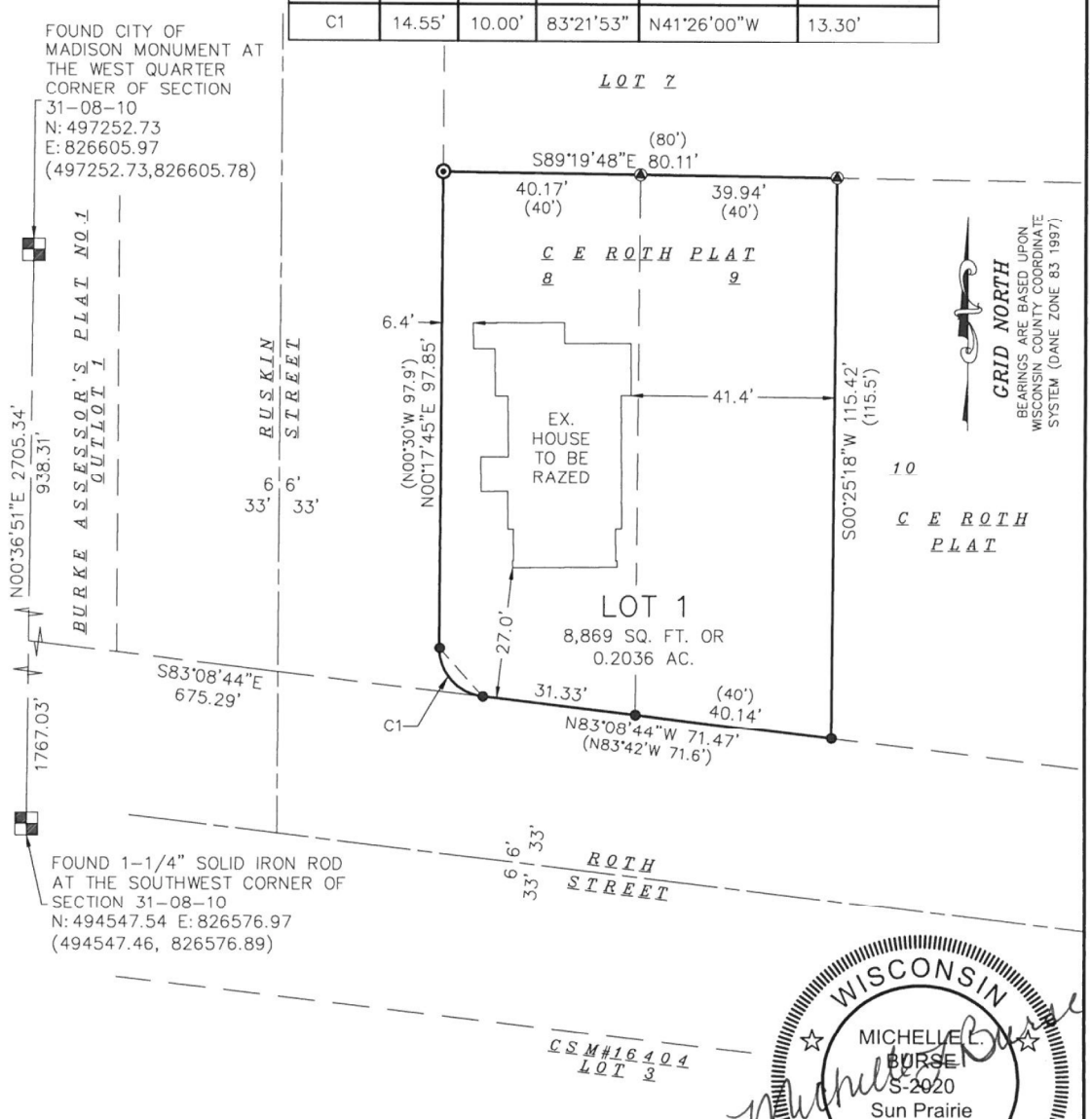
CERTIFIED SURVEY MAP No. _____

LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 30 60 90

SCALE : ONE INCH = THIRTY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.55'	10.00'	83°21'53"	N41°26'00"W	13.30'



WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/26/2025
LAND SURVEYOR

SEE SHEET 2 FOR LEGEND

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

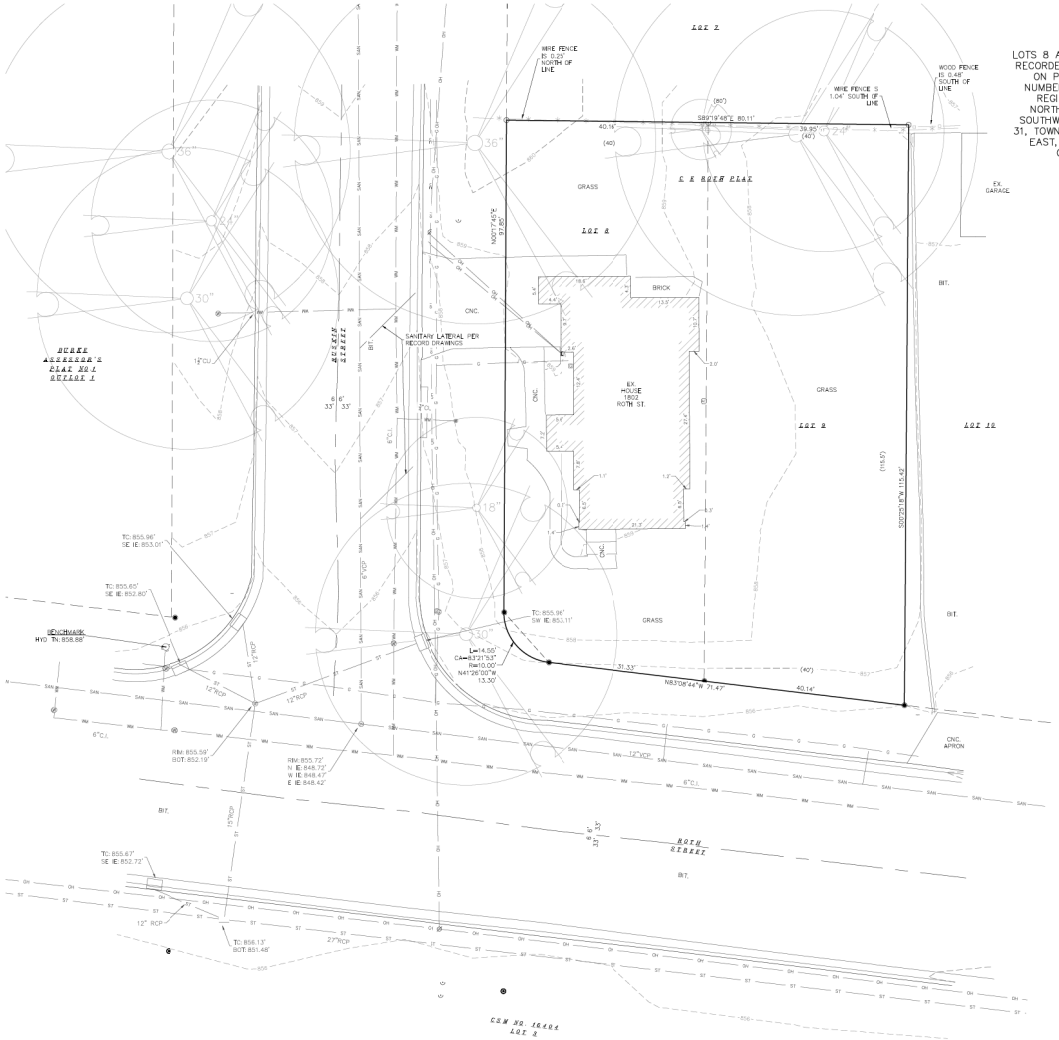
Date: March 26, 2025
Plot View: CSM1
\BSE2991\dwg\Survey\BSE2991_CSMv20.dwg

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SURVEYED FOR :
S3 Housing LLC

SHEET 1 OF 4



LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN

0 10 20

LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 851.23 SPOT ELEVATION
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- UE — BURIED ELECTRIC
- UTV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- MISC SYMBOL
- DECIDUOUS TREE (XIN IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.

2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) Date of field work: March 07-12, 2025.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

5) All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20250902852, 20250902854, and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.

8) Total parcel area = 8,869 square feet

9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WSCORS Network, WI GEOID 12B

Engberg Anderson

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9265
e-mail: Mburse@BSE-INC.net
www.burseserveyengr.com

HOUSING INITIATIVES - 3S HOUSING LLC

<PROJECT DESCRIPTION>

1109 RUSKIN STREET

<CLIENT NAME>

<OWNER NAME>
<OWNER ADDRESS>

PROJECT NUMBER: 253033

ISSUED FOR:

LAND USE APPLICATION 05/27/2025

REVISIONS:

NO.	DESCRIPTION	DATE

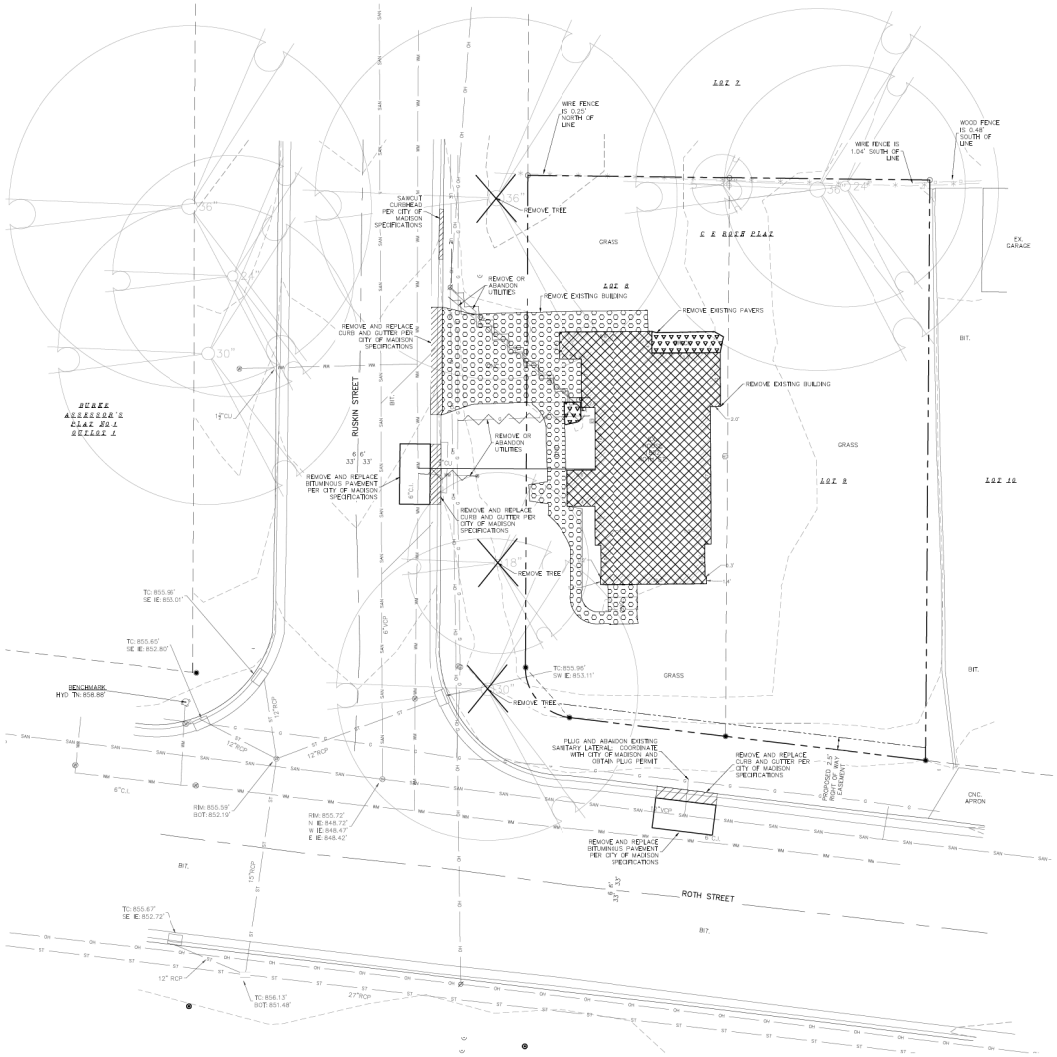
LAND USE APPLICATION
NOT FOR CONSTRUCTION

DRAWN BY: DRH

CHECKED BY: PDF

EXISTING CONDITIONS

C100



LEGEND

REMOVE CURB

REMOVE PAVERS

REMOVE CONCRETE

RAZE BUILDING

REMOVE UTILITY LINE

TREE REMOVAL

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, PLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO OBTAIN A TREE REMOVAL PERMIT.
13. A PRIVATE WELL MAY HAVE SERVED THIS PARCEL PRIOR TO THE MUNICIPAL WATER SERVICE CONNECTION. ANY REMAINING UNUSED/UNPERMITTED PRIVATE WELLS EXISTING ON THIS PARCEL MUST BE ABANDONED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE NR 812 AND MADISON GENERAL ORDINANCE 13.21 PRIOR TO THE DEMOLITION OF THE PROPERTY. CONTACT WATER UTILITY STAFF A" (608) 266-4654 TO SCHEDULE AN ON-SITE PRIVATE WELL SURVEY PRIOR TO DEMOLITION. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION. CONTACT THE WATER UTILITY METER DEPARTMENT AT (608) 266-4765 TO SCHEDULE THE METER REMOVAL APPOINTMENT.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

0 10 20

Engberg Anderson

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mwroe@BSE-INC.net
www.burse-surveyeng.com

HOUSING INITIATIVES - 3S HOUSING LLC
<PROJECT DESCRIPTION>

1109 RUSKIN STREET

<CLIENT NAME>

<OWNER NAME>
<OWNER ADDRESS>

PROJECT NUMBER: 253833

ISSUED FOR:

LAND USE APPLICATION 05/27/2025

REVISIONS:

NO.	DESCRIPTION	DATE

LAND USE APPLICATION
NOT FOR CONSTRUCTION

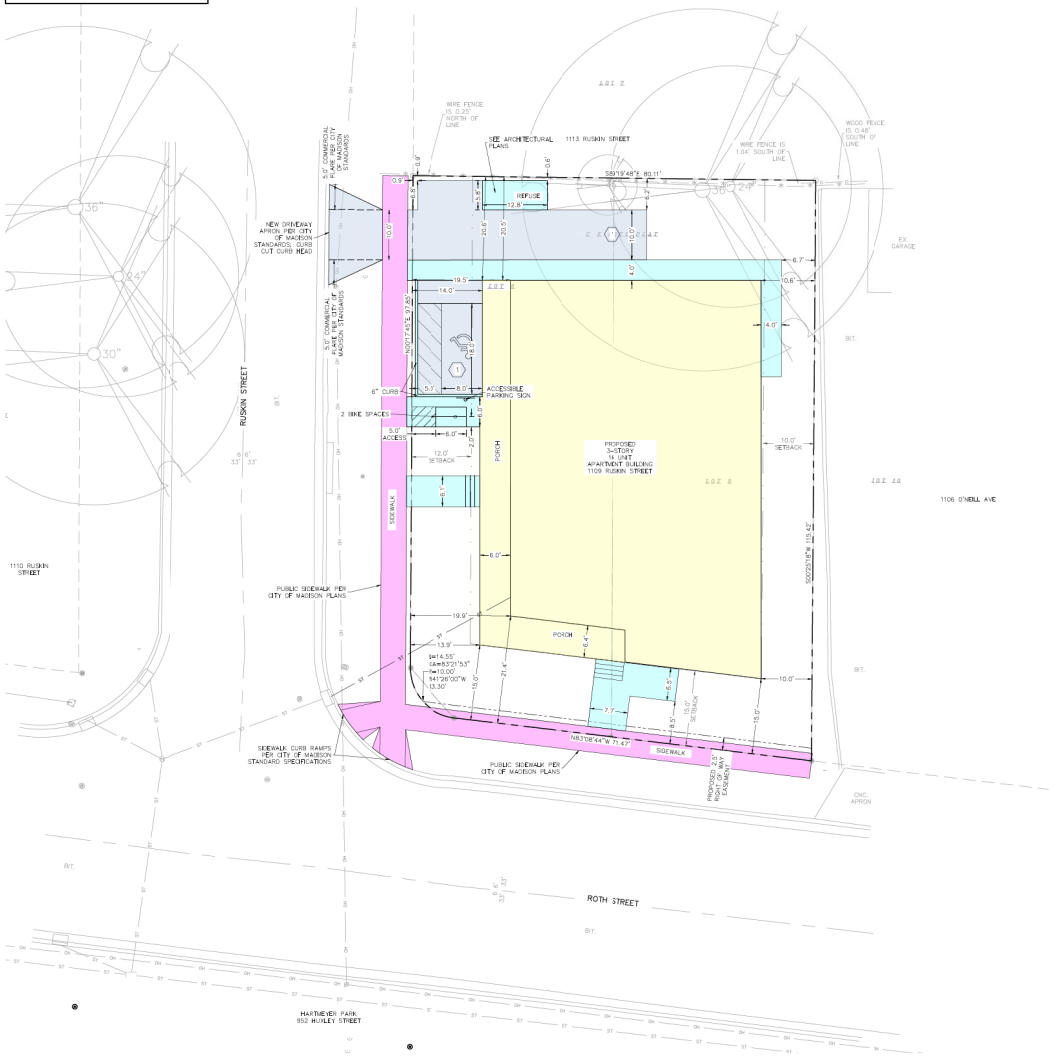
DRAWN BY: DRH

CHECKED BY: PDF

DEMOLITION PLAN

C200

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



SITE PLAN NOTES:

LOT AREA = 8,869 SF
0.204 ACRES

EXISTING IMPERVIOUS = 1,664 SF
18.8%

CURRENT ZONING = TR-U1 TRADITIONAL RESIDENTIAL URBAN 1

PROPOSED PARKING = 1 REGULAR PARKING STALL
1 ACCESSIBLE PARKING STALL

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- NEW BUILDING
- PUBLIC SIDEWALK

0 10 20

GENERAL NOTES:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

Engberg Anderson

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ISSUED FOR:

LAND USE APPLICATION 05/27/2025

REVISIONS:

NO.	DESCRIPTION	DATE

LAND USE APPLICATION
NOT FOR CONSTRUCTION

DRAWN BY: DRH

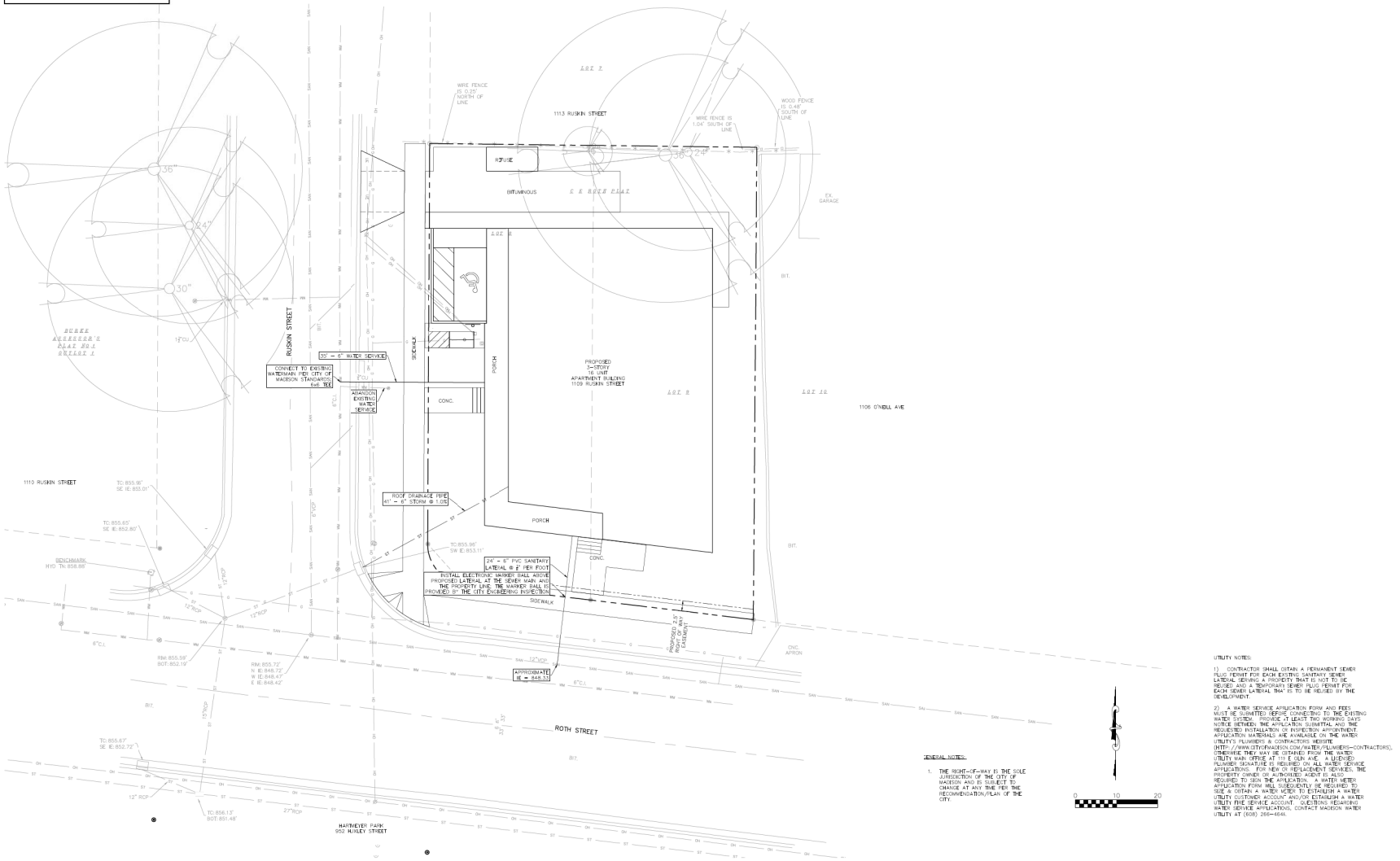
CHECKED BY: PDF

SITE PLAN

C400

750

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



GENERAL NOTES:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

UTILITY NOTES:

1) CONTRACTOR SHALL OBTAIN A PERMANENT SEWER PLUG PERMIT FOR EACH EXISTING SANITARY SEWER LATERAL SERVING A PROPERTY THAT IS NOT TO BE REUSED AND A TEMPORARY SEWER PLUG PERMIT FOR EACH SEWER LATERAL THAT IS TO BE REUSED BY THE DEVELOPMENT.

2) A WATER SERVICE APPLICATION FORM AND FEES MUST BE SUBMITTED BEFORE CONNECTING TO THE EXISTING WATER SYSTEM. PROVIDE AT LEAST TWO WORKING DAYS NOTICE BETWEEN THE APPLICATION SUBMITTAL AND THE REQUESTED INSTALLATION OR INSPECTION APPOINTMENT. APPLICATION MATERIALS ARE AVAILABLE ON THE WATER UTILITY'S PLUMBERS & CONTRACTORS WEBSITE (HTTP://WWW.CITYOFMADISON.COM/WATER/PLUMBERS-CONTRACTORS), OTHERWISE THEY MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 119 E OLIN AVE. A LICENSED PLUMBER SIGNATURE IS REQUIRED ON ALL WATER SERVICE APPLICATIONS. FOR NEW OR REPLACEMENT SERVICES, THE PROPERTY OWNER OR AUTHORIZED AGENT IS ALSO REQUIRED TO SIGN THE APPLICATION. A WATER METER APPLICATION FORM WILL SUBSEQUENTLY BE REQUIRED TO SIZE & OBTAIN A WATER METER TO ESTABLISH A WATER UTILITY CUSTOMER ACCOUNT AND/OR ESTABLISH A WATER UTILITY FIRE SERVICE ACCOUNT. QUESTIONS REGARDING WATER SERVICE APPLICATIONS, CONTACT MADISON WATER UTILITY AT (608) 266-4646.

Engberg Anderson

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Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9265
e-mail: Murse@BSE-INC.net
www.burseurveyengr.com

HOUSING INITIATIVES - 3S HOUSING LLC
<PROJECT DESCRIPTION>

1109 RUSKIN STREET

<CLIENT NAME>

<OWNER NAME>
<OWNER ADDRESS>

PROJECT NUMBER: 253033

ISSUED FOR:
LAND USE APPLICATION 05/27/2025

REVISIONS:

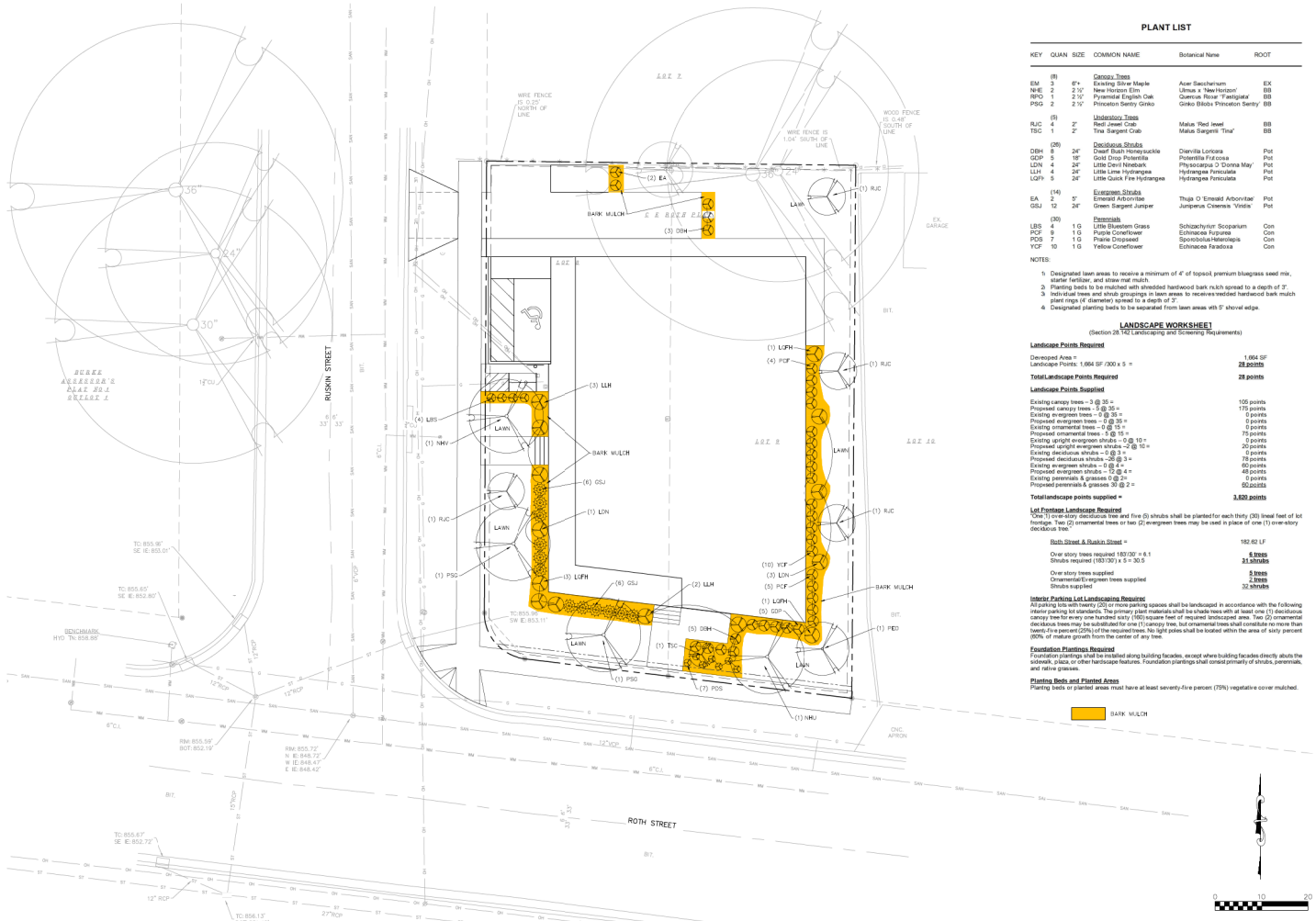
NO.	DESCRIPTION	DATE

LAND USE APPLICATION
NOT FOR CONSTRUCTION

DRAWN BY: DRH
CHECKED BY: PDF

UTILITY PLAN

C600



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(8)		Canopy Trees		
EM	3	6"+	Existing Silver Maple	Acer Saccharinum	EX
NHE	2	2 ½"	New Horizon Elm	Ulmus x 'New Horizon'	BB
RPO	1	2 ½"	Pyramidal English Oak	Quercus Robur 'Fastigiata'	BB
PSG	2	2 ½"	Princeton Sentry Ginko	Ginko Biloba 'Princeton Sentry'	BB
	(5)		Understory Trees		
RJC	4	2"	Redl Jewel Crab	Malus 'Red Jewel	BB
TSC	1	2"	Tina Sargent Crab	Malus Sargentii 'Tina'	BB
	(26)		Deciduous Shrubs		
DBH	8	24"	Dwarf Bush Honeysuckle	Dierville Lonicera	Pot
GDP	5	18"	Gold Drop Potentilla	Potentilla Fut:cosa	Pot
LDN	4	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LLH	4	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
LQFh	5	24"	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
	(14)		Evergreen Shrubs		
EA	2	5'	Emerald Arborvitae	Thuja O 'Emerald Arborvitae'	Pot
GSJ	12	24"	Green Sargent Juniper	Juniperus Chinensis 'Viridis'	Pot
	(30)		Perennials		
LBS	4	1 G	Little Bluestem Grass	Schizachyrium Scoparium	Con
PCF	6	1 G	Purple Coneflower	Echinacea Purpurea	Con
PDS	7	1 G	Prairie Dropseed	Sporobolus/Heterolepis	Con
YCF	10	1 G	Yellow Coneflower	Echinacea Paradoxa	Con

NOTES:

1. Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
2. Planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
3. Individual trees and shrub groupings in lawn areas to receive/redded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
4. Designated planting beds to be separated from lawn areas with 5" shovel edge.

LANDSCAPE WORKSHEET

(Section 28.142 Landscaping and Screening Requirements)

Landscape Points Required

Developed Area =	1,664 SF
Landscape Points: 1,664 SF /300 x 5 =	28 points
Total Landscape Points Required	**28 points**

Landscape Points Supplied

Existing canopy trees – 3 @ 35 =	105 points
Proposed canopy trees - 5 @ 35 =	175 points
Existing evergreen trees – 0 @ 35 =	0 points
Proposed evergreen trees – 0 @ 35 =	0 points
Existing ornamental trees – 0 @ 15 =	0 points
Proposed ornamental trees - 5 @ 15 =	75 points
Existing upright evergreen shrubs – 0 @ 10 =	0 points
Proposed upright evergreen shrubs –2 @ 10 =	20 points
Existing deciduous shrubs – 0 @ 3 =	0 points
Proposed deciduous shrubs –26 @ 3 =	78 points
Existing evergreen shrubs – 0 @ 4 =	60 points
Proposed evergreen shrubs – 12 @ 4 =	48 points
Existing perennials & grasses 0 @ 2=	0 points
Proposed perennials & grasses 30 @ 2 =	60 points
Total landscape points supplied =	**3,920 points**

Lot Frontage Landscape Required

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Roth Street & Ruskin Street =	182.62 LF
Over story trees required 183'/30' = 6.1	6 trees
Shrubs required (183'/30') x 5 = 30.5	31 shrubs
Over story trees supplied	5 trees
Ornamental/Evergreen trees supplied	2 trees
Shrubs supplied	32 shrubs

Interior Parking Lot Landscaping Required

All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following interior parking lot requirements. The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.

Foundation Plantings Required

Foundation plantings shall be installed along building facades, except where building facades directly abuts the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

Planting Beds and Planted Areas

Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover mulched.

BARK MULCH

Engberg Anderson

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mlunsford@SE-INC.net
www.bursesurveyengr.com

HOUSING INITIATIVES - 3S HOUSING LLC

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

<CLIENT NAME>

<OWNER NAME>
<OWNER ADDRESS>

PROJECT NUMBER: 253833

ISSUED FOR:

LAND USE APPLICATION 05/27/2025

REVISIONS:

NO.	DESCRIPTION	DATE

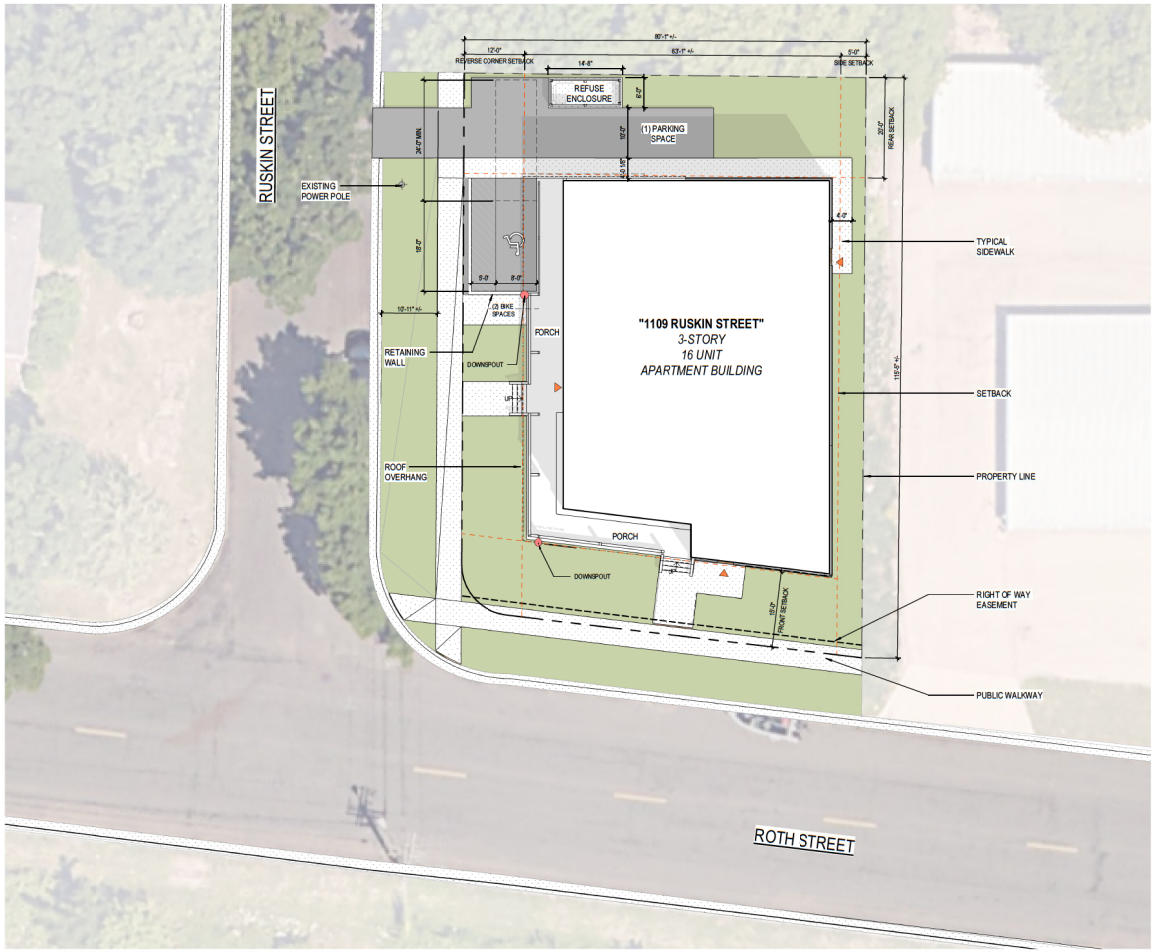
LAND USE APPLICATION
NOT FOR CONSTRUCTION

DRAWN BY: DRH

CHECKED BY: PDF

LANDSCAPE PLAN

L100



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

S3 HOUSING - DEVELOPMENT DATA

CITY OF MADISON, WI - 1109 RUSKIN STREET, 53704

UNIT TOTALS (UNIT MIX: EFF 56.25%, 1 BED 43.75%)

	EFFICIENCY	1-BED	PROJECT GROSS SQUARE FOOTAGES
1ST FLOOR	[1]	[1]	3,620
2ND FLOOR	[4]	[3]	3,600
3RD FLOOR	[4]	[3]	3,600
SUBTOTAL	[9]	[7]	10,820
TOTAL	**[16]**		**10,820 GSF**

	AUTOMOBILE PARKING	BIKE PARKING
SURFACE	[2]	[2]
BIKE ROOM	N/A	[17]
TOTAL	**[2]**	**[19]**

GENERAL NOTES - ZONING

CITY OF MADISON

ZONING DISTRICT: "TRADITIONAL RESIDENTIAL - URBAN 2" [TR-U2]

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	350/d.u	555/d.u (8,886 sq. ft. TOTAL)	
FRONT YARD SETBACK	15'-0"	15'-0" @ROTH	
REVERSED CORNER SIDE YARD SETBACK	12'-0"	12'-0" @RUSKIN	
SIDEYARD SETBACK	5'-0"	5'-0" FROM EAST PROPERY LINE	
REAR YARD SETBACK	20'-0"	20'-0" FROM NORTH PROPERTY LINE	
MAX LOT COVERAGE	75%	67.6 %	
MAX HEIGHT	4 STORIES/52'-0"	3 STORIES/38'-0"	
USABLE OPEN SPACE	40 sq.ft. / d.u.	175 sq.ft. / d.u. (2800 sq. ft. TOTAL)	

GENERAL NOTES - ZONING CONT.

CITY OF MADISON, WI

STANDARD	REQUIRED MINIMUM	PROVIDED	NOTES
AUTOMOBILE PARKING	1/ d.u	[2]	• EXEMPTION PER USE • 1 ADA PROVIDED
BIKE PARKING	1 PER BEDROOM (UP TO 2BED) + 1 GUEST SPACE PER 10 UNITS	[17] - LONG TERM [2] - SHORT TERM GUEST	• ADDITIONAL SHORT TERM SPACE REQ. PER 2000sq.ft. OFFICE
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281.28.129	ALL GLAZING PANELS ARE UNDER 50 SQ FT (THRESHOLD FOR BIRD-SAFE GLASS)	NOT REQUIRED

Engberg Anderson

S3 HOUSING LLC

1109 RUSKIN STREET
MADISON WI, 53704

HOUSING INITIATIVES
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: 253833

ISSUED FOR:

SITE PLAN REVIEW 03 11 2026

REVISIONS:

NO.	DESCRIPTION	DATE

<SITE PLAN REVIEW>
<NOT FOR CONSTRUCTION>

DRAWN BY: <AUTHOR>

CHECKED BY: <CHECKER>

ARCHITECTURAL SITE PLAN

A100

City of Madison

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

Master

File Number: 93459

File ID:	93459	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Awarding Public Works Contract No. 8829, Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026. (Citywide)			**Final Action:**	

Title: Awarding Public Works Contract No. 8829, Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026. (Citywide)

Notes:

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8829.pdf, 8829 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/09/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93459

Fiscal Note

The proposed resolution authorizes awarding the contract for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026 at a total estimated cost of $537,298, including contingency. Funding for the project is available in Munis projects #15928 ($499,207) and #15930 ($38,091). No additional appropriation is required.

Title

Awarding Public Works Contract No. 8829, Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026. (Citywide)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8829) for itemization of bids.

BID OPENING

Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026
CONTRACT NO. 8829
DATE: 6/4/26
PREQUALIFICATION: 220

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$443,025.00	
Speedway Sand & Gravel Inc.	$497,498.00	OK
Parisi Construction, LLC	$515,404.50	OK
LaLonde Contractors Inc.	$556,791.16	OK

CONTRACT NO. 8829

Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2026

Speedway Sand & Gravel, Inc

CONTRACT AWARD	**$**	**497,498.00**
MAX CONTINGENCY (8%)	*$*	*39,799.84*
SIDEWALK EXPENSED: 15928-403-200: 54425		462,228.50
ACCT. CONTINGENCY 8%		36,978.28
ACCT. SUBTOTAL		499,206.78
PAVEMENT (UNDISTRIBUTED): 15930-402-200: 54410		35,269.50
ACCT. CONTINGENCY 8%		2,821.56
ACCT. SUBTOTAL		38,091.06
GRAND TOTAL INCL. CONTINGENCY	**$**	**537,297.84**

City of Madison

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

Master

File Number: 93460

File ID:	93460	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/03/2026
File Name:	Awarding Public Works Contract No. 8830, Bridge Repairs - 2026.			**Final Action:**	
Title:	Awarding Public Works Contract No. 8830, Bridge Repairs - 2026. (District 14)				
Notes:	Reid Stiteley				
Sponsors:	BOARD OF PUBLIC WORKS			**Effective Date:**	
Attachments:	8830.pdf, 8830 award.pdf			**Enactment Number:**	
Author:	Jim Wolfe, City Engineer			**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/09/2026	Refer	BOARD OF PUBLIC WORKS	06/10/2026	06/10/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/10/2026						
1	BOARD OF PUBLIC WORKS	06/10/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Meisenheimer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93460

Fiscal Note

The proposed resolution authorizes awarding the contract for Bridge Repairs - 2026 at a total estimated cost of $876,137, including contingency. Funding for the project is available in Munis projects #16362 ($425,431), #15791 ($369,818), and #16200 ($80,888). No additional appropriation is required.

Title

Awarding Public Works Contract No. 8830, Bridge Repairs - 2026. (District 14)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with

Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8830) for itemization of bids.

Bridge Repairs - 2026
CONTRACT NO. 8830
DATE: 6/4/26
PREQUALIFICATION: 501

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Zenith Tech, Inc	$811,237.50	OK
Engineering Estimate	$864,763.00	

CONTRACT NO. 8830
Bridge Repairs - 2026

Zenith Tech Inc

CONTRACT AWARD	**$**	**811,237.50**
MAX CONTINGENCY (8%)	*$*	*64,899.00*
W BADGER BRIDGE PVMT REPAIRS: 16362-402-200: 54420		341,247.00
ACCT. CONTINGENCY 8%		27,299.76
ACCT. SUBTOTAL		368,546.76
W BADGER BRIDGE REPAIRS: 15791-402-200: 54420		342,424.50
ACCT. CONTINGENCY 8%		27,393.96
ACCT. SUBTOTAL		369,818.46
W BADGER BRIDGE STORM: 16362-402-174: 54445		52,670.00
ACCT. CONTINGENCY 8%		4,213.60
ACCT. SUBTOTAL		56,883.60
CAMPUS DR BRIDGE PVMT EPOXY: 16200-402-200: 54420		74,896.00
ACCT. CONTINGENCY 8%		5,991.68
ACCT. SUBTOTAL		80,887.68
GRAND TOTAL INCL. CONTINGENCY	**$**	**876,136.50**

City of Madison

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

Master

File Number: 89089

File ID:	89089	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	07/08/2025
File Name:				**Final Action:**	

Title: Report of Operator License Applications June 23, 2026. See attached report for list of operators.

Notes:

Sponsors:		**Effective Date:**	
Attachments:	New Operators.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	echristianson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	07/08/2025	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				

Action Text: This License was RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Text of Legislative File 89089

Title

Report of Operator License Applications June 23, 2026. See attached report for list of operators.

Police Review - Submit to Council

Holder Name	License
BAKKEN, JAMEE LYNN	LICOPR-2026-00350
BARTH, ABIGAIL P	LICOPR-2026-00058
Bishop, Hunter	LICOPR-2026-00341
Branson, Ella	LICOPR-2026-00355
Chaudhari, Poonam	LICOPR-2026-00367
Ebalo, Emily	LICOPR-2026-00363
Elworthy, Jackson	LICOPR-2026-00347
Ferreira, Enrique	LICOPR-2026-00358
Frisella, Michael Anthony	LICOPR-2026-00353
HESS, BRIDGET	LICOPR-2026-00339
Kopach, Catherine B	LICOPR-2026-00351
MALTERER, TRENTEN M	LICOPR-2026-00375
McDonnell, Joseph M	LICOPR-2026-00356
Robinson, Lillyana	LICOPR-2026-00354
Robison, Emmett James	LICOPR-2026-00346
Schultz, Leticia	LICOPR-2026-00352
Selken, Jacqueline Ryan	LICOPR-2026-00357
singh, Hardeep	LICOPR-2026-00362
Singh, Manvinder	LICOPR-2026-00364
Sullivan, Zoe I	LICOPR-2026-00280
thao, juliana	LICOPR-2026-00361
Verhoff, Theodore	LICOPR-2026-00349
Wendorff, Hadley Grace	LICOPR-2026-00382
WRIGHT, DENNIS C	LICOPR-2026-00391

City of Madison

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

Master

File Number: 93084

File ID:	93084	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	05/08/2026
File Name:	CSM - 4726 E Broadway			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by 4726 E Broadway, LLC located at 4726 E Broadway (District 16).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Proposed CSM.pdf, Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/08/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (6/23/26)						
1	COMMON COUNCIL	05/19/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL meeting of 6/23/2026. The motion passed by voice vote/other.						
	Notes: Adopt (6/23/26)						
1	Department of Planning and Community and Economic Development	06/17/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER						
	Notes: The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached approval letter. Staff recommends adoption of the resolution.						

Text of Legislative File 93084

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs

associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by 4726 E Broadway, LLC located at 4726 E Broadway (District 16).

Body
WHEREAS a Certified Survey Map of property owned by 4726 E Broadway, LLC located at 4726 E Broadway, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: 4726 E Broadway LLC Representative, if any: Darren Simler

Street address: 2702 Agriculture Dr City/State/Zip: Madison, WI 53718

Telephone: 608-287-9025 Email: [redacted]

Firm Preparing Survey: Snyder & Associates Contact: Adam Gross

Street address: 5010 Voges Road City/State/Zip: Madison, WI 53718

Telephone: 608-838-0444 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 4726 E Broadway , Madison, WI

Tax Parcel Number(s): 071022303136

Zoning District(s) of Proposed Lots: IL School District: LaFollette High School

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): NA

Date of Approval by Dane County: NA Date of Approval by Town: NA

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	1		.96

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		.96

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

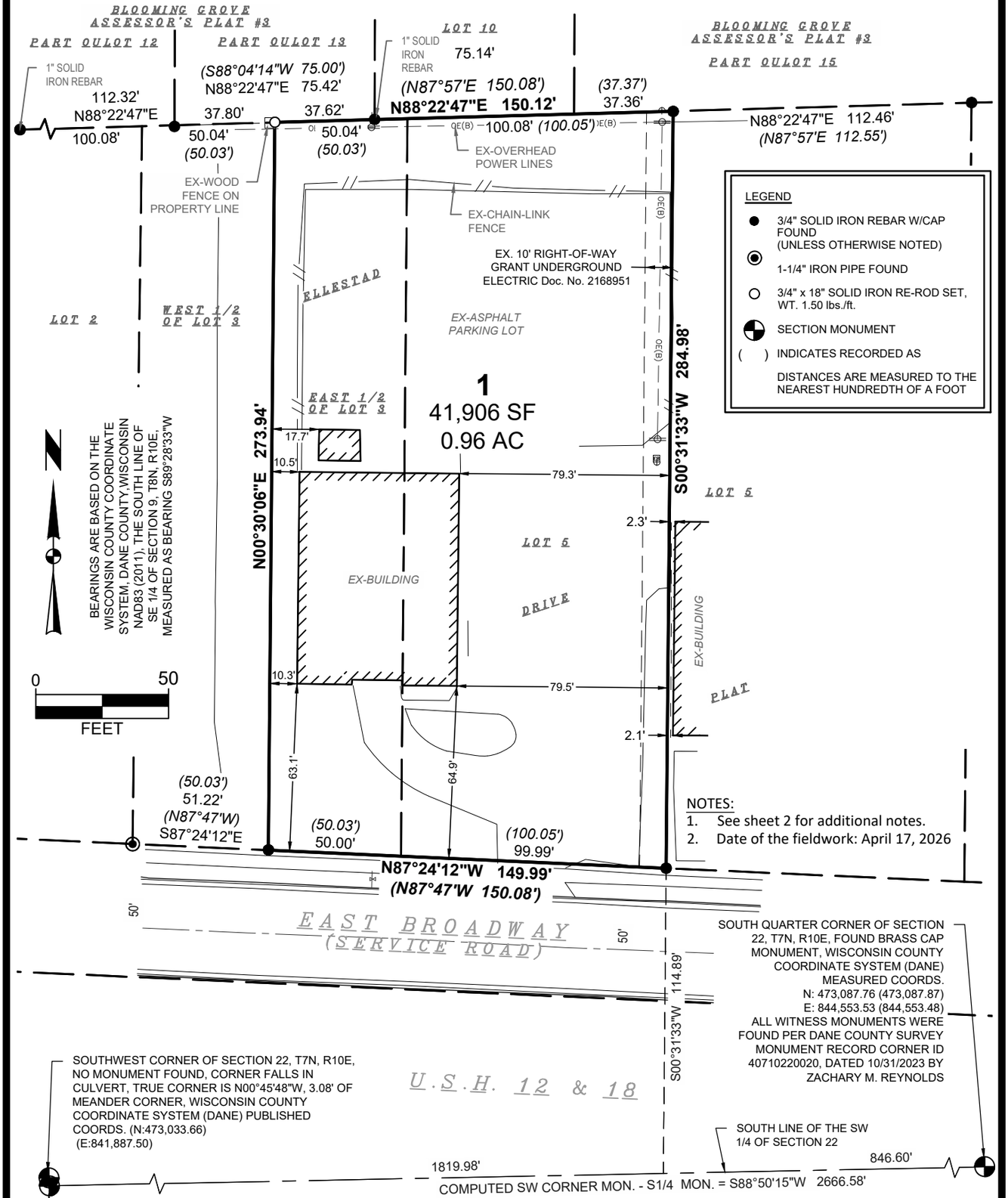
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Darren Simler Signature: Darren Simler

Date: April 30, 2026 Interest In Property On This Date: Owner's Representative

CERTIFIED SURVEY MAP No._____

LOT 4 AND PART OF LOT 3, ELLESTAD DRIVE PLAT, AS RECORDED IN VOLUME 35 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 1231220, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTES:
1. See sheet 2 for additional notes.
2. Date of the fieldwork: April 17, 2026

SOUTH QUARTER CORNER OF SECTION 22, T7N, R10E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS.
N: 473,087.76 (473,087.87)
E: 844,553.53 (844,553.48)
ALL WITNESS MONUMENTS WERE FOUND PER DANE COUNTY SURVEY MONUMENT RECORD CORNER ID 40710220020, DATED 10/31/2023 BY ZACHARY M. REYNOLDS

SOUTHWEST CORNER OF SECTION 22, T7N, R10E, NO MONUMENT FOUND, CORNER FALLS IN CULVERT, TRUE CORNER IS N00°45'48"W, 3.08' OF MEANDER CORNER, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. (N:473,033.66) (E:841,887.50)

SOUTH LINE OF THE SW 1/4 OF SECTION 22

MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 22, T7N, R10E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS.
N: 473,030.58 (473,030.66)
E: 841,887.54 (841,887.55)
ALL WITNESS MONUMENTS WERE FOUND PER DANE COUNTY SURVEY MONUMENT RECORD CORNER ID 40710210000, DATED 04/30/2014 BY JAMES R. CAPPEART

TOTAL PLATTED AREA = 41,906 SQ. FT.
(0.9620 ACRES)

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

SURVEYED FOR:
Badger Real Estate Development
2702 Agriculture Drive
Suite 102
Madison, WI 53718

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 126.0516.30
DATE: 04-30-26
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 3

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CERTIFIED SURVEY MAP No._____

LOT 4 AND PART OF LOT 3, ELLESTAD DRIVE PLAT, AS RECORDED IN VOLUME 35 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 1231220, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

4726 E. Broadway LLC, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this_____day of_____, 20__.

4726 E. Broadway LLC

By:_____
(Authorized Representative)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20___, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires:_____
Notary Public, State of Wisconsin

NOTES:

1) This property is subject to any and all easements and agreements recorded and unrecorded.

2) All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to Storm Water detention at the time they develop.

3) All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to Storm Water Infiltration and Oil & Grease at the time they develop.

4) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

5) All lots shall be required to record a stormwater maintenance agreement and provide a stormwater management plan to the City Engineering Division for review and approval at the time of development. These plans shall address sediment control and infiltration, and shall be recorded against the condo association parcel.

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

SNYDER & ASSOCIATES

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Madison, WI 53718

SURVEYED BY:
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FN: 126.0516.30
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REVISIONS:
REV1
REV2
REV3

SHEET 2 OF 3

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CERTIFIED SURVEY MAP No._____

LOT 4 AND PART OF LOT 3, ELLESTAD DRIVE PLAT, AS RECORDED IN VOLUME 35 OF PLATS, ON PAGE 1, AS DOCUMENT NUMBER 1231220, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of 4726 E. Broadway LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lot 4 and the east half of Lot 3, Ellestad Drive Plat, as recorded in Volume 35 of Plats, on page 1, as document number 1231220, Dane County Registry, and located in the Southeast Quarter of the Southwest Quarter of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 41,906 square feet or 0.9620 acres.

Dated this _____ day of _____, 2026

Signed: _____

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20_____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20_____.

By:_____
Lydia A. McComas, City Clerk

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By:_____ Date:_____
(Name), Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026, at _____ o'clock ___.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

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REV1
REV2
REV3

SHEET 3 OF 3

V:\Projects\2026\126.0516.300\CADD\126051630_SURV-CSM.dwg

Department of Planning & Community & Economic Development
Planning Division
Meagan Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

June 12, 2026

Adam Gross
Snyder Associates
VIA EMAIL

RE: LNDCSM-2026-00020; Legistar ID 93084 – Certified Survey Map – 4726 E Broadway

Adam Gross,

The one-lot certified survey of property located at 4726 E Broadway, Section 22, Township 07N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Industrial-Limited (IL) District. A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division will be reviewed by the Common Council at its June 23, 2026, meeting.

The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following three (3) items:

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

2. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

3. The property is an automotive repair shop and may generate and handle hazardous waste. If contamination is encountered on the property, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper reporting, handling, and disposal.

Per Madison Municipal Code 27.05 – Safe and Sanitary Maintenance of Property, please properly dispose of accumulated tires and debris from the northern part of the property. As tires degrade when outside and uncovered, they leach contaminants into the soil and water. Accumulated tire piles are also a fire risk and collect water that act as mosquito breading grounds.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

4. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-31). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided

Please contact Julius Smith of the City Engineering Division – Mapping Section at (608) 264-9276 if you have any questions regarding the following nine (9) items:

5. The proposed parcels within this development (and/or adjacent to) may be dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

   Note the enclosed depression and swale that exists north of or may exist partially on the northly portion of this site. confirm if this drainageway conveys water through and over the site to the swale adjacent the parcel to the west. if such drainage passes through this parcel and to the adjacent parcels enter into an agreement for the storm water agreement to accommodate the drainage. under MGO Sections 13.22 and 28.102.

6. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

   Note: the existing overhead lines shown without easement. Work with utility companies to confirm easement needs on this site and if the existing lines will require formal rights.

7. The official street name is E Broadway. East is the pre-directional and not part of the base street name. Update East Broadway to E Broadway.

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

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

10. Provide a full valid legal description of the parcel being surveyed. The east half of Lot 3 is not a valid legal description. A metes and bounds description of the outer boundary is required.

11. Show the "Recorded As" bearing and distance for the East line of Lot 4 S0º 01'W 285.03' from the Ellestad Drive plat.

12. Correct the existing label of the easterly underlying lot on the face of the CSM From LOT 5 to LOT 4. currently there are 2 LOT 5's shown.

13. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
    a. Right-of-Way lines (public and private)
    b. Lot lines
    c. Lot numbers
    d. Lot/Plat dimensions
    e. Street names
    f. Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

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

Please contact Trent Schultz of the Parking Utility at (608) 246-5806 if you have any questions regarding the following one (1) item:

14. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan could be required as part of site changes or changes of use, per MGO 16.03.

Please contact Trent Milliken of the Real Estate Office at (608) 266-5940 if you have any questions regarding the following six (6) items:

15. OWNER'S CERTIFICATION

    Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of

each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

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

When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

16. MORTGAGEE/VENDOR CERTIFICATION

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

17. CERTIFICATE AND CONSENT REQUIREMENTS

All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language …surveyed, divided, mapped and dedicated….

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

A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(5)(b)(5) and Wis. Stats. 236.21(2)(a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

18. REAL ESTATE TAXES

As of 6/3/2026, the 2025 real estate taxes are not yet paid in full for the subject property, but they are being paid in installments and are expected to be paid in full by 7/31/2026.

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

beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

19. SPECIAL ASSESSMENTS

As of 6/3/2026, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

20. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), the survey firm preparing the proposed CSM, and the reviewing Planner named in this letter.

The report shall search the period after the date of the initial title report (4/14/2026) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

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

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for your certified survey map:

1. In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

2. Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0554.

Sincerely,

Lisa Ernest
Planner

City of Madison

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

Master

File Number: 93087

File ID:	93087	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	05/08/2026
File Name:	CSM - 4733 Eastpark Blvd			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by American Family Insurance Corporation Real Estate located at 4733 Eastpark Boulevard (District 17).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/08/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (6/23/26)					
1	COMMON COUNCIL	05/19/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL meeting of 6/23/2026. The motion passed by voice vote/other.					
	Notes:	Adopt (6/23/26)					
1	Department of Planning and Community and Economic Development	06/17/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	Action Text:	This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER					
	Notes:	The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached approval letter. Staff recommends adoption of the resolution.					

Text of Legislative File 93087

Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by American Family Insurance Corporation Real Estate located at 4733 Eastpark Boulevard (District 17).

Body
WHEREAS a Certified Survey Map of property owned by American Family Insurance Corporation Real Estate located at 4733 Eastpark Boulevard, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: American Family Mutual Insurance Company,S.I. Representative, if any: Mike Grady

Street address: 6000 American Parkway City/State/Zip: Madison, WI

Telephone: 608-940-2911 [redacted]

Firm Preparing Survey: JT Engineering, Inc. Contact: Dylan Douglas

Street address: 281 W. Netherwood Road, Suite 1 City/State/Zip: Oregon, WI

Telephone: 608-216-3304 [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 4733 Eastpark Blvd

Tax Parcel Number(s): 081022201165

Zoning District(s) of Proposed Lots: SEC Suburban Employment Center School District: DeForest School District

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	2		11.53
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		11.53

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Dylan Douglas Signature: 

Date: 4/30/26 Interest In Property On This Date: Owner's Representative

April 30, 2026

City of Madison

CSM Submittal

RE: 4733 Eastpark Blvd

Dane County Parcel 081022201165

SUBJECT: LETTER OF INTENT – CERTIFIED SURVEY MAP

Dear City Staff,

On behalf of Livesey Company and JP Cullen, we are pleased to submit the enclosed materials for a new office development located at the corner of Eastpark Blvd and Dreamer Dr. This proposed 3-story development includes 48,732 GSF office divided into two tenant spaces to be occupied by JP Cullen and Livesey Company. This proposed project is a permitted use, but we would like to modify the boundaries of the lot this project will be built on. To that end this letter is to submit a new CSM for the proposed project.

Site Description

The site borders Eastpark Blvd on the east and Dreamer Dr on the south. See attached materials for the area and extent of the proposed site.

Zoning and Project Description

The site is currently zoned SEC and is part of The American Center Business Park planned development, no change in zoning is proposed.

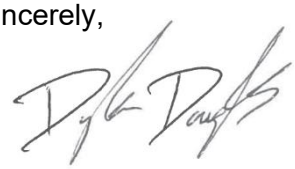
The project is proposed to be a 3-story building, with office uses. All parking is at grades to accommodate a total of 200 parking stalls. Mechanical equipment will be located within the building and on the roof with screening. The office tenants will also have shared access to a fitness room.

Project Data

Current Zoning	SEC – Suburban Employment Center
Conditional Use	Required None
Urban Design	District None
Aldermanic District	District 17 – Ald. Sabrina V. Madison
Building Use	Office
Building Height	3 stories
Total Vehicle Parking	200 Stalls
Total Bicycle Parking	25 Stalls

Thank you for your time and consideration in reviewing our proposed development. We look forward to your feedback. Please do not hesitate to reach out with any questions about this submittal.

Sincerely,



Dylan Douglas, PE

JT Engineering, Inc.

DANE COUNTY CERTIFIED SURVEY MAP NO._____

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LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 1 1/2" OD PIPE (UNLESS NOTED)
- SET 3/4" REBAR (1.502 LBS/FT)
- (100.00') RECORD BEARING OR DISTANCE FROM HOLLADAY PLAT
- EXISTING ROAD RIGHT OF WAY
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE

N
W E
S

0 100 200 Feet
1 " = 200'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, GRID NORTH, WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22 MEASURED TO BEAR N88°50'39"E

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

NORTHWEST CORNER
SECTION 22, T8N, R10E
FOUND BRASS CAP
N: 510337.58
E: 8422203.94
PER CITY OF MADISON
MONUMENT RECORD 810085
N:510337.65
E:842203.77

NORTH QUARTER CORNER
SECTION 22, T8N, R10E
COMPUTED, NO MONUMENT
N: PLAT 510390.92
E: PLAT 844847.78
PER CITY OF MADISON MONUMENT
RECORD 810086MCS
N:510390.92
E:844847.61

CORNER TO CORNER
N88°50'39"E 2644.38'

N88°50'39"E 1632.43'

NORTH QUARTER CORNER
FOUND BRASS CAP WITNESS
MONUMENT SECTION 22, T8N, R10E
N:510198.68
E:844843.80
PER CITY OF MADISON MONUMENT
RECORD 810086MCS
N:510198.73
E:844843.63

OUTLOT 15
THE AMERICAN CENTER PLAT
EASTPARK SECOND ADDITION

S73°29'12"E 103.17'
N64°31'51"E 295.10'
N69°14'44"E 285.40'
S3°48'37"W 299.21'
N8°25'52"E 138.13'
N8°12'01"E 328.73'
EASTPARK BOULEVARD

LOT 2
THE AMERICAN CENTER
HOLLADAY PLAT

P.O.B.
S86°19'20"E 293.29'
S8°12'01"W 108.52'

LOT 1
THE AMERICAN CENTER
HOLLADAY PLAT

LOT 1
6.614 ACRES
288,123 SQ. FT.

C2
OUTLOT 14
THE AMERICAN CENTER PLAT
EASTPARK SECOND ADDITION

S86°19'20"E 434.96'
C13
C1
N66°51'19"E 296.59'
76.31'
N26°14'46"W 347.66'
271.35'

LOT 45
THE AMERICAN CENTER PLAT
EASTPARK FOURTH ADDITION

LOT 2
4.912 ACRES
213,942 SQ. FT.

C14
100'
5 0'
5 0'
S66°51'19"W 331.06'
N23°08'41"W 234.62'
S66°52'40"W 242.16'
N23°52'55"W 12.00'

LOT 43
THE AMERICAN CENTER PLAT
EASTPARK THIRD ADDITION

OUTLOT 17
THE AMERICAN CENTER
PLAT EASTPARK THIRD
ADDITION

OUTLOT 16
THE AMERICAN CENTER
PLAT EASTPARK THIRD
ADDITION

CURVE TABLE								
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH	TAN IN	TAN OUT
C1	900.00'	025°20'49"	S04°28'26"E	394.91'	398.15'	202.39	S08° 11' 58"W	S17° 08' 50"E
C2	7299.50'	002°39'10"	N24°55'20"W	337.93'	337.96'	169.01	N26° 14' 55"W	N23° 35' 45"W

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281 W Netherwood Road
Suite 1
Oregon, WI 53575
www.JT-Engineering.com

SURVEY PREPARED FOR:
Livesy Company LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

FIELD WORK DATE: OCT 28TH, 2025
DRAFTED BY: BCK
CHECKED BY: JRC
PROJECT NO: 250139

SHEET 1 OF 13 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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- PROPERTY LINE
- EASEMENT LINE

N W E S

0 100 200 Feet

1 " = 200'

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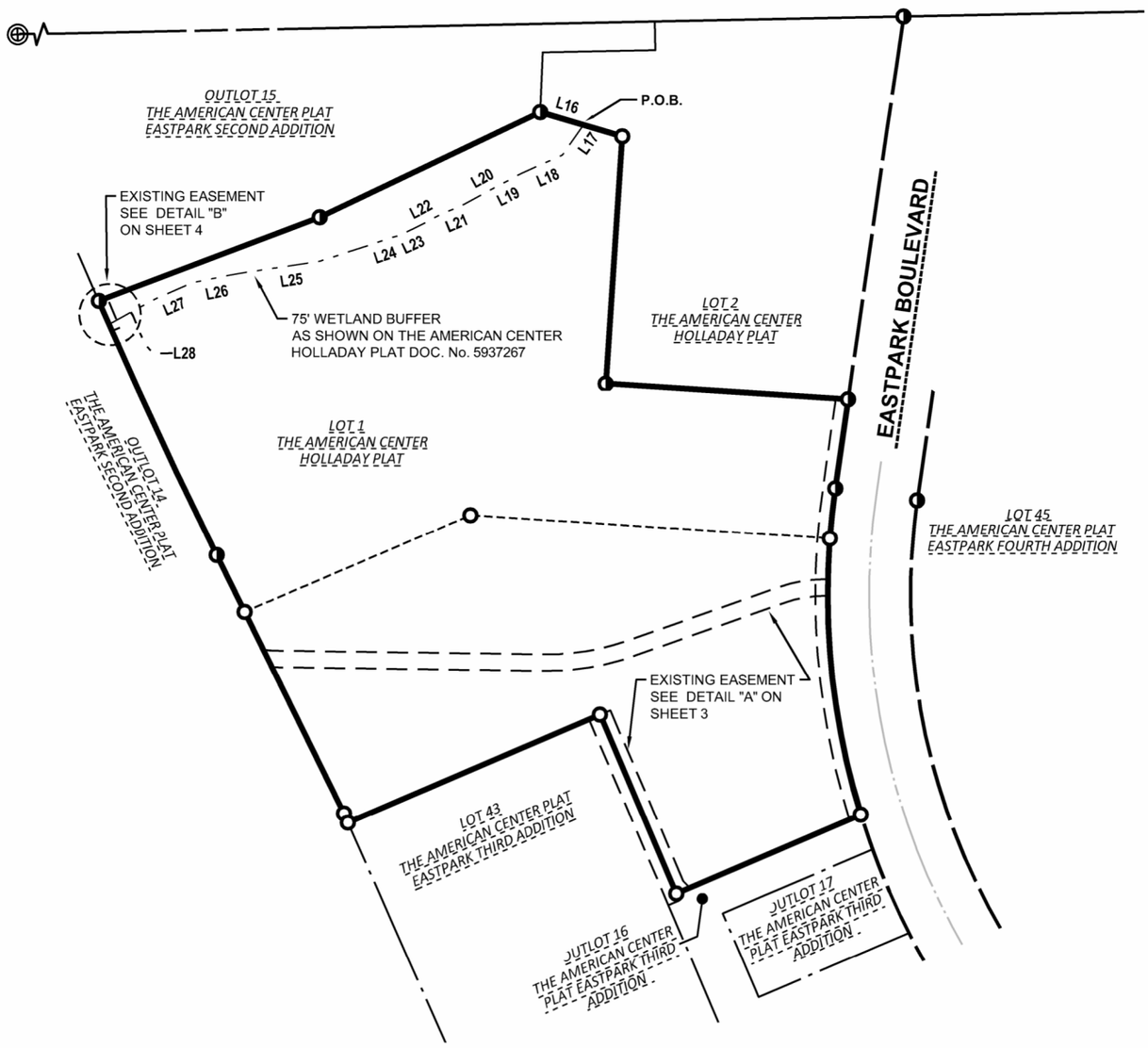
WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

EXISTING EASEMENTS AND WETLAND BUFFER

SEE SHEET 8 FOR LINE AND CURVE TABLE



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WISCONSIN
BRETT KARNS
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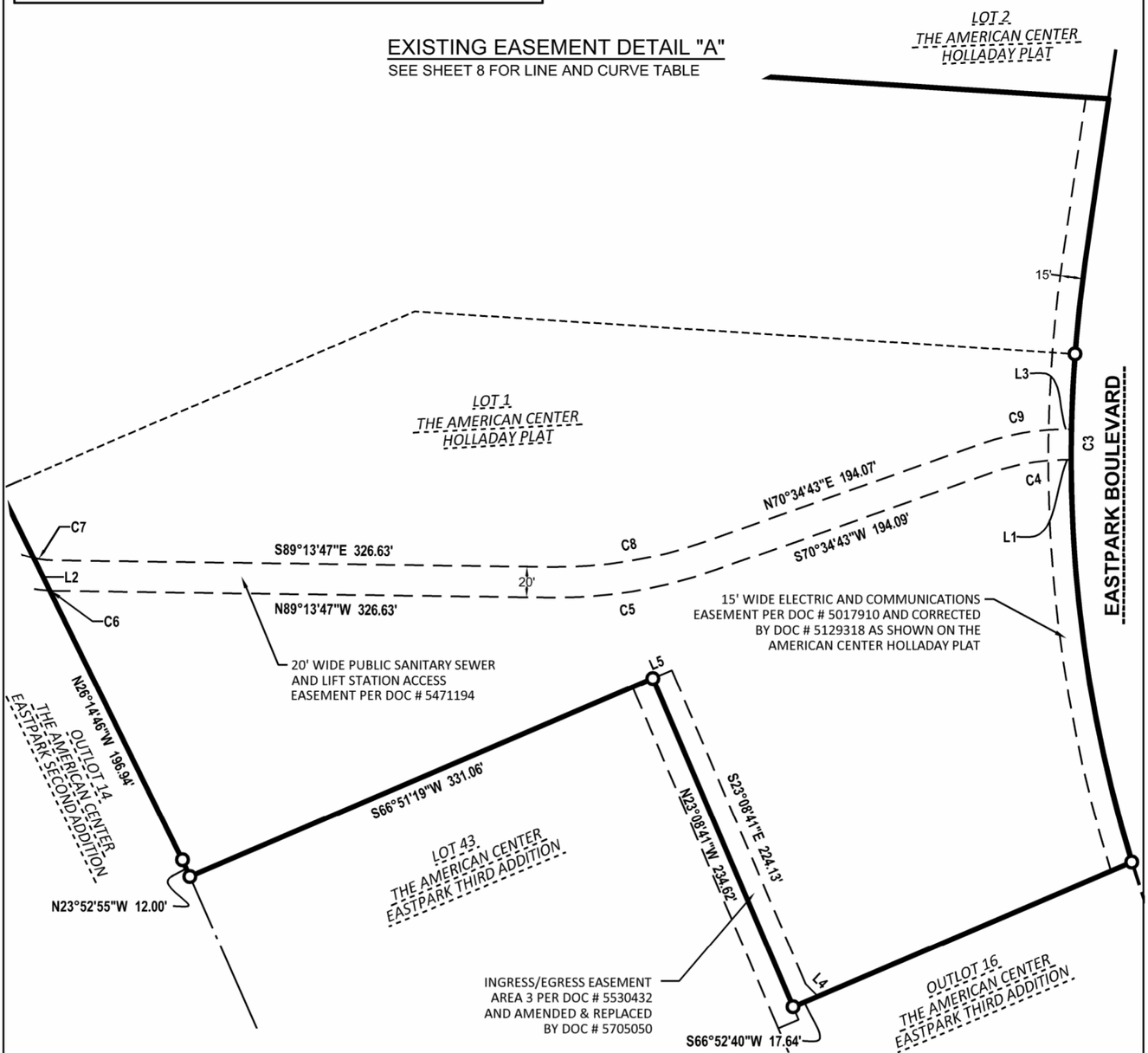
EXISTING EASEMENT DETAIL "A"

SEE SHEET 8 FOR LINE AND CURVE TABLE



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EXISTING EASEMENT DETAIL - B

SEE SHEET 8 FOR LINE AND CURVE TABLE

WISCONSIN
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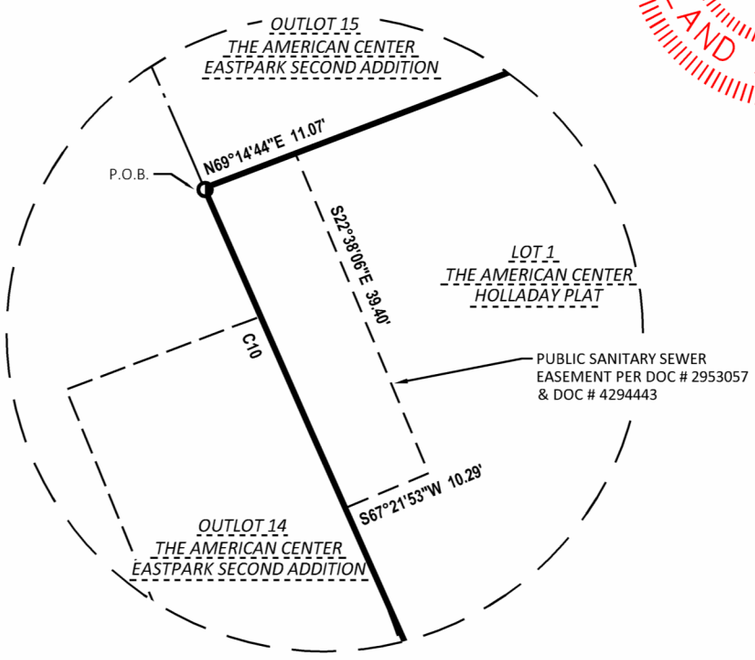

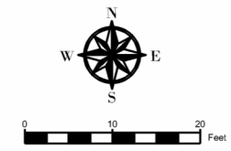

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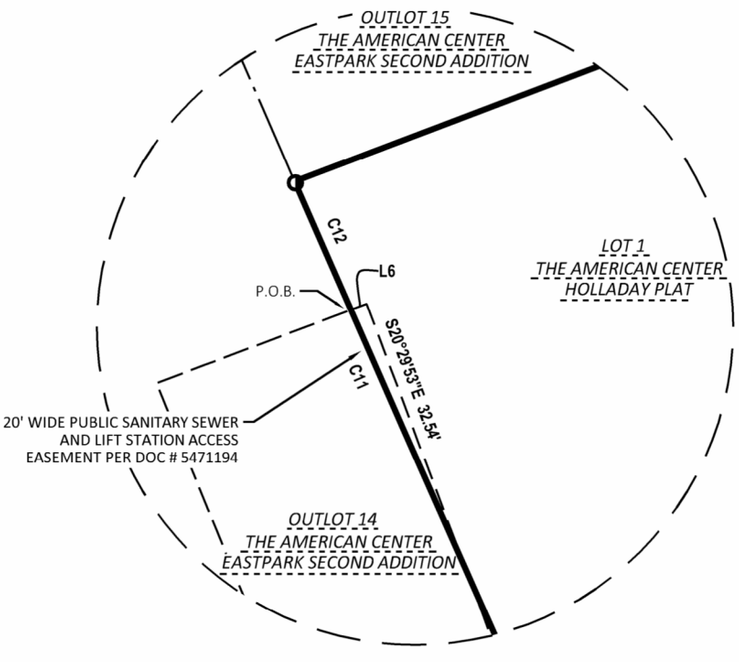

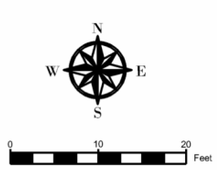

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N
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0 100 200 Feet

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WISCONSIN
BRETT KARNS
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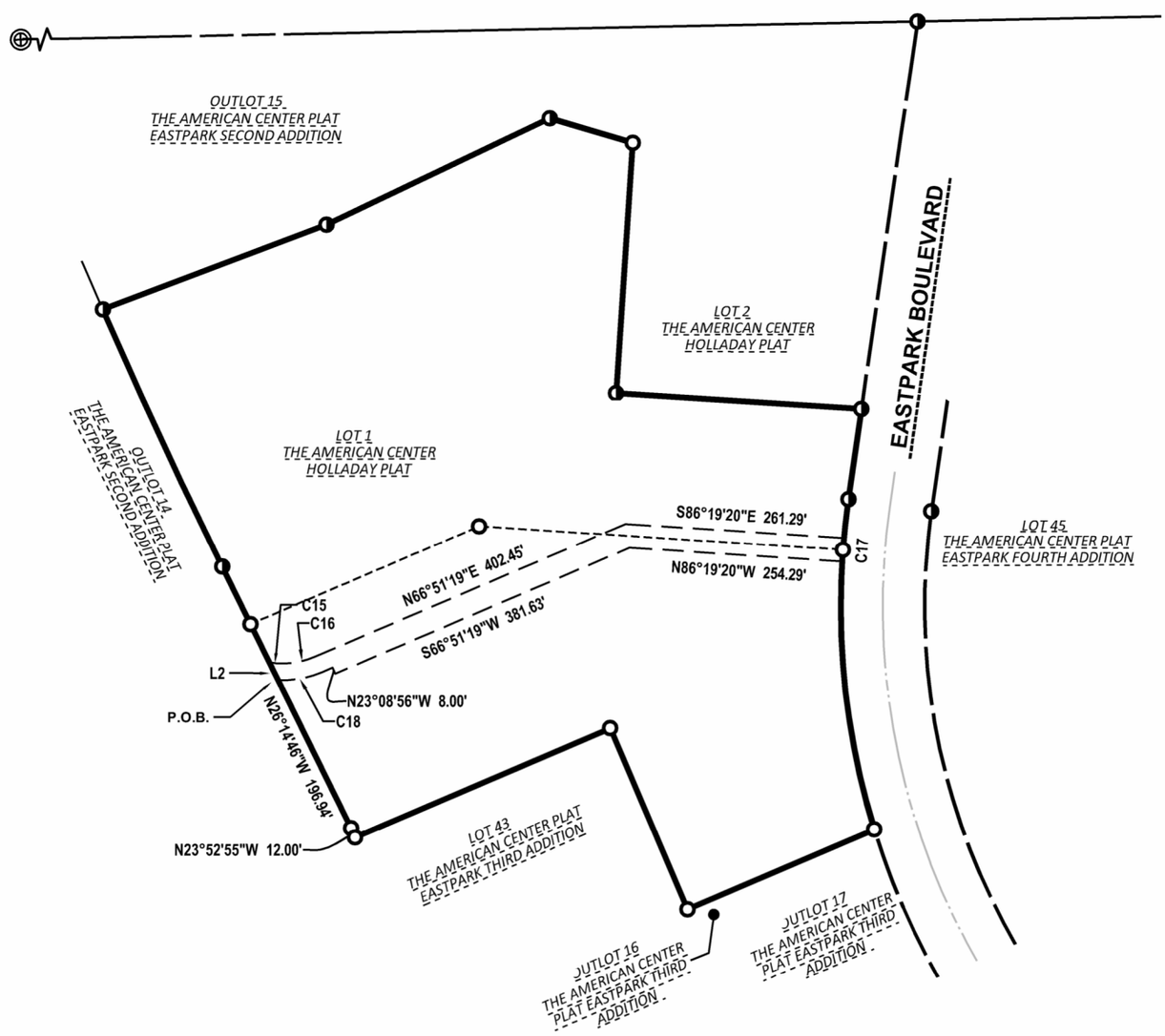
PUBLIC SANITARY SEWER AND LIFT STATION ACCESS EASEMENTS

SEE SHEET 8 FOR LINE AND CURVE TABLE



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N W E S

0 40 80 Feet

1 " = 80'

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ACCESS EASEMENT DETAIL

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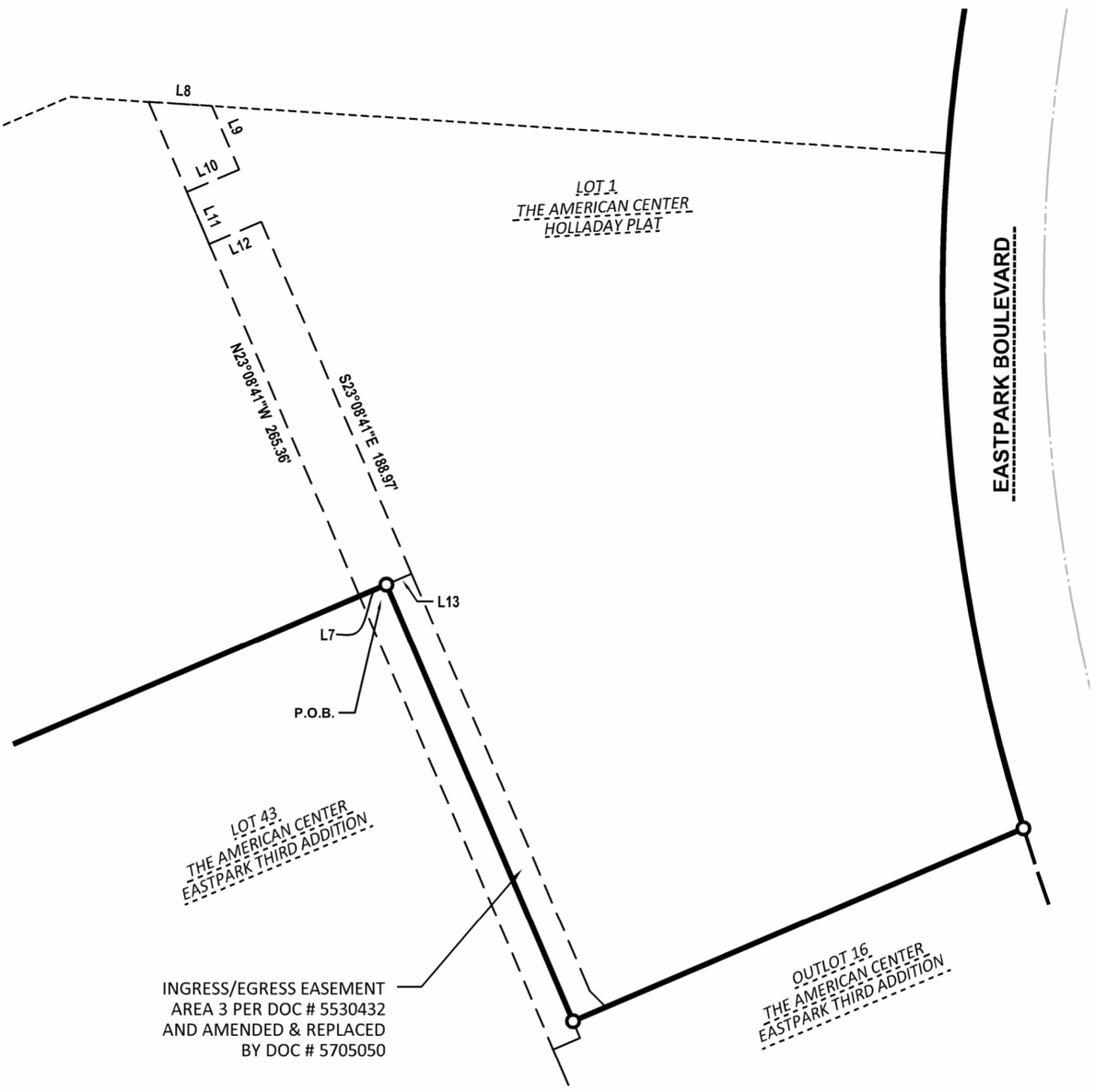

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Oregon, WI 53575
www.JT-Engineering.com

SURVEY PREPARED FOR:
Livesy Company LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

FIELD WORK DATE:	OCT 28TH, 2025
DRAFTED BY:	BCK
CHECKED BY:	JRC
PROJECT NO:	250139

SHEET 6 OF 13 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO._____

LOT 1 OF THE AMERICAN CENTER HOLLADAY PLAT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON DECEMBER 05, 2023, IN VOLUME 61-098B, PAGE 585 AS DOCUMENT NO. 5937267, BEING DIVISION OF LOT 42 OF THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION (FORMERLY PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15252) LOCATED IN THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

WISCONSIN
BRETT KARNS S-2874 ALBANY, WI
LAND SURVEYOR

LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 1 1/2" OD PIPE (UNLESS NOTED)
- SET 3/4" REBAR (1.502 LBS/FT)
- (100.00') RECORD BEARING OR DISTANCE FROM HOLLADAY PLAT
- EXISTING ROAD RIGHT OF WAY
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE

N W E S

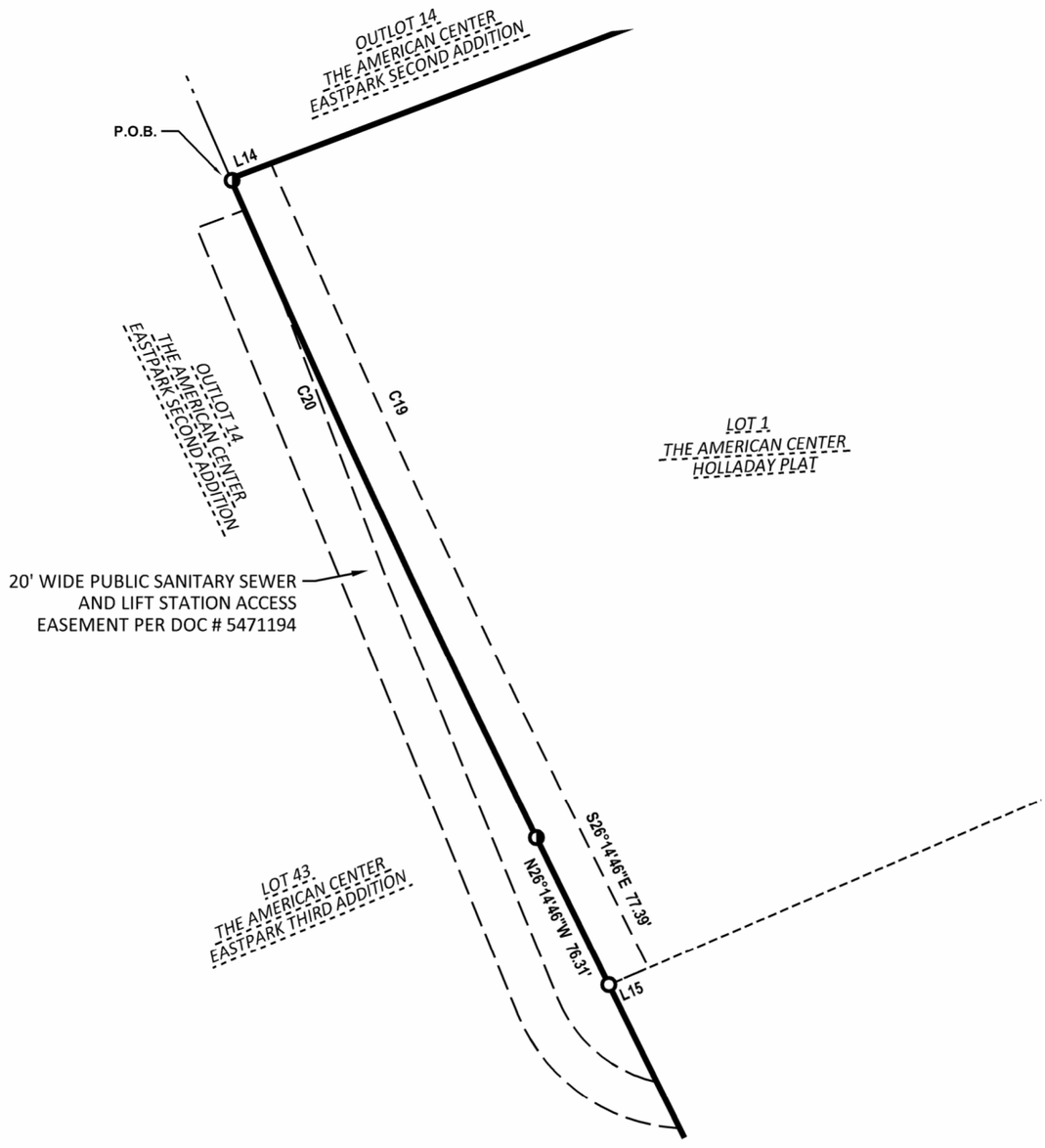
0 40 80 Feet

1 " = 80'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, GRID NORTH, WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22 MEASURED TO BEAR N88°50'39"E

DRAINAGE EASEMENT DETAIL

SEE SHEET 8 FOR LINE AND CURVE TABLE



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CURVE TABLE

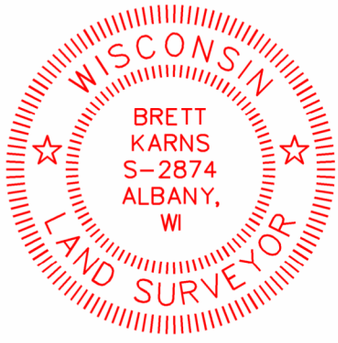
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH	TAN IN	TAN OUT
C3	900.00'	001°16'23"	S00°28'59"W	20.00'	20.00'	10.00	S01° 07' 11"W	S00° 09' 13"E
C4	145.02'	018°57'06"	S80°00'39"W	47.75'	47.97'	24.21	S89° 29' 12"W	S70° 32' 06"W
C5	310.00'	020°11'35"	S80°40'28"W	108.69'	109.25'	55.20	S70° 34' 41"W	N89° 13' 45"W
C6	85.00'	001°35'27"	N88°26'03"W	2.36'	2.36'	1.18	N89° 13' 47"W	N87° 38' 19"W
C7	65.00'	011°44'39"	S83°21'20"E	13.30'	13.32'	6.69	S77° 29' 01"E	S89° 13' 39"E
C8	290.00'	020°11'29"	N80°40'28"E	101.67'	102.20'	51.63	S89° 13' 47"E	N70° 34' 43"E
C9	164.98'	018°56'51"	N80°00'29"E	54.31'	54.56'	27.53	N70° 32' 04"E	N89° 28' 54"E
C10	7299.50'	000°18'44"	N23°45'07"W	39.77'	39.77'	19.89	N23° 54' 29"W	N23° 35' 45"W
C11	6055.66'	000°18'30"	N23°51'43"W	32.60'	32.60'	16.30	N24° 00' 58"W	N23° 42' 28"W
C12	7299.50'	000°07'30"	S23°39'30"E	15.94'	15.94'	7.97	S23° 35' 45"E	S23° 43' 15"E
C13	900.00'	003°51'15"	S06°16'21"W	60.53'	60.54'	30.28	S08° 11' 58"W	S04° 20' 44"W
C14	900.00'	021°29'34"	S06°24'03"E	335.63'	337.61'	170.81	S04° 20' 44"W	S17° 08' 50"E
C15	64.65'	008°16'53"	S81°30'19"E	9.34'	9.34'	4.68	S77° 21' 53"E	S85° 38' 46"E
C16	100.00'	026°44'34"	N80°13'36"E	46.25'	46.67'	23.77	N66° 51' 19"E	S86° 24' 07"E
C17	900.00'	001°46'58"	S04°20'44"W	28.00'	28.00'	14.00	S03° 27' 15"W	S05° 14' 13"W
C18	120.00'	025°29'42"	N79°36'10"E	52.96'	53.40'	27.15	S87° 38' 59"E	N66° 51' 19"E
C19	7279.50'	002°38'42"	S24°55'34"E	336.01'	336.04'	168.05	S26° 14' 55"E	S23° 36' 13"E
C20	7299.50'	002°39'10"	N24°55'20"W	337.93'	337.96'	169.01	N23° 35' 45"W	N26° 14' 55"W

Line Table

Line #	Length	Direction
L1	5.01	S89° 26' 24"W
L2	23.94	N26° 14' 46"W
L3	5.40	N89° 26' 24"E
L4	11.28	S44° 41' 05"E
L5	13.50	N66° 51' 19"E
L6	1.91	N69° 30' 07"E
L7	14.50	S66° 51' 19"W
L8	31.37	S86° 19' 20"E
L9	34.24	S23° 08' 41"E
L10	28.00	S66° 51' 19"W
L11	28.00	S23° 08' 41"E
L12	28.00	N66° 51' 19"E
L13	13.50	S66° 51' 19"W
L14	20.02	N69° 14' 44"E
L15	20.03	S66° 51' 19"W

Line Table

Line #	Length	Direction
L16	54.58	S73° 29' 12"E
L17	44.90	S35° 11' 24"W
L18	51.46	S66° 07' 00"W
L19	40.42	S62° 11' 05"W
L20	42.80	S61° 07' 48"W
L21	30.02	S67° 07' 33"W
L22	32.49	S61° 58' 54"W
L23	21.96	S65° 15' 47"W
L24	100.82	S71° 50' 55"W
L25	101.42	S81° 22' 51"W
L26	54.43	S78° 44' 40"W
L27	50.22	S66° 16' 56"W
L28	63.02	S61° 23' 43"W



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PUBLIC SANITARY SEWER AND LIFT STATION ACCESS EASEMENT:

CREATION OF EASEMENT RIGHTS: A PERMANENT ACCESS EASEMENT IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON (THE "CITY") OVER AND ACROSS A PORTION OF THE PROPERTY PROVIDING ADEQUATE ACCESS TO PUBLIC SANITARY SEWER AND SANITARY LIFT STATION FACILITIES (THE "FACILITIES") LOCATED ON LANDS ADJACENT TO THIS CERTIFIED SURVEY MAP AND FOR THE USES AND PURPOSES HEREINAFTER SET FORTH, (THE "ACCESS EASEMENT AREA"). THE ACCESS EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR THE INGRESS AND EGRESS FOR MOTOR VEHICLES, CONSTRUCTION EQUIPMENT AND PEDESTRIANS WITHIN THE ACCESS EASEMENT AREA TO ENABLE THE CITY, ITS EMPLOYEES AND AGENTS, TO PERFORM WORK RELATED TO THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE SAID FACILITIES ON ADJACENT LANDS. THE CITY AGREES FOR ITSELF AND ITS EMPLOYEES AND AGENTS TO USE THE ACCESS EASEMENT AREA IN A MANNER FULLY COMPLYING WITH ALL LAWS AND OTHER LEGAL REQUIREMENTS.

CONSTRUCTION AND MAINTENANCE OF PARKING LOT ACCESS EASEMENT AREA: THE PROPERTY OWNER SHALL CONSTRUCT AND MAINTAIN PAVED DRIVEWAY AISLES WITHIN THE PAVED PARKING LOT WITHIN THE ACCESS EASEMENT AREA- ADEQUATE TO SUPPORT CITY'S MAINTENANCE AND CONSTRUCTION EQUIPMENT REQUIRED TO PERFORM WORK RELATED TO THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE SAID FACILITIES ON ADJACENT LANDS. MAINTENANCE BY THE PROPERTY OWNER SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REPAIRING AND PLOWING THE DRIVE AISLES WITHIN THE ACCESS EASEMENT AREA. THE TEMPORARY CLOSURE OF THE ACCESS EASEMENT AREA FOR REPAIRS AND/OR SNOW PLOWING ACTIVITIES SHALL BE PERMITTED UPON AN ALTERNATE ROUTE BEING PROVIDED TO THE CITY. THE PROPERTY OWNER SHALL REPAIR ANY DAMAGE CAUSED TO THE ACCESS EASEMENT AREA AS A RESULT OF THE USE OF THE ACCESS EASEMENT AREA BY OR ON BEHALF OF THE CITY AS PROVIDED HEREIN.

CONSTRUCTION AND MAINTENANCE OF GRAVEL DRIVEWAY ACCESS EASEMENT AREA: THE PROPERTY OWNER SHALL INITIALLY CONSTRUCT A GRAVEL ACCESS DRIVE WITHIN THE ACCESS EASEMENT AREA THAT IS ADEQUATE TO SUPPORT CITY'S MAINTENANCE AND CONSTRUCTION EQUIPMENT REQUIRED TO PERFORM WORK RELATED TO THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE SAID FACILITIES ON ADJACENT LANDS. UPON COMPLETION OF CONSTRUCTION BY THE PROPERTY OWNER, THE CITY SHALL MAINTAIN, OPERATE, REPAIR, REPLACE, RECONSTRUCT AND/OR FURTHER UPGRADE THE GRAVEL DRIVEWAY ACCESS AS DETERMINED NECESSARY BY THE CITY ENGINEER FOR THE USES STATED HEREIN, INCLUDING SNOW PLOWING ACTIVITIES.

LIMITATIONS ON USE OF EASEMENT AREA: THE ACCESS EASEMENT AREA SHALL BE USED BY THE CITY AS PROVIDED HEREIN, IN COMMON WITH THE PROPERTY OWNER AND THE PROPERTY OWNER'S AGENTS, EMPLOYEES, TENANTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER SHALL HAVE THE RIGHT TO USE AND ENJOY THE ACCESS EASEMENT AREA, PROVIDED SUCH USE DOES NOT UNREASONABLY INTERFERE WITH THE USE OF THE ACCESS EASEMENT AREA BY THE CITY FOR THE PURPOSES SET FORTH HEREIN.

THE PROPERTY OWNER SHALL NOT ERECT OR PERMIT TO BE ERECTED ANY SIGN, FENCE, WALL, POLE, POST, STRUCTURE, OR OTHER FACILITY TO PREVENT THE CITY'S ACCESS TO THE ACCESS EASEMENT AREA.

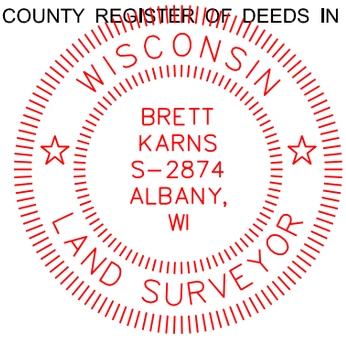
THE CITY'S USE OF THE ACCESS EASEMENT AREA SHALL NOT UNREASONABLY INTERFERE WITH THE USE OF THE OWNER'S PROPERTY BY THE OWNER, INCLUDING, BUT NOT LIMITED TO, THE DRIVING AND PARKING OF GUEST VEHICLES.

THE CITY SHALL NOT USE THE ACCESS EASEMENT AREA FOR OPEN STORAGE OR PERMANENT PARKING OF VEHICLES OR EQUIPMENT OF ANY KIND.

THE CITY SHALL USE THE ACCESS EASEMENT AREA ONLY AS A ROUTE OF TRAVEL FROM EASTPARK BLVD TO THE FACILITIES ADJACENT TO THIS CERTIFIED SURVEY MAP. THE CITY SHALL NOT PERMIT THE ACCESS EASEMENT AREA TO BECOME, OR TO BE CONSTRUED TO BE, A ROUTE OF ACCESS BY THE GENERAL PUBLIC.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



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SURVEYOR'S CERTIFICATE

I, **BRETT KARNS,** PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER OF **LIVESY COMPANY,** OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, I HAVE SURVEYED, MONUMENTED, MAPPED AND DIVIDED THIS PROPERTY AND THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND SUBDIVISIONS OF THE LAND SURVEYED, AND IS DESCRIBED AS:

ALL OF LOT 1 OF THE AMERICAN CENTER HOLLADAY PLAT BEING PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS:

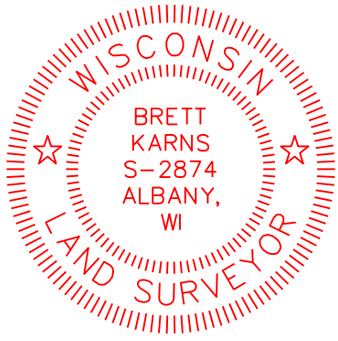
COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 EAST;
THENCE N88°50'39"E, 1632.43 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO THE WEST RIGHT OF WAY LINE OF EASTPARK BOULEVARD;
THENCE S08°25'52"W, 138.13 FEET ALONG SAID WEST LINE OF EASTPARK BOULEVARD;
THENCE S08°12'01"W, 328.73 FEET ALONG SAID WEST LINE OF EASTPARK BOULEVARD TO THE NORTHEASTERN MOST CORNER OF LOT 1 OF THE AMERICAN CENTER HOLLADAY PLAT AND THE **POINT OF BEGINNING**;

THENCE CONTINUING S08°12'01"W, 108.52 FEET ALONG SAID WEST LINE OF EASTPARK BOULEVARD TO A POINT OF CURVE;
THENCE 398.15 FEET ALONG SAID WEST RIGHT OF WAY LINE ON A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS OF 900.00 FEET HAS A CHORD WHICH BEARS S04°28'26"E A CHORD DISTANCE OF 394.91 FEET, TO THE NORTHERLY LINE OF OUTLOT 16 OF THE AMERICAN CENTER PLAT EASETPARK THIRD ADDITION;
THENCE S66°52'40"W, ALONG SAID NORTHERLY LINE 242.16 FEET TO THE EASTERLY LINE OF LOT 43 OF THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION;
THENCE N23°08'41"W, ALONG SAID EASTERLY LINE, 234.62 FEET TO THE NORTHERLY LINE OF SAID LOT 43;
THENCE S66°51'19"W, ALONG SAID NORTHERLY LINE, 331.06 FEET TO THE EASTERLY LINE OF OUTLOT 14 OF THE AMERICAN CENTER PLAT EASTPARK SECOND ADDITION;
THENCE N23°52'55"W, ALONG SAID EASTERLY LINE, 12.00 FEET;
THENCE N26°14'46"W, 347.66 FEET TO A POINT OF CURVE;
THENCE 337.96 FEET ALONG SAID EASTERLY LINE OF OUTLOT 14 ON A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS OF 7299.50 FEET HAS A CHORD WHICH BEARS N24°55'20"W A CHORD DISTANCE OF 337.96 FEET, TO THE NORTHERLY LINE OF THE AMERICAN CENTER HOLLADAY PLAT;
THENCE N69°14'44"E, ALONG SAID NORTHERLY LINE, 285.40 FEET;
THENCE N64°31'51"E, ALONG SAID NORTHERLY LINE, 295.10 FEET;
THENCE S73°29'12"E, ALONG SAID NORTHERLY LINE, 103.17 FEET;
THENCE S03°48'37"W, ALONG SAID NORTHERLY LINE, 299.21 FEET;
THENCE S86°19'20"E, ALONG SAID NORTHERLY LINE, 293.29 FEET TO THE **POINT OF BEGINNING.**

THE PARCEL BEING DESCRIBED WITH THIS CERTIFIED SURVEY MAP CONTAINS 502,065 SQUARE FEET OR 11.526 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

_____

BRETT KARNS
PROFESSIONAL LAND SURVEYOR, NO. S-2874
DATED XXXXXXXXXXXX
FILE NO. 250139



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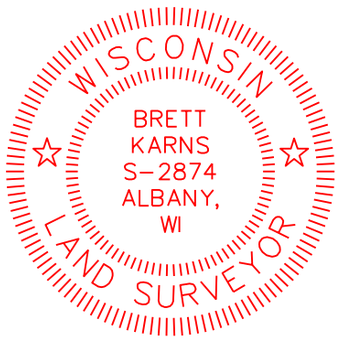

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER_____, FILE ID NUMBER _____, ADOPTED ON THE ____ DAY OF _____, 20____ AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THE _____ DAY OF _____, 20_____.

_____
LYDIA A. MCCOMAS, CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____ DATE:_____
MEAGAN TUTTLE, SECRETARY OF THE PLAN COMMISSION

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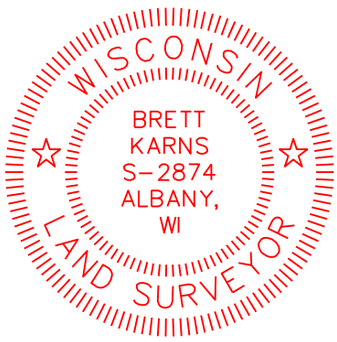


CORPORATE OWNERS CERTIFICATE

AMERICAN FAMILY MUTUAL INSURANCE COMPANY, S.I., AS OWNER(S), WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, AND MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF SAID OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AT _____, WISCONSIN, ON THIS _____ DAY OF _____, 2026.

_____ _____
WRITTEN NAME/TITLE: SIGNATURE:

STATE OF _____

COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED OFFICERS OF THE ABOVE NAMED CORPORATION, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

_____

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE:

_____ _____, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE UNITED STATES OF AMERICA, MORTGAGEE OF THE FOREGOING DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, COMBINING, AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT AND HEREBY CONSENTS TO THE FORGOING OWNERS CERTIFICATE.

IN WITNESS WHERE OF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND COUNTERSIGNED BY ITS OFFICER(S) LISTED BELOW, AT _____, _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2026.

_____ _____
WRITTEN NAME/TITLE: SIGNATURE:

STATE OF _____

COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED OFFICERS OF THE ABOVE NAMED CORPORATION, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

_____

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES _____

JT ENGINEERING
REAL. TRUSTED. PROVEN.
281 W Netherwood Road
Suite 1
Oregon, WI 53575
www.JT-Engineering.com

SURVEY PREPARED FOR:
Livesy Company LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

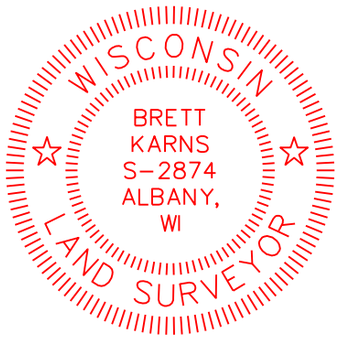
FIELD WORK DATE:	OCT 28TH, 2025
DRAFTED BY:	BCK
CHECKED BY:	JRC
PROJECT NO:	250139

SHEET 12 OF 13 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO._____

LOT 1 OF THE AMERICAN CENTER HOLLADAY PLAT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON DECEMBER 05, 2023, IN VOLUME 61-098B, PAGE 585 AS DOCUMENT NO. 5937267, BEING DIVISION OF LOT 42 OF THE AMERICAN CENTER PLAT EASTPARK THIRD ADDITION (FORMERLY PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15252) LOCATED IN THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



OFFICE OF THE REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

RECEIVED FOR RECORDING ON _____, 2026

AT _____O'CLOCK ___M, AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS

ON PAGE(S) _____, DOCUMENT NO. _____.

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

NOTES:

1. THE DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM-WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE CITY OF MADISON GENERAL ORDINANCES.
2. FOR DRAINAGE INFORMATION SEE THE MASTER STORM-WATER DRAINAGE PLAN ON FILE WITH THE CITY OF MADISON CITY ENGINEER'S OFFICE.
3. ALL LOTS CREATED AND OUTLOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH NR–151 IN REGARD TO STORM WATER INFILTRATION AT THE TIME OF DEVELOPMENT.
4. PRIOR TO SITE DEVELOPMENT APPROVAL, AND AS PART OF THE MASTER PLAN FOR STORM–WATER MANAGEMENT, APPLICANT SHALL PROVIDE EVIDENCE THAT THE LOT SHALL NOT FLOOD/OVERFLOW DURING A 100 YEAR RAIN EVENT.
5. PARCELS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS RECORDED IN DOCUMENT 5764641, IS SUBJECT TO A REVISION PER DOCUMENT NO. 5764641.
6. PARCELS ARE SUBJECT TO THE TRUAX FIELD 2008 HEIGHT LIMITATION ZONING MAP WHICH PLACES THIS PLAT IN ZONE 1009 FOR SECTION 22.
7. THE INTRA–BLOCK NON–EXCLUSIVE DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM–WATER DRAINAGE FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH MADISON GENERAL ORDINANCES.
8. NO BUILDINGS ARE PERMITTED WITHIN THE WETLAND BUFFER AREAS.
9. CURRENT OWNERSHIP OF THESE LANDS BELONG TO AMERICAN FAMILY MUTUAL INSURANCE COMPANY, S.I.
10. ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
11. ALL LOTS AND OUTLOTS OF THE PLAT ARE SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED AS DOCUMENT NO. 5473339.
12. LANDS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE AMENDED DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT FOR PRIVATE DRIVE, SECONDARY ACCESS ROAD NORTH AND SOUTH DRIVE LANES AND PLAZA PER DOCUMENT NO 5705050.

JT ENGINEERING
REAL. TRUSTED. PROVEN.
281 W Netherwood Road
Suite 1
Oregon, WI 53575
www.JT-Engineering.com

SURVEY PREPARED FOR:
Livesy Company LLC
2248 Deming Way, Suite 200
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FIELD WORK DATE: OCT 28TH, 2025
DRAFTED BY: BCK
CHECKED BY: JRC
PROJECT NO: 250139

SHEET 13 OF 13 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

Department of Planning & Community & Economic Development
Planning Division
Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

****BY E-MAIL ONLY****

June 17, 2026

Dylan Douglas
JT Engineering, Inc.
281 W Netherwood Road, Suite 1
Oregon, Wisconsin 53575

RE: LNDCSM-2026-00021; ID 93087 – Certified Survey Map – 4733 Eastpark Boulevard (American Family Mutual Insurance Corp. Real Estate)

Dear Dylan,

The two-lot Certified Survey Map (CSM) for property located at 4733 Eastpark Boulevard, Section 22, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin is hereby **conditionally approved**. The property is zoned SEC (Suburban Employment Center District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following three (3) items:

1. Add the following note to the CSM: "Lot 2 of the proposed CSM will be required to have a sanitary sewer lateral and water service installed as part of any building permit for said lot."

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

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Please contact Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have questions regarding the following fifteen (15) items:

4. On the Public Sanitary Sewer and Lift Station Access Easement that is mapped, define with different hatching and labels the Parking Lot Access Easement Area and the Gravel Driveway Access Easement Area. The responsibilities are different for the two areas and need to be clearly denoted to avoid confusion.

5. Provide a developed site plan showing and confirming the Public Sanitary Sewer and Lift Station Easement Area is adequate and conforms to the future development of the site.

6. Remove the new "Access Easement Area" on the CSM. The shared access area shall be granted as part of an amendment to the existing agreement per Document No. 5705050. Provide for review the amendment necessary to accomplish the future site development as proposed prior to final sign-off. The document(s) shall be executed and recorded subsequent to the CSM recording and prior to a final approval of a future development.

7. The proposed parcels within and adjacent to this development are dependent on each other for overland and subsurface storm water drainage. The proposed Drainage Easement on this CSM does not state the beneficiaries or any terms and conditions. Provide the terms and conditions on the CSM or provide a private storm sewer/drainage easement/agreement draft including the parcels affected for review. The agreement would be executed and recorded subsequent to the recording of the CSM and prior to a final site plan approval within this CSM.

8. Include notes 8, 9 and 10 from The American Center Holladay Plat in the notes on Sheet 13 of this CSM.

9. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).

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

11. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.

12. The dividing lot lines shall be solid as per the platting checklist by the Wisconsin Department of Administration. Dashed lines are reserved for adjoiners, easements, chords and existing buildings in the platting statute.

13. Provide chords as required on the main curves. Provide the length of the monuments to be set. Label the centerline of Eastpark Blvd. Provide a bearing and distance from the Witness Monument to the true N 1/4 of Section 22. Provide the bearing and distance from the N 1/4 of Section 22 to the tie.

14. Correct and change the first instance of Document No. 5764641 in note 5 and replace with Document No. 237920.

15. Add a note to all sheets with mapping: "See Notes on Sheet 13".

16. Correct the Secretary of the Plan Commission to Matthew Wachter.

17. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.

18. The applicant shall submit to Jule Smith, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

    *This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Please contact Bill Putnam of the Traffic Engineering Division at (608) 267-8713 if you have any questions regarding the following item:

19. The developer shall provide a recorded copy of any joint driveway ingress/ egress and cross access easements, which shall be noted on face of plan.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

20. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of this CSM review. A TDM Plan will be required as part of future development, per MGO Section 16.03.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following item:

21. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right of way per PSC 185.52 (2). A water lateral is not required

if the parcel remains undeveloped. For condominiums and townhomes located on a single parcel, it will be the developer's choice whether to master meter or individually meter each unit.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266-6558 if you have any questions regarding the following twelve (12) items:

22. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM sign-off.

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

24. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

25. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."

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

27. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to final sign-off.

28. Please correct the name of the City Clerk on the Common Council certificate to Lydia A. McComas.

29. 2025 real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM sign-off and recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

30. As of the date of this letter, there are no special assessments reported. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).

31. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report via email to Heidi Radlinger in the ORES (hradlinger@cityofmadison.com) as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

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

33. Liens or judgments levied against the lands within the CSM boundary shall be satisfied, with proof of satisfaction provided prior to CSM approval sign-off.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its June 23, 2026 meeting.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

City of Madison

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

Master

File Number: 92335

File ID:	92335	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE 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:

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:**	

History of Legislative File

Version:	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	06/15/2026		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						
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

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: 93182

File ID:	93182	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/13/2026
File Name:	Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)			**Final Action:**	

Title: Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)

Notes:

Sponsors:	Dina Nina Martinez-Rutherford And Carmella Glenn	**Effective Date:**	
Attachments:	for 93182 DRAFT City of Madison 2026 AAP.pdf	**Enactment Number:**	
Author:	Linette Rhodes	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	05/13/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/15/26), Community Development Block Grant Committee (6/4/26), Common Council (6/23/26)						
1	COMMON COUNCIL	05/19/2026	Refer	FINANCE COMMITTEE	06/01/2026		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 Community Development Block Grant Committee.						
1	FINANCE COMMITTEE	05/19/2026	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026		
	Action Text: This Resolution was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE						
1	FINANCE COMMITTEE	06/01/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	06/04/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE

Action Text: A motion was made by Jones and seconded by Alder Glenn to return to lead with the recommendation to approve Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)

Motion passed unanimously.

Text of Legislative File 93182

Fiscal Note

The proposed resolution approves the City of Madison's submission of its 2026 Annual Action Plan (AAP) to HUD. The AAP outlines the City's planned activities funded through federal formula grants for the 2026 calendar year. The specific federal funding sources, announced by HUD on April 3, 2026, and outlined in the AAP, total $3,568,296 and include up to $2,041,348 in Community Development Block Grant (CDBG) funds, up to $1,347,208 in HOME Investment Partnerships Program (HOME) funds, and up to $179,740 in HEARTH/Emergency Solutions Grant (HESG) funds, and are supplemented by program income as well as other State and local funding sources, ESG/HPP/HAP ("EHH") grant funds, and Housing Cost Reduction Initiative (HCRI) grant funds. The Community Development Division's (CDD) 2026 Adopted Operating Budget includes estimates of these funding sources in the Community Development Grants fund, primarily as intergovernmental revenue ($7,256,051), and authorizes the expenditure of these funds, primarily in Purchased Services.

No additional City appropriation is required. The projected figures the CDD used in its 2026 budget development (Munis Fund 1205, Subfund 12101) were at or above actual allocation levels received from HUD.

Title

Adopting the City of Madison's required 2026 Annual Action Plan (AAP) and approving submission of the Plan to the U.S. Department of Housing and Urban Development (HUD). (Citywide)

Body

Background

The U.S. Department of Housing and Urban Development (HUD), as a condition of awarding federal funding to the City of Madison through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and HEARTH/Emergency Solutions Grant (HESG) Programs, requires the City to submit an Annual Action Plan (AAP) describing how the City will use those funds. The AAP must also describe how supplemental funds from State and local sources will be used to further the same or similar goals and objectives. The goals and objectives upon which the AAP is developed are anchored in HUD priorities established for these program funds, including housing, economic development and neighborhood revitalization, and are more specifically articulated within the City's HUD-approved 2025-2029 Consolidated Plan. Each expenditure of these funds is subject to approval by the City's CDBG Committee and the Common Council. The City of Madison's Community Development Division administers the funds.

HUD announced Grantees' final FY26 formula grant allocation figures on April 3, 2026. The final version of the City's 2026 AAP will be submitted to HUD for review and approval, following

a period of public comment on the posted draft 2026 AAP.

Action

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that each Entitlement community Grantee submit an Action Plan annually to receive federal funds; and,

WHEREAS, the City of Madison receives funding from HUD and is obligated to adhere to established rules and regulations regarding its use; and,

WHEREAS, the Community Development Division developed the City's 2026 Annual Action Plan (AAP) consistent with the City's adopted 2025-2029 Consolidated Plan; and,

WHEREAS, the CDBG Committee held public hearings on February 6, 2025, and June 4, 2026, to seek public input and advice from community organizations, service providers and other stakeholders with respect to the City's use of federal funds generally and, more specifically, with regard to the City's published draft 2026 AAP; and,

WHEREAS, the Community Development Division is charged with carrying out the goals and objectives in the Plan to include housing, economic development, and neighborhood revitalization activities;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby adopts and authorizes the submission to HUD of the 2026 AAP in its final form, and authorizes the Mayor and City Clerk to sign any agreements necessary to accept the allocation of 2026 federal funds up to the figures cited herein, and enter into any requisite agreements needed to implement the AAP's articulated goals and objectives.

D R A F T

City of Madison
Satya Rhodes-Conway, Mayor

Department of Planning and Community & Economic Development
Matt Wachter, Director

Community Development Division
Jim O'Keefe, Director



City of Madison, Wisconsin

2026 Action Plan

for the period **January 1, 2026** through **December 31, 2026**

Planned investments in community & neighborhood development projects and related efforts toward achieving the objectives described in Madison's 2025-2029 Consolidated Plan

Adopted by the Madison Common Council, XXXX 2026
Submitted to the U.S. Department of Housing & Urban Development (HUD), XXXX 2026

photo credit: Cassius Callender

City of Madison Community Development Division
Madison Municipal Building, Suite 300 ◆ 215 Martin Luther King, Jr. Boulevard ◆ PO Box 2627 ◆ Madison, Wisconsin 53701-2627
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Executive Summary

AP-05 Executive Summary

24 CFR 91.200(c), 91.220(b)

The City of Madison Community Development Division (CDD) receives federal formula funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop a one-year Action Plan that articulates the community development goals on which it will focus these funds. This Action Plan covers the period January 1, 2026, through December 31, 2026. During this period, the City anticipates it will receive the following Federal formula funds:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

In addition to the formula funds listed above, the City expects to administer HUD Continuum of Care (CoC) funds and HUD Youth Homelessness Demonstration Program (YHDP) funds during the Plan period.

These funds will be used to meet goals and objectives established and approved by the Division's CDBG Committee and the City of Madison Common Council. The Plan's goals and objectives were developed in consultation with citizens, nonprofit organizations, developers, businesses, funding partners, schools and other governmental bodies. Their overarching purpose is to support the development of viable communities with decent housing, suitable living environments and economic opportunities for the City's low- to moderate-income households.

The Community Development Division will pursue these goals and objectives by working with the nonprofit community, housing developers, neighborhood groups, associated businesses, stakeholders, labor union representatives, other local government entities, residents and partners. The Division will also work closely with several other City agencies to jointly plan, implement and evaluate the Plan's core activities.

Summary of the objectives and outcomes identified in the Plan

The 2026 Action Plan includes the goals outlined below, targeting community needs related to affordable housing, economic development and employment, and strengthening neighborhoods.

Goal 1 - Housing Development & Financing: Homeownership

- Housing Rehabilitation and Accessibility Improvements
- Owner-Occupied Housing Development (New Units)
- Homebuyer Assistance (Down Payment)

Goal 2 - Housing Development & Financing: Rental

- Rental Housing Acquisition and/or Rehabilitation
- Rental Housing Development (New Units)

Goal 3 - Homeless Services & Housing Stability

- Services for Homeless and Special Needs Populations
- Tenant-Based Rental Assistance (TBRA)
- Housing Resources

Goal 4 - Small Business Assistance

- Technical Assistance to Micro-Enterprises
- Support to Businesses Expanding to Create Jobs

Goal 5 - Neighborhood Asset Building

- Development and Maintenance of Community Facilities
- Neighborhood Revitalization Plans & Projects

Goal 6 - Program Administration

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The Plan's goals are based on assumptions about future funding levels. Because funding levels are subject to annual Congressional appropriations and changes in funding distribution formulas, the Plan's accomplishment projections and planned activities may be subject to commensurate changes.

This Action Plan allocates a total of approximately $30.5 million in anticipated 2026 Community Development Block Grant, HOME and ESG Entitlement[1] funds, City funds, State HCRI and EHH funds, CDBG and HOME program income, and other funds—plus another $43.8 million in pre-2026 resources—to support the Community Development program. If additional Entitlement funds are made available, the CDD and the CDBG Committee will hold publicly noticed discussion(s) regarding how best to use those funds. Funds in excess of these previously approved allocations will be made available as part of the currently established reserve funds, for agencies to access throughout the year. The City set "target" allocation percentages to distribute the funds, based upon its *Community Development Program Goals and Objectives*.

Evaluation of past performance

The City of Madison continually strives to improve the performance of its operations and that of its funded agencies. During 2025, the first year of the City's current 2025-2029 Consolidated Plan, the Community Development Division invested over $13.3 million in the community to meet the goals and objectives outlined in the City's 2025 Action Plan.

CDBG, HOME and ESG funds were targeted primarily toward affordable housing, economic development and employment opportunities, and strong and healthy neighborhoods. For a more detailed summary of the City's evaluation of its past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPERs) can be viewed on the City's website at www.cityofmadison.com/dpced/community-development/reports.

Summary of citizen participation process and consultation process

The City's Community Development Division, in coordination with its CDBG Committee, developed this 2026 Action Plan and its 2025-2029 Consolidated Plan ("ConPlan") with consultation from a diverse group of individuals and organizations. A public hearing on the City's 2025-2026 *Community Development Goals and Objectives* was held on February 6, 2025, as part of the development of the City's new ConPlan. An additional public hearing, specifically on this draft version of the City's 2026 Action Plan, will be held on June 4, 2026. The Action Plan flows from the 2025-2029 Consolidated Plan, which was approved by HUD in July of 2025. Activities included in the 2026 Action Plan were approved at publicly noticed meetings of the CDBG Committee and Common Council. Final approval of 2026 funds took place on November 11, 2025, as part of the City of Madison's 2026 Budget approval process. A limited number of other projects were approved subsequently, at publicly noticed meetings of the CDBG Committee and Common Council.

As part of the larger five-year planning process that includes the 2026 Action Plan period, the City conducted seven focus groups to solicit feedback specifically on homeless services from June through October of 2023. The City also conducted eight consultative group meetings between April and September of 2024 to gather input regarding Madison's top community development needs. Citizen participation was also solicited through two electronic surveys, one for residents and one for partner agencies, sent to over 700 email recipients, forwarded through several community listservs, and made available on the City of Madison Community Development Division's website, accessible via

[1] *On April 1, 2026, HUD issued Notice CPD-26-05, which instructed formula grantees (including the City of Madison) not to submit their FY 2026 Action Plans until the actual grant awards (for CDBG, HOME and ESG) have been determined and announced by HUD. As of April 1, 2026, Congress has not yet passed appropriations bills for the federal government's FY 2026 budget year. In accordance with the guidance provided in CPD-26-05, this draft of the City's 2026 Action Plan (AAP) uses estimated funding levels for Madison's annual formula grants from HUD (CDBG, HOME and ESG Entitlement funds). Once actual FY26 allocation amounts become known, the City will adjust the estimated figures in this proposed 2026 AAP to reflect both the City's actual allocation figures and the correspondingly adjusted project/activity funding amounts, prior to submitting the final Plan to HUD.*

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Madison Public Library computers. Paper copies of the survey were distributed and mailed out upon request to individuals and distributed through the City's three community connectors who focus on reaching the LatinX, Chinese and Hmong communities. A total of 619 surveys were completed by City of Madison residents, with 485 responses from resident perspectives and 134 from community partner perspectives.

During its development, the Consolidated Plan was discussed at publicly noticed CDBG Committee meetings where specific opportunity for public comment is always provided. The draft Plan was made available for review via electronic notification to a diverse array of citizens, agencies, developers, other funders and governmental bodies, and also posted on the Community Development Division's website. A public hearing was held on July 11, 2024, to solicit public comment on needs, trends and potential obstacles for 2025-2029. An additional public hearing to solicit input on the Draft 2025-2029 Consolidated Plan was held on February 6, 2025. Finally, the Plan was provided to the Common Council March 11, 2025, where another opportunity for public comment was provided. All meeting locations were accessible to persons with disabilities, and all meeting notices included information about how to request accommodation, such as a translator or signing assistance.

Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

The Process

PR-05 Lead & Responsible Agencies *24 CFR 91.200(b)*

Describe agency/entity responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MADISON, WI	Community Development Division
HOME Administrator	MADISON, WI	Community Development Division
ESG Administrator	MADISON, WI	Community Development Division

Table 1 – Responsible Agencies

Lead Agency

The City of Madison has designated its Community Development Division as the lead agency for administration of the CDBG, HOME and ESG programs. The City CDBG Committee serves as the lead policy body overseeing the development of the Consolidated Plan, the Annual Action Plan and related community development programs. The City works with numerous community-based organizations, partners, businesses and funders, as well as other City of Madison departments to plan, develop, implement and evaluate activities outlined in this Plan.

Action Plan Public Contact Information

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AP-10 Consultation *24 CFR 91.100, 91.200(b), 91.215(l)*

This section includes consultation utilized by the City of Madison Community Development Division to reach out to various community partners.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (24 CFR 91.215(l)).

The Community Development Division, in coordination with the CDBG Committee, developed the Action Plan to be consistent with its five-year Consolidated Plan, with consultation from a diverse array of groups and organizations. Throughout the five-year planning process, several themes coalesced, which resulted in the development of the goals and objectives outlined in both the Consolidated Plan and this Action Plan. Affordable housing for both renters and homeowners, economic development and employment, and strong and healthy neighborhoods were each identified as key current and emerging needs. In addition, the need for continued coordination and collaboration with agencies, schools, local governments, and other funders was discussed.

In coordination with the CDBG Committee, CDD staff consulted with a wide range of groups and organizations at various public and accessible locations, as part of both its annual Action Plan process and its related five-year Consolidated Plan process. These included:

- Affordable housing providers
- After school programs
- City/County government
- Community gardens
- Economic development organizations
- Engineering services
- Funding organizations
- Homeless shelters and providers
- Information technology services
- Neighborhood centers
- Persons experiencing homelessness
- Persons with disabilities
- Persons with mental illness
- Residents
- Seniors
- Veterans organizations

Listed below are a few examples of the City's activities intended to enhance this coordination:

- The chairs of the City's Community Development Authority, the Housing Strategy Committee and the CDBG Committee meet regularly to discuss the City's housing and community development programs and to coordinate regarding their implementation.
- CDD staff participate in bi-weekly meetings with the City's Community Development Authority to enhance coordination between the City's housing and community development programs.
- Through membership on the Equity Team, CDD staff participate regularly in the citywide Racial Equity and Social Justice Initiative (RESJI).
- CDD staff engage in a monthly interagency housing team comprised of other City agencies that align with the work CDD does and can impact it, including Building Inspection, Community Development Authority, Planning, Mayor's Office, Zoning, Real Estate Division, Finance, Fire, Public Health, and the Department of Civil Rights.
- CDD staff serve on, and frequently lead, the City's multi-agency Neighborhood Resource Teams, which were established to enhance and improve the provision of City services to neighborhoods.
- CDD staff served as members of the Dane County Housing Advisory Committee and Executive Committee working on a regional housing strategy along with 80+ public, non-profit, and private stakeholders covering different segments of the housing ecosystem.

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- CDD staff meet with Wisconsin's regional Workforce Development Board, Dane County, and United Way to improve the alignment and coordination of area nonprofits working in construction employment training programming that is designed to increase the number of women and people of color employed in the construction trades.
- As part of its work to affirmatively further fair housing, CDD coordinates with City Planning staff and local nonprofits to encourage non-traditional housing types; coordinates with the CDA in developing a Comprehensive Housing Strategy; and resists neighborhood opposition to affordable housing. A more comprehensive summary of actions to address identified impediments to fair housing choice is included in **Appendix B**.

The City's Community Development Division regularly participates alongside (and coordinates with) local nonprofits, community service groups and funders. CDD staff meet regularly with several groups, including the Homeless Services Consortium, Third Sector Housing, Home Buyers Round Table and various ad hoc City committees. The goal is to improve delivery methods and initiate systematic improvements. Community Development Division staff also work regularly on housing-related issues with staff of the City's Community Development Authority (CDA).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Madison is an active partner with the Dane County Continuum of Care (CoC), known locally as the Homeless Services Consortium (HSC). Together, they assess the ongoing needs of homeless populations and those at risk of homelessness, and respond with new or expanded services and programs as resources become available. The City of Madison is the collaborative applicant for the annual CoC application to HUD. The City employs the CoC Coordinator using its annual Continuum of Care Planning Grant from HUD. This position staffs the HSC Board of Directors, which meets on a monthly basis to discuss homeless needs.

Through its membership in the Homeless Services Consortium, the City played an active role, including providing funding, for development of *Dane Forward: A Five-Year Plan to Prevent and End Homelessness*. This plan was developed in collaboration with the City, County, HSC and HomeBase, and will serve as a blueprint for ending homelessness in Madison and Dane County.

The City has long supported, and will continue to give preference to, projects that develop supportive housing units that serve special needs populations. Developments that receive Affordable Housing Development Funds from the City must have some units set aside to be filled by the CoC's Coordinated Entry list. Staff at the property work with the local CoC to connect people on the Coordinated Entry list with housing opportunities. The City also uses General Purpose Revenue (GPR) to fund outreach efforts that connect people experiencing homelessness with housing and services provided by CoC agencies.

The services to which people experiencing homelessness are connected include:

- Long-term case management and other supportive services such as CCS
- Day and overnight shelter case management services
- Housing navigation services
- Restorative justice court program and other legal advocacy
- Eviction prevention financial assistance and services
- Mediation services
- Rapid re-housing
- Permanent supportive housing
- Sober living programs
- Transitional housing
- Fair housing services

By supporting the Coordinated Entry System, the City is able to support the needs of vulnerable underserved populations such as veterans, youth and families. The City provides a portion of funding for Coordinated Entry in Dane County, the goal of which is to move more individuals from homelessness to stable housing as quickly as possible.

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Describe consultation with the Continuum of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Dane County CoC has a Board of Directors that oversees several committees that guide the CoC's objectives, including Shelter Providers, Education & Advocacy, Core (addressing performance, written standards and coordinated entry) and Funders Committees. In its role as partner in the CoC, the City of Madison ensures that City staff leads or has a representative on most of these committees. Through the committees, the CoC has been able to develop a set of written standards the City references when developing proposals for homeless facilities and services, and when awarding or administrating ESG and other homeless-related funds. Through an email distribution list, HSC members are notified of key CDBG Committee meetings where input is requested on City plans and performance.

Notifications regarding City funding processes are also sent via e-mail distribution. The City reviews written applications from those who apply for ESG and other homeless-focused funds. Members of the CoC Board of Directors are invited to review applications and make funding recommendations. The CoC Board approves allocation of ESG funding. The allocation and award process includes negotiation with the applicant regarding its performance goals, as well as CDBG Committee approval of the grant award and outcomes. Each written agreement includes a scope of service and standards for assessment of performance. The CoC regularly reviews information from HMIS to determine program effectiveness. The City currently contributes approximately 2% of its annual ESG allocation toward the operation of the HMIS system.

Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

Agency/Group/Organization	See **Appendix A-2**.
Agency/Group/Organization Type	
What section of the Plan was addressed by Consultation?	
How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting.

As part of the 2026-focused planning processes, the City of Madison undertook significant outreach and consultation with a diverse array of for-profit and nonprofit agencies in an effort to maximize contributions toward developing the Plan's needs, priorities and strategies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care - *Dane Forward: A Five-Year Plan to End Homelessness in Dane County (2024-2029)*	City of Madison Community Development Division	*Dane Forward: A Five-Year Plan to End Homelessness in Dane County (2024-2029)*: The goals of the Strategic Plan are closely coordinated with the goals of the CoC. CDD is an applicant and is the administering agency for CoC and Emergency Solutions Grant, in addition to the City's CDBG and HOME allocations.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Madison Comprehensive Plan – *Imagine Madison*	City of Madison Planning Division	The City of Madison Comprehensive Plan, *Imagine Madison*, was updated and adopted in December 2023. Imagine Madison uses data and input from the community to shape the City's long-term land use policies and investments to equitably and sustainably manage Madison's projected future growth. The Plan looks 20 years into the future but prioritizes City strategies and actions for the decade ahead. The Comprehensive Plan is required to be updated every ten years, next scheduled for 2028. Strategies identified in the Comprehensive Plan are incorporated in all of the Plan's goals.
Analysis of Impediments to Fair Housing Choice (2025-2029)	City of Madison	The AI assesses housing disparities and barriers to housing access for groups of residents based on their protected class status. This report provides useful data to guide equitable decision-making about City funding for housing and planning initiatives, helping inform ways to make Madison a more sustainable and equitable City for everyone. Actions to address impediments identified in the AI are incorporated in the Plan. (See **Appendix B**.)
5-Year Public Housing Agency Plan (DRAFT)	Community Development Authority of the City of Madison	Housing-related issues are addressed as part of the Plan's "Housing Development & Financing: Homeownership," "Housing Development & Financing: Rental" and "Homeless Services & Housing Stability" goals.
City of Madison Housing Strategy Committee's Report (Draft)	City of Madison Housing Strategy Committee	The Committee met regularly from December to July to consider and formulate recommendations based upon three main questions: (1) How can the City support the creation of more ownership housing types? (2) How can the City help scale up the development of new affordable rental units beyond the current 400 per year pipeline? (3) How can the City support the creation of affordable student housing? The Common Council requested that recommendations focus on housing choices for people with the lowest income and expanding housing options in every Madison neighborhood. Housing-related issues are addressed as part of the Plan's "Housing Development & Financing: Homeownership," "Housing Development & Financing: Rental" and "Homeless Services & Housing Stability" goals.
Economic Development Strategy – *Connect Madison* (2017)	City of Madison Economic Development Division	The *Connect Madison* Economic Development Strategic Plan combines in-depth economic data analysis with input from hundreds of community members, including youth, public officials, education leaders, and business leaders. The plan addresses economic development issues, strategies, and projects, some of which align with Madison's Consolidated Plan's "Small Business Assistance" goal.
Dane County Regional Housing Strategy Strategic Action Plan – A Road Map to Solving Dane County's Housing Crisis	Dane County Housing Strategy	This plan provides information on regional housing trends and needs, with a focus on affordable housing development and workforce development, regional growth, and individual production targets for each municipality. The 80-member Housing Advisory Committee responsible for the plan included strategies to guide and prioritize investments in housing, tenant protections/stability, and education. The strategies identified in the Dane County Regional Housing Strategy Action Plan are incorporated into the City's Plan.
Area Plans – West Area Plan, Northeast Area Plan, and South Madison Plan	City of Madison Planning Division	The City's Planning Framework divides the City into 12 geographies. Each of these geographies has an area plan put together every 10 years to help guide future growth. City Planning staff conduct multiple engagements with community members to gather their thoughts on the issues and priorities for the geography. Some themes from the West Area Plan included a need for smaller scale "Missing Middle" housing types, a desire for an increase in information on our first-time home buyer programs, property tax assistance programs for seniors, low-cost mortgage and rehabilitation loans, and programs to help grow opportunities for entrepreneurs. The Northeast Area Plan included recommendations to increase support for unhoused population, promote local business growth, increase "Missing Middle" housing types, and increase affordable housing opportunities.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
South Madison Reinvestment Strategy for Equity (RiSE) Report (2023)	UW-Madison Population Health Institute and City of Madison	This report focuses on impacts and effects of TIF funding in South Madison and perception of residents of South Madison. The report is representative of the priorities and concerns of members of South Madison in relation to topics of displacement pressures, community wealth-building strategies, affordable housing strategies and civic engagement. Housing-related issues are addressed as part of the Plan's "Housing Development & Financing: Homeownership," "Housing Development & Financing: Rental" and "Homeless Services & Housing Stability" goals. Business development issues are addressed as part of the Plan's "Small Business Assistance" goal.
Older Adults Services and Programming	City of Madison Community Development Division and EQT by Design	The report describes the needs of older adults in Madison, which include bringing programming to where older adults are located and helping to build a stronger connection between agency partners that provide older adult programming and neighborhood centers that can provide space in communities where older adults reside. It additionally describes the need to better serve BIPOC and LGBTQ+ older adults. The information in the report helped inform this Plan's sections NA-45, which identifies the older adult population as one having higher rates of disabilities, and NA-50, which describes the city's public facilities which include neighborhood centers.
Race to Equity 10-Year Report: Dane County	Kids Forward	The report uses a root cause approach to understand how race, class, and in some cases gender, impact Black Dane County residents and help determine why extreme and persistent Black-White racial disparities continue in Dane County. The report focuses specifically on economic well-being, health and education outcomes. The *Analysis of Impediments to Fair Housing* addresses how race and class impact access to housing. Under-resourced and disconnected neighborhoods are addressed as part of the Plan's "Neighborhood Asset Building" goal. Workforce challenges are addressed as part of the Plan's "Small Business Assistance" goal.
Dane County Early Childhood Zones 2023 Annual Summary	Dane County Department of Health and Human Services	The Dane County Early Childhood Zones (ECZs) are a collaboration of organizations that work together to support and increase the protective factors of families who are pregnant and/or have children under the age of four. Two of the three zones are either all or partially located within the City of Madison. The report describes the importance of wrap-around services to families that include housing, employment, and home visiting programs. The importance of these services to families is addressed in section SP-70 (Anti-Poverty Strategy).
Accessible Housing Plan Goals	Department of Civil Rights	Recommendations on how to best use and sustain accessible housing units. This includes limiting unnecessary waste that can occur when modifications are removed after a tenant who required the accessibility features has left. Keeping the modifications would help increase the availability of such units. Other specific recommendations include developing an incentive program for property owners to rent modified units/units with accessible features to people with mobility impairments; including accessibility features as a requirement of City subsidies for multifamily weatherization and repair programs; and, collaborating with community partners to connect renters who need modifications with property managers that have modified/accessible units available. This information was taken into account when targeting housing rehabilitation and accessibility improvements in Goal 1 of this Consolidated Plan.
Funding Priorities for 2023-24: By Youth for Youth (BYFY) Report	By Youth For Youth	Madison and Dane County youth identified several funding priorities for the BYFY funding process in which youth evaluate proposals from their peers on pre-identified priority areas (set by BYFY youth) and then award small amounts of funding for their peers to carry out the projects. Youth specifically identity climate change, poverty, food insecurity and homelessness as funding priorities. This information was taken into account in sections NA-50 (which describes the City's goal of supporting energy-efficient community facilities), NA-40 (Homeless Needs Assessment), MA-30 (Homeless Facilities and Services), SP-40 (Institutional Delivery System) and SP-60 (Homelessness Strategy).

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Coordinated Community Plan	Madison/Dane CoC - Youth Homelessness Demonstration Program	The Coordinated Community Plan identifies projects and service providers that can meet the needs of youth and young adults experiencing and at-risk of homelessness in Madison/Dane County and support safe and stable housing. The needs and work of the City and Dane County around homelessness is addressed in sections NA-40 (Homeless Needs Assessment), MA-30 (Homeless Facilities and Services), SP-40 (Institutional Delivery System) and SP-60 (Homelessness Strategy).
Public Health Neighborhood Assessments and Violence Prevention Engagement	Public Health of Madison and Dane County	Public Health of Madison and Dane County has taken on numerous projects determined to support violence prevention including neighborhood assessments and engagements, which have included hearing from residents about housing quality concerns. Housing quality problems are explored in many of the Needs Assessment sections as well as in section MA-20 (Condition of Housing).
Hmong Youth: Dane County Youth Assessment (DCYA)	Public Health of Madison and Dane County	This report describes data from the DCYA for Hmong students. Key themes include "establishment of community spaces to provide culturally and linguistically responsive education opportunities for Hmong parents and students" and "cultivating a sense of belonging and inclusion." The report also describes the need for additional data on the Hmong community. City staff worked specifically with the Hmong Community Connector to get feedback via the Consolidated Plan survey. Additionally, this desire for community spaces is addressed in section NA-50 (Non-Homeless Community Development Needs).
Public Health's Housing Quality Plan	Public Health of Madison and Dane County	Public Health conducted a series of interviews with individuals living in the Allied Drive neighborhood in Madison. The results indicate challenging interactions between renters and landlords, as well as health and safety concerns including pests, mold, unsafe stairs, outside doors that don't lock, etc. Housing quality is addressed in section MA-20 (Condition of Housing) as well as in the *Analysis of Impediments to Fair Housing*.
EQT by Design Older Adult Services and Program Report	EQT by Design	EQT by Design assessed the needs of older adults across the Madison community. Some of the key needs identified included access to reliable transportation and culturally relevant programming close to where they live, as well as a desire to age in place. The City's Property Tax Assistance for Seniors program seeks to help older adults age in place.
Elevate Madison Region: Comprehensive Economic Development Strategy (2024-2028)	MadREP	In Elevate Madison Region, MadREP presents a strategic blueprint for regional economic growth, aiming to increase workforce participation and tackle upcoming challenges. The plan addresses the future of technology, along with the disruptions and new opportunities that have emerged in the wake of the pandemic's impact on the workforce. This Plan incorporates the effects and interconnectedness of housing, health and safety, education onto the livability and viability of the workforce pool in the region. Some of the objectives identified in the Dane County strategies were reviewed to align with our microenterprise and economic development goals.

As part of its ongoing work, the Community Development Division consults with local stakeholders and organizations, as well as state and federal agencies, regarding their planning processes. A diverse array of local, regional, state and federal planning efforts were considered during the development of the Action Plan.

AP-12 Participation

24 CFR 91.105, 91.200(c)

Summarize citizen participation process and how it impacted goal-setting.

On a regular and ongoing basis, the City's CDBG Committee serves as the main citizen participation resource for the community development process. The Committee meets monthly, with additional meetings scheduled as needed, and regularly provides time within each meeting for public comments and presentations. The Committee annually holds at least two public hearings to assess the overall progress of its investment program and to solicit feedback about future

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and emerging needs within the community. In addition to the two public hearings held in conjunction with the Action Plan, monthly CDBG Committee meetings were used to solicit input and share information. The CDD's Housing and Community Investments (HCI) Unit staff undertook significant citizen participation efforts as part of the City's larger five-year plan. Among those efforts was an extensive survey, sent to over 700 email recipients and distributed at various public locations, as well as numerous focus groups.

As a policymaking body—with members appointed by the Mayor—the CDBG Committee also serves as a primary mechanism for citizen participation regarding the City's community development program. The Committee includes nine membership slots, designating two for Alders and two for low- to moderate-income individuals. The Committee is the lead policymaking group for the community development program, listening to and acting upon recommendations from citizens, community groups, nonprofit agencies and businesses as it plans, makes funding recommendations for and evaluates the overall program.

In the year leading up to the preparation of the 2026 Action Plan, the Committee regularly held discussions and received public comment regarding the use of HOME, CDBG and ESG funds, as well as other local, State and federal funds. All funding recommendations and/or decisions were made in open, publicly noticed meetings.

The CDBG Committee and CDD initiated and/or participated in a number of outreach and consultation efforts designed to broaden participation from community groups and other stakeholders. These efforts included:

- Providing an extensive website (www.cityofmadison.com/cdd) to report on five-year goals, annual projects and special issues. The site includes a means to directly comment on any aspect of the Plan or the program.
- Providing staff representation on the City's Neighborhood Resource Teams (NRTs), and regularly soliciting comments on emerging community needs and recommended solutions.
- Actively participating in various groups such as the Homeless Services Consortium, the City-County Homeless Issues Committee, Home Buyers Round Table, and other groups related to housing issues.
- Meeting quarterly with area neighborhood center directors to better understand emerging needs in neighborhoods throughout the City, and develop effective strategies to meet these needs.
- Holding meetings with nonprofit service providers and stakeholders in targeted neighborhoods.
- Meeting with an array of service groups that work with underrepresented populations.
- Providing interpreters at meetings, as needed.
- Providing information in alternate formats, as needed.

The Community Development Division initiated several efforts to broaden its outreach and the participation of various community groups. In order to gather additional input, the draft Consolidated Plan was made available for review online via public workstations at an array of Madison Public Library branches and neighborhood centers. CDD used the following processes to receive input on the Consolidated Plan process as the draft report was introduced:

- Posted the draft Plan on the Division website.
- Advertised via specific homeless, housing and business email distribution lists, regarding public hearings on the draft Plan.
- Sent the draft Plan to the Neighborhood Resource Teams as part of a strategy to gather input from underserved communities.
- Continued to solicit feedback from community partners, residents and local organizations, regarding needs the City should be addressing with HUD funding.

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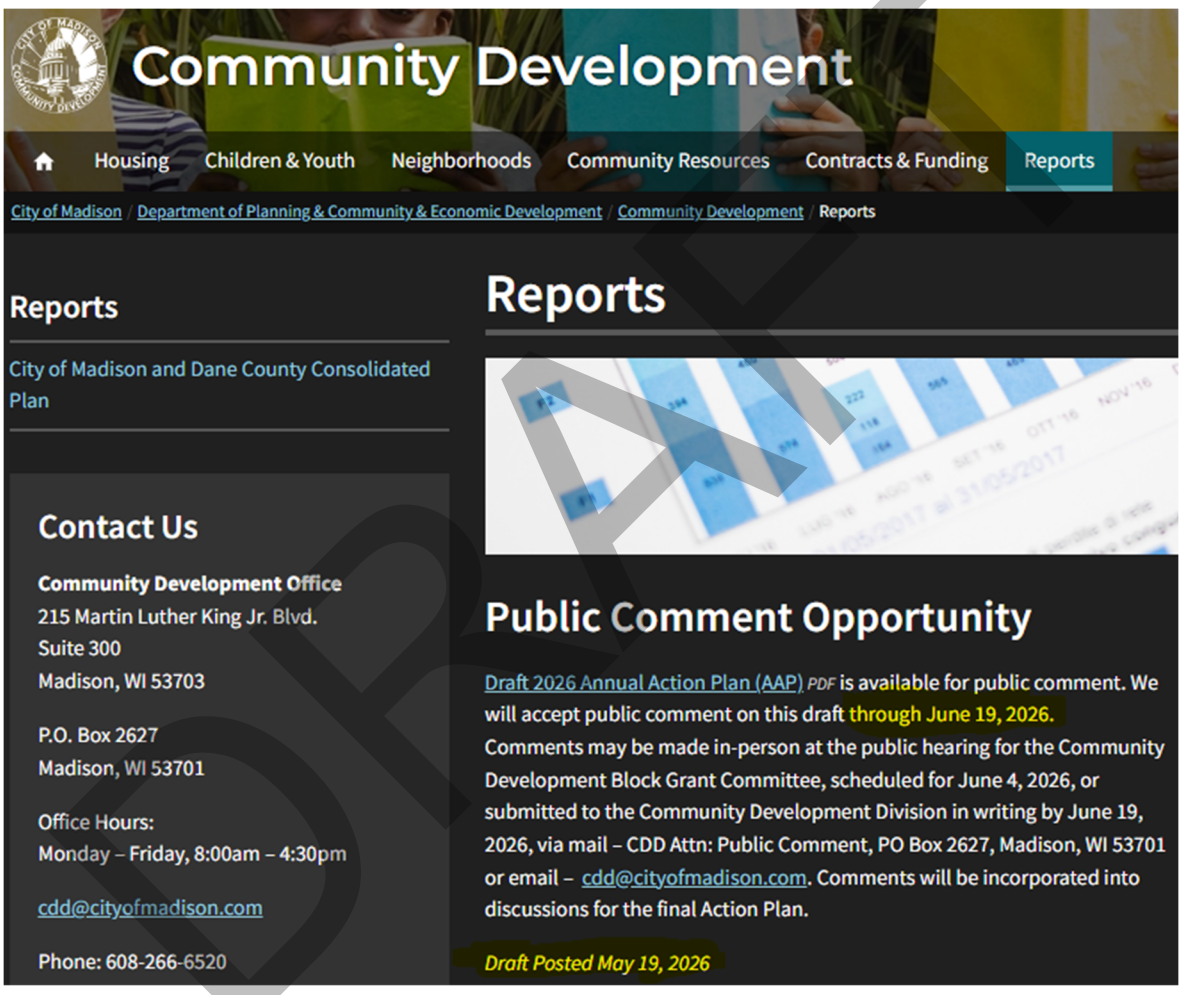
Citizen Participation Outreach

The Community Development Division posted all 2026 programs and contracts on the Division's website on January 1, 2026. This contract list is publicly accessible and remains posted on the website to date. The public is also notified of any new projects receiving federal funds throughout 2026 through the City's Committee process. New projects must be listed as an agenda item on Common Council, CDBG Committee and Finance Committee agendas. There is a public notice of each meeting and the opportunity for public comment at each session.

The draft 2026 Action Plan was posted on the Community Development Division's website on May 19, 2026. A notice was sent out via email listservs and also posted publicly to online City calendars on May 19, 2026, listing the website and the location, date and time of the public hearing, as well as where written comment could be submitted. Public comments on the Plan will be accepted through Friday, June 19, 2026 (a total public comment period of 31 days).



The City of Madison received the following comments from the public during the comment period: (TBD).

The following specific outreach efforts and meetings were conducted regarding the 2026 Action Plan.

Mode of Outreach	Target of Outreach	Summary
Public Hearing	Non-targeted/broad community	A public hearing on the draft Plan was held on June 4, 2026, at the CDBG Committee meeting. A draft of the Plan was posted and made available for review. The public was notified of the meeting through email distribution and publicly posted notices (both physical placement and online) of City meetings. The CDD website also contained information about the meeting. The widely distributed CDBG Committee agenda also included notice and information about the public hearing. Citizens were given the opportunity to attend the meeting, send their comments by mail or email, or contact CDD's HCI Unit.
Internet Outreach	Non-targeted/broad community	Throughout the citizen participation period, the City's draft 2026 Action Plan was posted for public comment on the CDD website, along with a copy of the adopted 2025-2029 Consolidated Plan and information about how to participate in related public processes.
Public Meeting	Non-targeted/broad community	A publicly noticed meeting of the City Finance Committee was held on June 15, 2026. Approval of the 2026 Action Plan was listed on the agenda for action.
Public Meeting	Non-targeted/broad community	A publicly noticed meeting of the Madison Common Council was held on June 23, 2026. Approval of the 2026 Action Plan was listed on the agenda for action.

Table 4 – Citizen Participation Outreach

(The City of Madison's *Citizen Participation Plan* is also attached to this Action Plan as **Appendix A**.)

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AP-15 Expected Resources

24 CFR 91.220(c)(1,2)

The anticipated resources articulated in this Action Plan are based on assumptions about 2026 funding levels. Because funding levels are subject to annual Congressional appropriations and changes in funding distribution formulas, the Plan's accomplishment projections and planned activities may be subject to commensurate changes.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$ 2,041,348	$ 1,158,000	$ 3,526,344	$ 6,725,692	$ 5,957,823	Estimated five-year average annual CDBG Entitlement allocation: $1,981,642
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant Based Rental Assistance (TBRA)	1,347,207.78	890,000	14,751,868	16,989,075.78	3,710,586	Estimated five-year average annual HOME PJ allocation: $1,241,745
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	179,740	0	83,417	263,157	505,960	Estimated five-year average annual HESG Entitlement allocation: $168,231

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
EHH (ESG, HPP, HAP)	public - state	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Services Transitional housing Other	625,455	0	0	625,455	1,890,400	Estimated five-year average annual EHH allocation: $632,600
HCRI	public - state	Homebuyer assistance	161,500	200,000	121,436	482,936	429,999	Estimated average award per 2-year HCRI grant period: $286,666
City of Madison	public - local	Housing Services	23,970,198	0	25,333,535	49,303733	64,156,000	Estimated five-year average annual City allocation: $21,252,000

Table 5 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City developed this Action Plan with the expectation that the Federal government will provide approximately $3.5 million for the 2026 program year, through such grant programs as CDBG, HOME and HESG. The City expects to leverage these funds with its own housing funds, as well as State of Wisconsin funds for homeless services and homebuyer assistance.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan.

Not applicable.

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AP-20 Annual Goals and Objectives

24 CFR 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Outcome Indicator tied to Federal Funds Only
1	**Housing Development & Financing: Homeownership**	2026	2026	Affordable Housing	Citywide	Affordable Housing	CDBG: $1,249,469 HOME: $5,244,081 HCRI: $431,436 City of Madison: $3,743,228	100 units of homeowner housing rehabilitated 2 units of homeowner housing added 60 homebuyers provided with direct financial assistance
2	**Housing Development & Financing: Rental**	2026	2026	Affordable Housing	Citywide	Affordable Housing	CDBG: $1,556,249 HOME: $9,193,653 City of Madison: $40,654,240	11 units of rental housing constructed 353 units of rental housing rehabilitated
3	**Homeless Services & Housing Stability**	2026	2026	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing	CDBG: $365,000 HOME: $2,327,621 ESG: $246,083 EHH (ESG / HPP / HAP): $617,040 City of Madison: $2,924,643	2,600 homeless persons assisted with overnight shelter 85 persons assisted through homelessness prevention services 400 persons assisted with other homeless services 30 tenant households provided with TBRA/RRH 2,000 persons assisted with housing resources
4	**Small Business Assistance**	2026	2026	Non-Housing Community Development	Citywide	Economic Development and Employment	CDBG: $1,435,266	1,400 businesses assisted
5	**Neighborhood Asset Building**	2026	2026	Non-Housing Community Development	Citywide	Strong and Healthy Neighborhoods Effective Planning and Program Administration	CDBG: $1,521,339 City of Madison: $1,078,067	10,800 persons assisted through the creation or improvement of Public Facilities or Infrastructure 1,200 persons assisted through concentration neighborhood planning efforts and associated revitalization activities

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Outcome Indicator tied to Federal Funds Only
6	**Program Administration**	2026	2026	Planning / Administration	Citywide	Effective Planning and Program Administration	CDBG: $598,369 HOME: $223,720.78 ESG: $17,0074 (incl. HMIS) EHH (ESG / HPP / HAP): $8,415 HCRI: $51,500 City of Madison: $903,555	100 contracts managed by CDD staff

Table 6 – Goals & Objectives Summary

Objective Descriptions

1	Objective Name	**Housing Development & Financing: Homeownership**
	Description	Preserve, improve and expand the supply of affordable housing for homeowners.
2	Objective Name	**Housing Development & Financing: Rental**
	Description	Preserve, improve and expand the supply of affordable housing for renters.
3	Objective Name	**Homeless Services & Housing Stability**
	Description	Support vulnerable populations in stabilizing their homes and families.
4	Objective Name	**Small Business Assistance**
	Description	Improve economic opportunities for individuals and business owners.
5	Objective Name	**Neighborhood Asset Building**
	Description	Develop, maintain and support community facilities; support the development of revitalization plans and implementation of associated projects.
6	Objective Name	**Program Administration**
	Description	Implement a well-managed Community Development Program with effective progress toward five-year goals.

Table 7 – Objective Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 24 CFR 91.215(b):

Approximately 15 low- and moderate-income families will be provided affordable housing, as defined by HOME 24 CFR 91.215(b). These activities include Habitat for Humanity's and Movin' Out's Homeownership Programs.

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AP-35 Projects *24 CFR 91.220(d)*

The City of Madison's Community Development Division, through CDD-staffed citizen committees, makes its funding allocation decisions based on a Request for Proposals (RFP) process. Through this process, funds are awarded to eligible activities that support the goals (and address the priority needs) articulated as part of the Action Plan. Expected resources cited in RFPs are based on assumptions about future funding levels, and the allocations awarded to activities are contingent upon the City's receipt of sufficient funds for the period covered by the RFP.

As required by HUD regulations at 24 CFR 92, the City plans to use at least 15% of its annual HOME allocation for eligible housing development activities to be undertaken by locally certified Community Housing Development Organizations (CHDOs), a roster which presently includes Madison-Area Community Land Trust (MACLT) and Movin' Out.

As required by HUD regulations at 24 CFR 576, the City plans to use no more than 60% of its annual ESG allocation for homeless outreach and emergency shelter activities. It will also comply with applicable ESG Match requirements, as well as the 7.5% cap on administration.

Projects

#	Project Name
1	Housing Rehab and Accessibility
2	Owner-Occupied Housing Development
3	Homebuyer Assistance
4	Rental Housing
5	Homeless and Special Needs Populations
6	Tenant-Based Rental Assistance (TBRA)
7	Housing Resources
8	Micro-Enterprise Development
9	Job Creation and Business Expansion
10	Capital Improvements for Community Organizations
11	Neighborhood Revitalization Plans and Projects
12	Overall Program Administration
13	ESG26 Madison

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The allocation of funds for the activities listed in this Action Plan are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis articulated in the City's 2025-2029 Strategic Plan, and through input contributed by stakeholders and citizens who participated in its development.

The primary obstacle to addressing underserved needs continues to be the diminishing availability of funds vis-à-vis the increasing funding needs of the nonprofit agencies with whom the City contracts for services. To illustrate this point, during its RFP processes, the City routinely receives funding proposals requesting funds far in excess (often up to 160% or more) of the total projected funds available.

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AP-38 Project Summary

Project Summary Information

1	Project Name	**Housing Rehab and Accessibility**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Housing Rehabilitation and Accessibility Improvements
	Goals Supported / Needs Addressed	Housing Development & Financing: Homeownership / Affordable Housing
	Funding	CDBG: $1,163,469
	Description	Preserve and improve the supply of affordable housing for homeowners and landlords
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	Approximately 100 LMI households will benefit from the activities proposed within this Project.
	Location Description	Citywide.
	Planned Activities	PH Minor Home Repair Program PH Major Home Rehab Loan Program Habitat Home Repair Program MACLT Housing Maintenance Fund
2	Project Name	**Owner-Occupied Housing Development**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Owner-Occupied Housing Development (New Units)
	Goals Supported / Needs Addressed	Housing Development & Financing: Homeownership / Affordable Housing
	Funding	HOME: $3,578,857 City: $2,990,000
	Description	Expand the supply of affordable housing for homeowners
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	At least 2 LMI households will benefit from the activities in this project tied to federal funding. An additional 6 LMI households are expected to benefit from City-funded investments associated with the Plan activities below.
	Location Description	Citywide.
	Planned Activities	Anchorhaus Owl Creek Homeownership Development Ho-Chunk Owl Creek Homeownership Development Kaba Baal Owl Creek Homeownership Development TSCC Owl Creek Homeownership Development WPHD Owl Creek Homeownership Development Housing Development Reserve Fund activities TBD
3	Project Name	**Homebuyer Assistance**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Homebuyer Assistance (Down Payment)
	Goals Supported / Needs Addressed	Housing Development & Financing: Homeownership / Affordable Housing
	Funding	CDBG: $86,000 HOME: $1,665,224 HCRI: $431,436 City of Madison: $753,228
	Description	Improve housing stability for homebuyers
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	At least 60 LMI households will benefit from the activities proposed within this project that are funded by federal dollars. An additional 22 LMI households are expected to benefit from City- and state-funded investments associated with the Plan activities below.
	Location Description	Citywide.
	Planned Activities	Habitat Affordable Homeownership for Families Ho-Chunk Homebuyer Assistance Home-Buy The American Dream (HBAD) Program MO Homeownership Program ULGM Homebuyer Assistance

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4	Project Name	**Rental Housing**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Rental Housing Acquisition and/or Rehabilitation Rental Housing Development (New Units)
	Goals Supported / Needs Addressed	Housing Development & Financing: Rental / Affordable Housing
	Funding	CDBG: $1,556,249 HOME: $9,193,653 City of Madison: $40,654,240
	Description	Preserve, improve and expand the supply of affordable housing for renters
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	Approximately 364 LMI households will benefit from the activities proposed within this project through federal funds. An additional 240 LMI households are expected to benefit from City-funded investments associated with the Plan activities below.
	Location Description	Citywide.
	Planned Activities	Small-Scale Rental Rehab Loan Program Capital Improvements for Non-profit Housing (CINH) Program C4C Milwaukee Street Rehab and ADU CDA/MRCDC Phase 4 Scattered Site Preservation CDA/MRCDC Theresa Terrace Redevelopment CDA/MRCDC Triangle Phase 1 Redevelopment Ellis Potter Apts. Rental Housing Development HI Roth Street PSH Development Kelly Station Rental Housing Development Merchant Place Apts. Rental Housing Development Merchant Place Senior Apts. Rental Housing Development MSP Yellowstone Apts. Rental Housing Development Parker Place Apts. Rental Housing Rehab The Point on Washington Apts. Rehab Red Pine Housing Cooperative Acquisition and Rehab ReJenerate Rental Housing Cooperative Development SSD/MACHA Zapata Housing Cooperative United Residences Rental Housing Development Affordable Housing Initiative activities TBD Housing Development Reserve Fund activities TBD
5	Project Name	**Homeless and Special Needs Populations** ***[also see Project #13]***
	Target Area	(See Appendices C and D.)
	Objectives Supported	Services for Homeless and Special Needs Populations
	Goals Supported / Needs Addressed	Homeless Services & Housing Stability / Affordable Housing
	Funding	CDBG: $200,000 HOME: $1,104,300 City of Madison: $2,464,000 EHH (ESG / HPP / HAP): $617,040
	Description	Improve housing stability for renters, homeless and special needs populations
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	Approximately 5,115 homeless persons or persons at-risk of homelessness will benefit from the shelter, street outreach and homelessness prevention activities proposed within this Project. *(Figure includes anticipated beneficiaries from certain ESG-funded activities under Project #13, ESG25 Madison.)*
	Location Description	Citywide.
	Planned Activities	CFC Severe Weather Emergency Hotel Program CFC Street Outreach & Mediation DCHS The Beacon Support HI Roth Street PSH Supportive Services ICA Dane CoC Coordinated Entry MSM Housing-Focused (aka HIH) Street Outreach Porchlight Men's Shelter Operations Porchlight Permanent Housing Case Management TSA Diversion Services TSA Family Shelter TSA Single Women's Shelter YWCA Family Shelter Rent subsidy, shelter and homelessness prevention activities TBD through 2026-2027 state RFP process (EHH)

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6	Project Name	**Tenant-Based Rental Assistance (TBRA) / Rapid Re-Housing (RRH)**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Tenant-Based Rental Assistance (TBRA) / Rapid Re-Housing (RRH)
	Goals Supported / Needs Addressed	Homeless Services & Housing Stability / Affordable Housing
	Funding	CDBG: $105,000 HOME: $300,000 City of Madison: $ 66,000
	Description	Rental assistance payments to eligible households
	Target Date	12/30/2026
	Expected Beneficiaries Tied to Federal Funding	Approximately 30 LMI tenant households will be assisted by the activities proposed within this Project.
	Location Description	Citywide.
	Planned Activities	LSS Welcome Home Madison (RRH) MSM Singles Rapid Rehousing (RRH) MSM Singles Rapid Rehousing (RRH) TBRA Porchlight Men's Shelter TBRA TSA Family Shelter TBRA TSA Single Women's Shelter TBRA
7	Project Name	**Housing Resources**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Housing Resources
	Goals Supported / Needs Addressed	Homeless Services & Housing Stability / Affordable Housing
	Funding	CDBG: $60,000 HOME-ARP: $923,321 City of Madison: $394,643
	Description	Provide information or other non-monetary resources to LMI persons, and support access to affordable housing opportunities
	Target Date	12/30/2025
		Approximately 2000 LMI households will benefit from the public services activities proposed within this Project.
	Location Description	Citywide, with some activities targeted to Madison's Southside and Owl Creek neighborhoods
	Planned Activities	TRC Tenant Services TRC Eviction Prevention & Defense Partnership (EDDP) ULGM Homebuyer Education / UEE Center
8	Project Name	**Micro-Enterprise Development**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Technical Assistance to Micro-Enterprises
	Goals Supported / Needs Addressed	Small Business Assistance / Economic Development and Employment
	Funding	CDBG: $553,306
	Description	Assist entrepreneurs, particularly those from populations that are under-represented, seeking to start or grow small businesses and micro-enterprises (as defined by HUD) that create jobs
	Target Date	12/30/2025
	Expected Beneficiaries Tied to Federal Funding	Approximately 560 entrepreneurs/micro-enterprises will be assisted via the activities proposed within this Project.
	Location Description	Citywide.
	Planned Activities	MBCC Smarter Black Businesses WWBIC Business Development Loans Economic Development Reserve Fund activities TBD

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9	Project Name	**Job Creation and Business Expansion**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Support to Businesses Expanding to Create Jobs
	Goals Supported / Needs Addressed	Small Business Assistance / Economic Development and Employment
	Funding	CDBG: $881,960
	Description	Create jobs, especially for under-represented individuals, by supporting new or expanding businesses
	Target Date	12/30/2025
	Expected Beneficiaries Tied to Federal Funding	Approximately 15 jobs for LMI persons will be created or retained across an estimated 5 assisted small businesses as a result of the activities proposed within this Project.
	Location Description	Citywide.
	Planned Activities	MDC Business Loan Program Economic Development Reserve Fund activities TBD
10	Project Name	**Capital Improvements for Community Organizations**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Development and Maintenance of Community Facilities
	Goals Supported / Needs Addressed	Neighborhood Asset Building / Strong and Healthy Neighborhoods
	Funding	CDBG: $933,466 City of Madison: $1,078,067
	Description	Create or improve safe, accessible, energy-efficient and well-maintained community and neighborhood facilities
	Target Date	12/30/2025
	Expected Beneficiaries Tied to Federal Funding	Approximately 10,800 LMI persons will benefit from the activities proposed within this Project.
	Location Description	Citywide.
	Planned Activities	Chrysalis CFL Atwood Avenue Acquisition Solace Friends CFL Exterior Facility Improvements Tellurian CFL Main Street Leasehold Improvements YWCA CFL Empowerment Center Rehab River Food Pantry Darwin Road Acquisition Community Facilities Loan (CFL) Program Acquisition/Rehab Reserve Fund activities TBD
11	Project Name	**Neighborhood Revitalization Plans and Projects**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Neighborhood Revitalization Plans & Projects
	Goals Supported / Needs Addressed	Neighborhood Asset Building / Strong and Healthy Neighborhoods Program Administration / Effective Planning and Program Administration
	Funding	CDBG: $587,873
	Description	Help residents within designated neighborhoods identify, plan for and implement projects and activities that promise to enhance the quality of life for neighborhood residents
	Target Date	12/30/2025
	Expected Beneficiaries	Approximately 1,200 LMI persons will benefit from neighborhood revitalization activities proposed within this Project.
	Location Description	Concentration neighborhood planning efforts for 2026 are focused on the Northeast neighborhood areas. Ongoing revitalization projects/activities arising from prior Plans include those focused on the South Madison and Hawthorne-Truax neighborhood areas.
	Planned Activities	Concentration Neighborhood Planning Hawthorne-Truax Neighborhood Revitalization Projects TBD Northeast/NEAP Neighborhood Revitalization Projects TBD South Madison Neighborhood Revitalization Projects TBD

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12	Project Name	**Overall Program Administration**
	Target Area	(See Appendices C and D.)
	Objectives Supported	Program Administration
	Goals Supported / Needs Addressed	Program Administration / Effective Planning and Program Administration
	Funding	CDBG: $598,369 HOME: $223,720.78 City of Madison: $903,555 EHH (ESG / HPP / HAP): $8,415 HCRI: $51,500
	Description	Provides staffing for the City's Community Development Program development, staffing of CDD Committees, contract development and monitoring and general program management; also provides support services including affirmative action, public information, historic preservation, administrative and bid services
	Target Date	12/30/2025
	Expected Beneficiaries	Not applicable; these are planning/administrative and fair housing activities. CDD anticipates that its CDBG Unit staff will administer or manage approximately 100 contracts during 2025.
	Location Description	Citywide..
	Planned Activities	Direct Administration and Support Services FHC Fair Housing Services
13	Project Name	**ESG26 Madison** ***[also see Project #5]***
	Target Area	(See Appendices C and D.)
	Objectives Supported	Services for Homeless and Special Needs Populations
	Goals Supported / Needs Addressed	Homeless Services & Housing Stability / Affordable Housing
	Funding	ESG: $263,157 *(includes $19,023 from ESG24 and $64,394 from ESG25)*
	Description	Improve housing stability for homeless
	Target Date	12/30/2025
	Expected Beneficiaries	Anticipated beneficiaries of activities funded within this Project are included in the figures reported under *Project 5 (Homeless and Special Needs Populations)* and are not listed here to prevent double counting. Actual numbers served by ESG-funded activities will be reported via HMIS (not via IDIS/eConPlan).
	Location Description	Citywide.
	Planned Activities	ESG26 Street Outreach, including: - CFC State Street Outreach & Mediation - MSM Housing-Focused Street Outreach ESG26 HMIS Services ESG26 Rapid Re-Housing, including: - LSS Welcome Home Madison ESG26 Administration

Table 9 – Project Summary

AP-50 Geographic Distribution *24 CFR 91.220(f)*

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City of Madison, part of a dynamic and growing region, is the seat of both State of Wisconsin and Dane County government, and has more than 100 very active neighborhood, business and community organizations. Madison is also home to the University of Wisconsin, a nationally recognized research institution, known for a tradition of academic excellence. The City includes portions of three lakes, and is located upon an isthmus, which gives the City its defining geographical characteristics.

The City has chosen to describe its community development goals and objectives primarily in terms of the functional components of a well-developed community: providing affordable housing; expanding employment opportunities and enhancing neighborhood vitality by supporting new and existing businesses; and strengthening neighborhoods by providing opportunities that expand neighborhood cohesion and stability. The City has identified, within each goal, a geographic priority to stabilize or improve areas of high priority to the City, including Neighborhood Resource Team focus areas. These areas are comprised of neighborhoods with poverty.

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The City also intends to prioritize and allocate a small portion of its funds annually (approximately 4% of CDBG entitlement funds) to activities that seek to improve neighborhoods and provide a low/moderate area (LMA) benefit. These efforts will focus on the Neighborhood Resources and Stabilization objective within the Plan.

The City's Neighborhood Revitalization Program targets neighborhoods with high concentrations of low- and moderate-income persons for a special planning and project development process. The CDBG Committee and Common Council select target neighborhoods for this process by analyzing census tract data, such as number of LMI individuals, race, ethnicity, age and housing tenure. The process involves a three-year period for each neighborhood, with the first year involving intensive work with a neighborhood association and a steering committee comprised of representatives of the area. This steering committee works closely with a CDBG-supported City planner to identify the neighborhood's needs and develop a neighborhood plan. The City's Planning Division and CDD are currently working with the Northeast Madison and Southeast Madison areas to develop the next two neighborhood plans.

Target Area	Percentage of Funds
(See this section's narrative. Also see SP-10 narrative and Appendices C and D.)	

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City identifies, as target areas for investment, Census Tracts where 51% of the individuals meet HUD's low/moderate-income standards (80% or less of the area median income).

(Refer to www.cityofmadison.com/dpced/community-development/documents/targets_map.pdf for a map of census tracts identified by the City as target areas for the five-year period covered by the current Strategic Plan; see appendix C.)

The City also considers, as target areas for investment, any Neighborhood Resource Team (NRT) area with high concentrations of poverty.

(Refer to www.cityofmadison.com/mayor/nrt/ for a map of NRT areas identified by the City as high priority, as well as related information; see appendix D.)

AP-55 Affordable Housing *24 CFR 91.220(g)*

One-Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	297
Special-Needs	0
Total	309

Table 11 - One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	12
The Production of New Units	85
Rehab of Existing Units	167
Acquisition of Existing Units	45
Total	309

Table 12 - One-Year Goals for Affordable Housing by Support Type

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AP-60 Public Housing *24 CFR 91.220(h)*

Actions planned during the next year to address the needs to public housing

The City's Community Development Authority (CDA) is in the process of a major redevelopment plan for an area of the City commonly known as the Triangle. This neighborhood is the City's largest public housing and Project-Based Section 8 housing site, currently containing over 300 combined units of public and Section 8 housing. Now that the community engagement and master plan are complete, the City will use it as a guide for the redevelopment of existing units, as well as the development of additional units under HUD guidance, potentially bringing hundreds of new mixed-income housing units to the site. The City is collectively leveraging its Affordable Housing Funds to support at least two CDA sponsored housing developments annually, one focused on preservation of units and another on new construction.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The CDD and CDA continue to work through implementation steps to engage with public housing residents interested in homeownership. Through the CDA's Self-Sufficiency program, and through the use of down payment assistance programs, some Section 8 Voucher holders have been able to transition to homeownership. In 2026, the CDD and CDA plan to create more educational opportunities for residents to learn about homeownership opportunities. The CDA is in the early stages of exploring additional homeownership options for residents of public housing, which may include other federal programs that can leverage ownership opportunities for residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities *24 CFR 91.220(i)*

The City of Madison is dedicated to preventing and ending homelessness in our community. As we set goals and prioritize activities within our homeless services, we are committed to addressing systemic racism, ensuring equitable access, and amplifying the voices of people of color and people with lived experience within the homelessness system.

Describe the jurisdiction's one-year goals and actions for:

- ***Reducing and ending homelessness, including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.***

  To effectively support individuals experiencing homelessness — especially those who are unsheltered — it's crucial to reach out and assess their unique needs. Resources for those facing homelessness, particularly housing assistance, are often scarce. However, a well-designed Coordinated Entry (CE) system can significantly enhance access to and navigation of these resources. Implementing a trauma-informed assessment process at the right time will help individuals connect with appropriate services. The Dane County Continuum of Care (CoC) has recently revamped the CE system, with active involvement from the City of Madison, service providers, advocates, and, most importantly, individuals with lived experiences of homelessness. This new system, implemented in 2024, undergoes regular evaluations to ensure it meets community needs, focusing on ease of access and minimizing unnecessary assessments.

  Additionally, multiple street outreach programs work to connect with individuals experiencing unsheltered homelessness living on the streets, in cars, or in other unsuitable conditions. To streamline these efforts, the Dane CoC has established a centralized Street Outreach Services (SOS) line with the HUD Unsheltered NOFO grant, which includes both a dedicated phone number and a webform. This allows unsheltered individuals to

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refer themselves for services, or for concerned community members to share information about someone in need. Upon receiving a referral, the CoC Outreach Coordinator will assign it to the appropriate outreach program based on its target population and availability, utilizing the Homeless Management Information System (HMIS) for efficient coordination.

- ***Addressing the emergency shelter and rapid rehousing needs of homeless persons.***

  Since the onset of the COVID-19 pandemic, the City has significantly enhanced its support for emergency shelter needs within the community. Before the pandemic, nonprofit agencies operated shelters in church basements and outdated school buildings, which lacked the capacity to accommodate necessary social distancing. In response, the City adapted by converting newly acquired properties and existing municipal facilities into temporary emergency shelters, creating safer environments for those in need.

  In partnership with the Dane County, the City is developing Madison's first purpose-built shelter for individuals identifying as male, with an expected opening in 2025. This initiative reflects our commitment to providing dedicated, supportive spaces for vulnerable populations.

  The City will continue to support family shelters and shelters for single women, collaborating with all shelter providers to enhance safety, reduce barriers to access, and improve housing outcomes. Our performance measures for these shelters include tracking the number of households served, the average length of stay, and the rate of exits to permanent housing solutions.

- ***Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.***

  The City believes that housing is the solution to homelessness and is committed to assisting people experiencing homelessness—especially chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth—in transitioning to permanent housing and independent living. Our goal is to shorten the duration of homelessness, facilitate access to affordable housing, and prevent recent transitions from homelessness back into it.

  To achieve this, the City will continue investing in effective housing solutions, including Rapid Rehousing (RRH), Permanent Supportive Housing (PSH), and other permanent housing programs. These initiatives are designed to quickly move households who are not likely to be able to find housing on their own out of homelessness and into stable, permanent housing.

  Our revamped Coordinated Entry system will streamline the process by reducing unnecessary assessments and reallocating staff resources toward housing search and placement, ensuring quicker access to housing.

  The City will actively monitor key performance indicators, including the length of time from Coordinated Entry referral to housing move-in dates and the rate of return to homelessness at 6, 12, and 24 months.

- ***Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

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In order to reduce the inflow into the homeless services system, we must work with other systems of care such as health, mental health, foster care, and criminal legal institutions. The City works with the Dane CoC's Core Committee in developing and maintaining ongoing relationships with those systems and creating opportunities to meaningfully collaborate. The CoC is planning to review the discharge planning with those entities and provide up to date information about homeless services.

In addition, the City and CoC partners work closely with the employment, education, and other social services agencies.

To help low-income individuals and families—particularly those with extremely low incomes—avoid homelessness, the City is focused on addressing the needs of those being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care, and correctional programs. We also aim to support individuals receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

To reduce the inflow into the homeless services system, the City collaborates with various care systems, including health, mental health, foster care, and the criminal justice system. We actively participate in the Dane County Continuum of Care (CoC) Core Committee to foster ongoing relationships with these systems and create meaningful collaboration opportunities and participate in the State's Interagency Council.

The CoC is currently reviewing discharge planning processes with these entities to ensure that they are equipped with up-to-date information about available homeless services.

Additionally, the City and CoC partners maintain close ties with employment, education, and other social service agencies to create a comprehensive support network for those at risk of homelessness. Through these coordinated efforts, we aim to build a stronger safety net that prevents individuals and families from falling into homelessness.

AP-75 Barriers to Affordable Housing *24 CFR 91.220(j)*

The cost of developing, maintaining and improving affordable housing in the City of Madison is affected by several key factors. Among the most important of these are the time it takes developers to take a project from start to finish; the clarity and ease of use of zoning codes; and property tax policies. The City has identified these as barriers to affordable housing, and continues to proactively implement strategies to remove their negative effects.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has a policy that exempts developers of affordable housing from the normally required park impact fees. This policy has already begun to produce significant cost savings for affordable housing projects, thus helping to facilitate their development. In 2026, City Community Development Division staff will continue to work closely with other key City departments to ensure successful implementation of the park fee waiver policy.

Because the City zoning code is one of the primary tools used to regulate development, staff from the City's Department of Planning and Community & Economic Development (DPCED) actively monitors its use. Careful attention is paid to address any issues that may impact the development of affordable housing.

Due to concerns that the code was sometimes confusing and especially challenging for developers to navigate, the City undertook, and completed in 2013, a major rewrite of its zoning code (Chapter 28, Madison General Ordinances). The

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result was a much-improved code that is easier for affordable housing developers to use and understand. The previous code was originally adopted in 1966. Until the new code was adopted, nearly every housing project — whether market-rate or affordable — required a rezoning to a unique Planned Development District in order to accommodate it.

Through its updated zoning code, the City now allows several additional housing types that it believes will encourage the development of additional affordable housing units:

- The updated comprehensive plan and newly adopted areas plans recommend greater or expanded density across most residential and mixed-use zoning districts throughout the City.
- Accessory dwelling units (ADUs, sometimes called "granny flats") are now allowable as a permitted use on up to 8-unit lots, which can provide new small-scale affordable housing opportunities.
- Cooperative housing is more broadly allowed.
- In some zoning districts, housing projects with up to eight units are allowable as a permitted use. Under the previous code, any building with over two units required conditional use review. This was often onerous for small-scale projects or conversions.
- In many zoning districts, the code allows for (and encourages) residential units in mixed-use buildings. Previously, this was allowable only with unique Planned Development zoning.

Since 2021, the Plan Commission has been entertaining discussions about another revision to the zoning code that would expand the definition of what is considered a "permitted use" in certain residential and mixed-use zones, the goal of which is to further lower barriers to developers of low-income housing by reducing costs associated with applying for conditional use permits, while also decreasing the amount of time spent pursuing additional land use approvals.

Discussion

The City's DPCED has established (and continues to work to refine) a Development Services Center (DSC) model that provides a central location for information on development, review, permitting and inspection processes for all City agencies. Under this model, department staff works to streamline the development process with the goal of improving timeliness, thus reducing developer costs associated with developing a variety of projects including affordable housing. Department staff leads weekly Development Assistance Team meetings that include staff from an array of stakeholder agencies, with a focus on proactive problem solving and guidance to developers as projects move forward. The Community Development Division staff will participate in these weekly meetings whenever its issues or projects are the subject of discussion. The Division will also continue to review and evaluate its efforts to fund affordable housing, and where possible, seek Council action to remove non-financial obstacles to the construction of affordable housing within the City.

Property tax exemption is another issue that impacts the ability to develop affordable housing. With the implementation of relatively recent State legislation, property owned by nonprofit benevolent associations can be developed as low-income housing and be exempt from local property taxes. Without this provision, owners of these kinds of low-income housing projects would pay property tax, resulting in increased expenses that would almost certainly be passed on to tenants in the form of higher rents.

Community Development Division staff will continue to meet periodically with Third Sector Housing, a group of nonprofit housing development agencies. An important goal of these meetings will be to enhance coordination and collaboration associated with the development of affordable housing. The CDD will work with Third Sector representatives to identify ways to improve the capacity of nonprofit housing development organizations and streamline the City's funding and contracting processes.

In addition to the efforts listed above, **Appendix B** lists specific additional work that will be taken to alleviate impediments to fair housing in 2026.

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AP-85 Other Actions *24 CFR 91.220(k)*

Proposed actions associated with the City's 2026 Action Plan are described primarily in the specific related sections of the Plan. In addition to descriptions found in those sections, the following actions are planned for 2025.

Any other actions planned to:

- ***Address obstacles to meeting underserved needs***

  In 2026, the City of Madison will continue to focus on the following three primary areas as it addresses obstacles to meeting underserved needs: (1) affordable housing; (2) economic development and employment; and (3) strong and healthy neighborhoods.

  The obstacles to meeting **housing needs** in the City of Madison revolve primarily around the high cost of housing and need for additional affordable housing. While housing quality, race and non-housing factors play a role in the city's housing needs, housing cost burden is by far the leading challenge in the market. Moreover, the limited supply and rising cost of housing makes challenges like homelessness and racial inequity in housing even more difficult to address. Begun in 2025, and continuing through the remainder of the 2024-2029 Consolidated Plan, the City intends to prioritize homeless services and housing stability as the primary focus of its annual CDBG funds for Public Services.

  The obstacles related to **economic development and employment needs** specifically targeted by the City of Madison relate most often to the need to enhance neighborhood vitality. In 2026, this need will continue to be addressed through support for employment opportunities for low- and moderate-income people, as well as support for new and existing micro-enterprises and small businesses. Most of the City's support in this goal area will go to community-based nonprofit organizations that support job creation and community business development, as well as those that support small business development through assistance to entrepreneurs.

  Neighborhood needs associated with the City's 2026 Action Plan relate primarily to strengthening and enhancing the health of neighborhoods with a focus on support for low- and moderate-income persons. Needs will continue to be addressed through support for strategic investments in community assets and amenities, as well as other planning and revitalization efforts. Neighborhood plans in low- to moderate-income neighborhoods and improvements to community facilities and other assets in those neighborhoods will be the City's highest priority in this area for 2026.

- ***Foster and maintain affordable housing***

  Among the strategies the City of Madison will continue to use in 2026 to foster and maintain affordable housing are the following:

  - For new multifamily developments pursuing Section 42 tax credits, align City funding programs to maximize the likelihood of tax credits being awarded. Coordinating these programs leverages City subsidy, making subsidy go farther or reach deeper down the income spectrum.

  - Coordinate funding timelines to maximize opportunities for projects to have City awards in place in time for the December Section 42 tax credits deadline.

  - Coordinate funding award criteria and processes so that projects that meet a common set of criteria that is in-line with City and WHEDA priorities (access to transportation, number of 3-bedroom units, walkability, etc.) get funded by the City and therefore score higher on their tax credit applications.

  - Actively recruit developers to apply for Section 42 tax credits in the City of Madison.

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- Provide financing to demonstration projects to test the viability of alternative housing forms (Accessory Dwelling Units, Micro Housing, Cottage Housing, Condominiums, Cohousing, etc.).

- Consider exceptions to existing funding programs and zoning rules to allow for demonstration projects.

- ***Reduce lead-based paint hazards***

  The City will continue to work to reduce lead-based paint hazards by requiring subrecipients and developers to comply with the lead-based paint requirements set forth in 24 CFR Part 35. These include meeting requirements for notification, identification and stabilization of deteriorated paint; identification and control of lead-based paint hazards; and identification and abatement of lead-based paint hazards. The *Protect Your Family from Lead in Your Home* pamphlet, developed by the EPA, HUD and the U.S. Consumer Product Safety Commission, will be distributed. The City-administered down payment assistance programs will also be required to comply with the lead-based paint requirements.

  The City and County Board of Health's Environmental Health Division will continue to provide community education programs related to lead-based paint hazards. Information about lead is currently incorporated into the nutritional counseling conducted at the WIC (Women, Infants and Children) Clinics held throughout the City and County. Evaluation of homes of children found to have elevated blood lead levels, as well as consultation for renovation and remodeling, are provided through this program. The City-County Public Health Department and City Building Inspection staff will continue to coordinate implementation of a local ordinance designed to reduce lead paint removal and dust hazards to neighbors.

  Division staff will also continue to educate realtors and lenders that utilize mortgage reduction assistance about the dangers of lead paint in City of Madison housing stock. Lead-based paint remediation policies and procedures are included in each housing development contract provided through the Division. Contractors are required to follow Division Rehabilitation Standards, which include local, state and federal requirements on the proper implementation of lead-based paint mitigation. The City will also continue to allow a higher per-unit subsidy for rehabilitation projects that involve lead paint reduction, due to the increased costs of mitigation.

- ***Reduce the number of poverty-level families***

  To reduce the number of poverty-level families in Madison, the City will continue to support the availability and accessibility of employment, education, transportation, health care and family support services to low- and moderate-income households. In each case, the focus will be help individuals and families attain greater independence and promote neighborhood involvement.

  The City will also continue to implement the following major strategies to achieve the goal of reducing family poverty:

  1. Market information about resources to poverty-level households;
  2. Refine housing assistance programs to better link housing assistance with related resources, such as neighborhood centers and employment resources;
  3. Improve City service delivery systems so that they are more responsive to neighborhoods where poverty-level families reside in greater numbers, and encourage goals, policies and practices that involve these neighborhoods in City's decision-making processes and revitalization efforts;
  4. Increase the quantity of safe, quality, affordable rental housing throughout the City—particularly in locations that are well served by transit and are proximate to places of employment, schools, parks, health care and other basic amenities;

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5. Increase economic development and employment and training opportunities; and,
6. Improve collaboration between local governments, nonprofits, schools and businesses.

In addition, the City will continue its poverty reduction strategies and efforts in geographically defined Neighborhood Resource Team (NRT) areas. This work will include working more closely with residents, owners and community groups to address emerging issues and needs and bringing additional services and opportunities to residents who may have been previously underserved or isolated. Key NRT strategies include those listed below.

- Improve public infrastructure within target areas.
- Support NRTs, which include representatives from Civil Rights, Building Inspection, Public Health, Police, Community Development Division, Fire and Parks, in each of the designated NRT areas.
- Increase effectiveness of law enforcement efforts to reduce criminal activity.
- Stabilize the management of rental housing in transitioning and challenged neighborhoods.
- Support efforts of owners and residents to reduce energy consumption.
- Assess and refine the City's efforts to support resident involvement and empowerment in the community.
- Coordinate City-funded programs and services with other funders, agencies, businesses and neighborhood organizations.

- ***Develop institutional structure***

In its efforts to develop institutional structure during 2026, the City of Madison will continue to undertake the following activities:

- Participate in the City's Performance Excellence/Results Madison Initiatives. The key element of these Initiatives is to create outcome-based budgeting, streamline City services and create transparency for City residents.
- Support and coordinate with the Dane County Continuum of Care (CoC) to help ensure the best possible system of supports for people who are homeless or at risk of homelessness. The addition of a full-time CoC Coordinator located in a CDD office has allowed this coordination to be simpler and more effective.
- Consider roles and responsibilities within the Division's various lending programs and continue to work toward developing a revised system structure that best addresses stated goals and objectives.
- Implement revised internal Division outcome reporting structures to optimize efficiency and accuracy associated with annual performance reporting.
- Review internal and external policies and procedures and create technical assistance trainings for subrecipients.

- ***Enhance coordination between public and private housing and social service agencies***

The City of Madison will continue its ongoing efforts to increase coordination and collaboration with and between public and private housing and social service agencies engaged in related activities, especially where there are clear opportunities to enhance local initiatives. The City's Community Development Division will work with local service providers, public and private housing organizations, businesses, labor union representatives, City of Madison departments, Dane County, the State of Wisconsin and other funders to more effectively deliver the City of Madison's community development program.

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Historically, the City's community development program has been used primarily to fund nonprofit agencies that provide direct services to City of Madison residents. Over the five years covered by the current 2025-2029 Consolidated Plan, the CDBG Committee is continuing that emphasis, but will also consider the role that for-profit businesses might play in achieving stated goals and objectives, especially in its affordable housing goal area.

AP-90 Program Specific Requirements *24 CFR 91.220(l)(1,2,4)*

The City uses CDBG program funds to ensure decent affordable housing, to provide services to the most vulnerable in our communities, to create jobs through the expansion and retention of businesses and to support strong and healthy neighborhoods. A minimum of 70 percent of CDBG funds are used for activities that benefit low- and moderate-income persons, and each funded activity meets at least one of the following national CDBG objectives:

- to benefit low- and moderate-income persons;
- to prevent or eliminate slums or blight; or,
- to address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, for which other funding is not available.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	***The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed***	$ 404,849
2.	***The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.***	$ 0
3.	***The amount of surplus funds from urban renewal settlements***	$ 0
4.	***The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan***	$ 0
5.	***The amount of income from float-funded activities***	$ 0
	Total Program Income:	$ 404,849

Other CDBG Requirements

1.	***The amount of urgent need activities***	$ 0

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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. ***A description of other forms of investment being used beyond those identified in Section 24 CFR 92.205 is as follows:***

   Not applicable.

2. ***A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 24 CFR 92.254, is as follows:***

   The Community Development Division will use recapture provisions for all assistance provided as direct subsidies allowable in homebuyer activities per 92.254. Direct subsidies will be provided in the form of a 0% interest-bearing loan with shared appreciation due upon the sale, transfer of title or the unit no longer remaining owner-occupied. CDD will recoup the amount invested in the property, plus shared appreciation. The recapture amount is based on the net proceeds available from the sale, rather than the entire amount of the HOME investment. "Net proceeds" is defined as the sales price, minus superior loan repayment and any closing costs incurred by the borrower(s). CDD will record with the Register of Deeds a mortgage and a written agreement with the City of Madison to enforce the recapture provisions and period of affordability requirements of 92.254 on each property.

3. ***A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds [see 24 CFR 92.254(a)(4)] are as follows:***

   The City of Madison will implement HUD-required recapture provisions per Notice CPD 12-003 to recoup all or a portion of the assistance provided to homebuyers, if housing funded at least in part with City-administered HOME funds does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then the City of Madison will recapture the net proceeds (if any). Recapture will be implemented in conformance with 24 CFR 92.25(a)(4) to ensure the affordability of units acquired with HOME funds. The City's loan portfolio is reviewed annually to determine whether each home remains the borrower's primary residence. This process is undertaken using tax assessment information and through verification sent by U.S. Postal Service requesting that households complete and return a survey that is reviewed by City staff.

   CDD's full Recapture Policy is attached as **Appendix F**.

4. ***Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:***

   The CDD does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. ***If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).***

   Not applicable.

6. ***If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).***

   Not applicable.

DRAFT

7. ***If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).***

Not applicable.

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.220(l)(4)

1. ***Include written standards for providing ESG assistance. (May include as attachment.)***

See **Appendix E1**, *City of Madison ESG Policies and Procedures Manual* and **Appendix E2**, *Dane County Written Standards*.

2. ***If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.***

The Dane CoC is responsible for operating and overseeing a Coordinated Entry (CE) system, which is supported by the City of Madison through matching funds and participation in system design and evaluation processes. In addition, a City staff member has been co-chairing the Reimagine CE workgroup since 2022, which plans to launch new assessment and prioritization systems in the fourth quarter of 2024. The current CE system descriptions follow.

Access:
The Institute for Community Alliances (ICA) is the lead agency for the Dane CoC Coordinated Entry (CE) system. ICA receives the CoC's CE grant and establishes subcontracts or Memorandum of Understandings with other agencies that serve as access points for the CE system. Individuals seeking assistance through the Dane CoC CE can access services through several access points, including:

- The Tenant Resource Center for prevention resources.
- Emergency shelters such as The Salvation Army Women Shelter and Family shelter, Porchlight Men's shelter, The Beacon Day Resource Center, and Domestic Abuse Intervention Services.
- Street outreach programs that serve as mobile CE hubs.
- The Coordinated Entry office located at The Beacon Day Resource Center.
- The Coordinated Entry phone line.
- The CE contact form available on the Dane CoC website.

Assessment:

- Individuals seeking assistance through the coordinated entry system must have experienced literal homelessness for at least 7 days.
- The Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) is used as the assessment tool for single adults, households with children, and transition age youth (ages 18-24).
- Formal diversion is provided by TSA (The Salvation Army) for single women and families.
- Assessors follow up with individuals every 30-45 days to assess their current need and update information.

Prioritization:

- Individuals must be experiencing Category 1 (Literally Homeless) or Category 4 (Fleeing Domestic Violence) as defined by HUD to be prioritized for assistance.
- There is a priority list for single adults and for households with minor children.

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- Individuals are prioritized based on their chronic homeless status, length of time homeless (capped at 36 months), and VI-SPDAT score.
- Permanent Supportive Housing (PSH) serves individuals whose situation meets the chronic definition, have been homeless the longest, and have the highest VI-SPDAT score.
- Rapid Re-housing (RRH) serves individuals whose situation has not yet met the chronic definition.

Individuals may receive a lesser intervention than their score suggests based on available resources and other factors.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Emergency Solutions Grant (ESG) funds are combined with other federal (HOME and CDBG) and City funds as part of the homeless service-focused funding Request for Proposals (RFP) processes. After reviewing proposals and receiving feedback from the public, funding recommendations are made at the CDBG Committee and submitted to the Common Council for approval, as part of the annual operating budget process. Funded agencies then enter into contracts with the City and start providing housing/services at the beginning of the following calendar year. During 2021, a homeless services funding RFP process was held to determine the use of 2022-2025 homeless service resources. The next homeless services funding RFP process will take place during 2025 to determine the use of those resources for 2026-2029.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

To ensure homeless individuals' voices are heard, Madison's Dane CoC has established a Lived Experience Council (LEC), which consists of people with personal experience of homelessness. The LEC advises the CoC Board on significant policy matters and participates in the funding process, such as serving as review team members for the State ESG. Additionally, Madison's CoC Youth Action Board (YAB) has participation from youth with lived experience and advises the board on youth-related policy matters and participates in funding review processes. Furthermore, the CoC has designated seats for appointed members of the LEC and YAB on the board. The City of Madison actively engages LEC and YAB to inform the City's policies and program designs funded with ESG.

The City of Madison also invites currently and formerly homeless individuals and families to provide feedback and participate in city planning and evaluation activities. We do this by organizing specific listening sessions or focus groups to hear their feedback for planning and evaluation purposes. In addition, the City-County Homeless Issues Committee (CCHIC) provides feedback to the City of Madison. Committee structure requires that two members are homeless or formerly homeless individuals. Overall, the City of Madison's approach ensures that people with lived experience of homelessness have meaningful input in decision-making processes that affect them, as required by 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

The CoC created a list of criteria for evaluating both ESG- and CoC-funded programs. Each agency's performance on a specific outcome is awarded a point value, determined by the CoC's Board of Directors, outside of a specific funding process. The points are totaled, and agency programs are ranked from highest to lowest. The agency is only ranked on those criteria that are applicable to its program. The score is a percentage of the number of possible points and is used by the agencies to determine which programs are funded.

The following criteria are used specifically for proposals seeking ESG funds:

- Agency is on course to spend 100% of its awarded funds by the end of the contract;

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- Agency meets the HMIS data quality standards;
- Agency submits requested reports to the City in a timely manner;
- Agency meets percentage goal for participants who remain or leave for stable housing;
- Agency meets percentage goal for participants who did not enter shelter within 12 months;
- Agency meets percentage goal for participants who maintain housing at six months; and
- Agency meets percentage goal for unsheltered participants who move into housing.

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APPENDICES

2025-2029 City of Madison
CITIZEN PARTICIPATION PLAN

PURPOSE

The City of Madison's Community Development Division welcomes the participation of Madison citizens in the development, implementation, and evaluation of its HUD-funded Community Development Program ("Program"). The goal of this Plan is to outline the opportunities for Madison residents, especially low- and moderate-income residents; residents living in low- and moderate- income neighborhoods or participating institutions; businesses; and community organizations to help shape the activities of the Program. This Plan is in conformance with Section 103(a)(3) of the Housing and Community Development Act of 1974 and 24 CFR 91.105, which are the federal regulations governing citizen participation in the Consolidated Planning process. This Plan provides for and encourages public participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the annual performance report (CAPER).

The Community Development Division ("CDD"), through its CDBG Unit, will have lead responsibility for developing and implementing the Consolidated Plan. Policy oversight will be the responsibility of the Madison Community Development Block Grant (CDBG) Committee, which is composed of two alders and seven appointed citizen members.

Since 1986, the City of Madison has actively sought the involvement of Madison citizens in its community needs assessment and planning. Community Development staff have analyzed information, trends, citizen survey and focus group responses, and input from public hearings to develop recommendations for each area. As the program progressed, the City included more public funding bodies in the process to develop a more comprehensive look at community needs. While still adhering to this comprehensive approach, CDD also uses real-time data gathered through its operation of publicly funded projects.

While the structure of CDD allows for ongoing participation of residents and groups, the Citizen Participation Plan applies to six areas that CDD's CDBG Unit oversees:

(1) CDBG Committee meetings and regular public hearings;
(2) the Five-Year Consolidated (Strategic) Plan;
(3) the One-Year Annual Action Plan;
(4) substantial amendments to the Consolidated and/or Action Plans;
(5) the Consolidated Annual Performance and Evaluation Report (CAPER); and
(6) amendments to the Citizen Participation Plan itself.

HUD requires that citizens have an opportunity to review and comment on the development and drafts of the aforementioned documents to allocate funding to the jurisdiction. This document outlines how Madison residents may participate in these six key areas.

CITIZEN PARTICIPATION PLAN

CDBG Committee Meetings and Public Hearings

The City has a nine-member CDBG Committee that is comprised of citizens and elected officials. The Committee discusses ongoing issues of the Program's operations, recommends funding for projects and oversees the development of all HUD projects funded through the City of Madison. Additionally, the Committee provides an

opportunity for continuous citizen and organizational participation through regular meetings and public hearings.

The Committee holds at least one meeting each month, as long as there is at least one item on the agenda and quorum is met. All Committee meetings are publicly-noticed open meetings, and are operated in a manner that permits citizen comments. These meetings follow the public meeting notice requirements outlined under the "Notifications" section of this document. The Committee maintains written and public minutes of its meetings, including associated documents such as reports or proposals, which are publicly accessible via the City's Legislative Information System (Legistar).

In addition to its monthly meetings, the Committee holds a minimum of two public hearings each year.

Generally, the hearings are held to obtain citizens' views on housing and community development needs, development of proposed activities, and review of program performance. However, the agenda for the hearings may be specifically targeted if it is a funding or consolidated planning year. The first hearing is typically held in late summer and the second hearing in late fall, although this may be subject to change based on the scheduling of other decision-making bodies' meetings, including those of the Finance Committee and Common Council. The hearings follow the requirements outlined in the "Notifications" section of this document.

CDD staff participate in community-based meetings and task forces to continuously explore and obtain feedback on issues involved in implementing a sound community development program. Staff, as well as some Committee members, are involved in such meetings with the Homeless Services Consortium of Dane County, the Third Sector Group, Home Buyers Round Table of Dane County, Neighborhood Resource Teams, and ad hoc groups like the Housing Strategy Committee. These meetings serve as important sources of information about working with members of the target population.

Development of the Five-Year Consolidated (Strategic) Plan

The Consolidated Plan is developed through a collaborative process to establish a longer-term vision for

Madison's community development goals and objectives. Participation from citizens, community agencies and other interested stakeholders is an important part of the process. Individual consultations, public meetings and hearings, occasional public surveys and written comments are incorporated into the participation strategy. CDD staff make a special effort to reach out to the citizens residing in CDBG-funded or targeted neighborhoods for their ongoing input into the Consolidated Plan. Additionally, CDD encourages the participation of all residents, including Persons of Color, Limited English Proficiency populations, and persons with a disability. This section outlines the steps for public participation in the Five-Year Consolidated Plan.

Individual Consultations

Before drafting the Five-Year Plan, the City receives input from various community institutions. Many of these agencies have continuous and frequent contact with CDD, the Program and Committee. However, during the spring and summer, CDD staff meets with public and private, non-profit and for-profit agencies and community organizations to specifically discuss the Five-Year Plan. These consultations may be through individual meetings, task force or neighborhood meetings, or other means. The purpose is to gain input and data that will guide the development of the goals and objectives articulated in the Five-Year Plan.

Citizen Input: Public Hearings and 30-Day Comment Period

Citizens are encouraged to provide input into the Five-Year Plan through public hearings and the comment period. In addition to an opportunity to indicate community needs that should be reflected in the objectives of the Plan, citizens may comment on the draft Plan before it is finalized. Any comments received through public hearings or the comment period will be recorded, summarized and addressed in the final Plan.

Public Hearings: CDD holds at least two public hearings to provide an opportunity for input by Madison residents, especially residents living in low-income or in targeted neighborhoods, to the Five-Year Plan. The first hearing is held to gather information on community needs from citizens. The second hearing is to receive oral comments on the draft Consolidated Plan, prepared by CDD staff. The public hearing is advertised to citizens following the requirements outlined in the "Notifications" section of this document. The publication includes an executive summary of the Consolidated Plan that includes the contents and purpose of the Plan.

Comment Period: Citizens are given a 30-day period to submit comments on the draft Plan. The comment period starts when the draft is published, two weeks before the public hearing. It is available to citizens at various locations, including public libraries, specified neighborhood centers, the CDD website and office, along with other public gathering spots. Notification of the draft Plan and the designated locations will be published in the main newspaper and circulated electronically to numerous stakeholders and agencies that specifically seek to support Persons of Color, special needs, or targeted neighborhood populations. Additionally, CDD will provide, upon request, a reasonable number of free copies of the Plan to citizens and interested stakeholders.

Final Consolidated Plan

The Plan includes a summary of all written and oral testimony that will be considered in the final Consolidated Plan. Additionally, the Plan will provide reasons for any comments or views not accepted. The final Plan is reviewed and approved by the City's CDBG Committee, Finance Committee and Common Council. The Plan is submitted to HUD no later than 45 days after HUD announces formula grant allocation figures for Year 1 of the period covered by the Plan.

One-Year Annual Action Plan

Each year, an Annual Action Plan (AAP) and a Consolidated Annual Performance & Evaluation Report (CAPER) are submitted to HUD. The AAP outlines the funding allocations that will be used to achieve the objectives outlined in the Consolidated Plan. During the development of the AAP for the City of Madison, there is a public hearing held in conjunction with a CDBG Committee meeting. The public hearing follows the publication requirements outlined in the "Notifications" section of this document. In addition to the public hearing, the AAP is published for at least 30 days for written public comment. The final AAP is approved by the City's CDBG Committee, Finance Committee and Common Council, and is subsequently submitted to HUD no later than 45 days after HUD announces formula grant allocation figures for the program year covered by the AAP.

Substantial Amendments

The Citizen Participation Plan allows for substantial amendments to the AAP and/or Five-Year Consolidated Plan. Per federal regulations, the triggering criteria for a substantial amendment is determined by the local grantee. For the City of Madison, unless one is explicitly required or requested by HUD for another purpose, a substantial amendment only applies to the changes in the City's use of CDBG funds, from one eligible activity to another. More specifically, a substantial amendment is locally triggered by:

> *"Any change in the allocation or distribution of funds, activity or recipient, and the dollar amount of that change is equal to or greater than 25% of the current fiscal year federal allocation."*

If there is a proposed substantial amendment to the Consolidated Plan or Action Plan, CDD staff will draft the amendment. A brief summary of the change will be published, identifying where the full document can be reviewed. Once noticed, the public may review the document for at least 30 days and provide written comment to the CDD office. During the 30-day comment period, a public hearing will be held at a CDBG Committee meeting to allow for oral citizen input. The hearing will follow the requirements outlined in the "Notifications"

section of this document. The 30-day comment period requirement may be waived or modified by HUD in certain cases when warranted, such as for special allocations of supplemental emergency grant funds.

The final amendment includes a summary of and response to all citizen comments that were received. The amendment must be approved by the City's CDBG Committee, Finance Committee and Common Council.

Consolidated Annual Performance and Evaluation Report (CAPER)

CDD encourages citizen participation and input in the Consolidated Annual Performance and Evaluation Report (CAPER). There is one public hearing on the CAPER held near the time of its submission by the City. The meeting is publicly noticed, held as part of a regularly scheduled CDBG Committee meeting, and encourages citizen comment about the Program. The hearing follows the requirements outlined in the "Notifications" section of this document.

The draft CAPER is published for at least 15 days to receive comments on the performance report before it is submitted to HUD. The final report includes a summary of and response to all citizen comments received orally or in writing. Notification of the draft CAPER will be circulated electronically to numerous stakeholders and agencies that specifically seek to support Persons of Color, special needs, or targeted neighborhood populations. The draft is available to citizens at the CDD website and disseminated through various channels including our email lists.

The final CAPER is approved by the City's CDBG Committee, Finance Committee and Common Council before it is submitted to HUD.

Substantial Amendments to the Citizen Participation Plan

If changes to the Citizen Participation Plan are necessary, the changes will be drafted by CDD staff and reviewed by the CDBG Committee. The CDBG Committee meeting held to review the changes will incorporate a public hearing to afford citizens the opportunity for oral comment. This meeting will follow the procedure outlined in the "Notifications" section of this document. After reasonable notice, the draft will also be available to the public for a minimum of 30 days for written comment. The updated Citizen Participation Plan considers all the written or oral comments received before it is adopted.

GENERAL REQUIREMENTS

Public Hearings

At least two (2) public hearings are held each year to obtain feedback and input from Madison citizens, public agencies, and other interested parties on the housing and community development needs for the City. Generally, one public hearing is held in the first quarter of the year. All public hearings before the CDBG Committee or other appropriate organizations or groups are advertised as outlined in the "Notifications" section below.

Public Meetings

All CDBG Committee and Subcommittee meetings are public and open meetings. Any open meetings must meet the requirements outlined in the "Notifications" section of this document.

Notifications

Advance notice of all public meetings and hearings is provided to residents in compliance with governing regulations.

Public notice of **open meetings** shall be given at least 24 hours prior notice and set forth the time, date, place and subject matter of the meeting as required by Madison General Ordinances. The notice, agenda and minutes of all open meetings are submitted to the City Clerk and posted on the City website. Additionally, citizens may obtain specific information pertaining to federally assisted housing and community development programs on the CDD website.

At least two weeks' notice is provided for any **public hearing**, as required by HUD. Notice is provided by posting on the City website through the City Clerk. Citizens may also view this information on the CDD website.

In addition to posting on the City website, citizens receive additional notice for public hearings related to the Consolidated Plan, Action Plan or substantial amendments. Advertisements are published in local newspapers for general circulation, and appear in English, Spanish and/or Hmong, if more appropriate. These advertisements appear for at least two weeks prior to any public hearing or comment period. The advertisements include a notice of the hearing, a summary of the relevant documents to be discussed, the process for public comment and a list of locations where relevant documents may be reviewed.

Accommodation

All public meetings and hearings are held in locations that are accessible to persons with disabilities. Upon request, translation for non-English speaking residents and/or those who are hearing impaired will be provided. These or other provisions necessary to accommodate residents may be available if requested at least five business days prior to a public hearing or meeting.

Document Access

Upon request, copies of all Plan documents are available to the public. The Consolidated Plan, Action Plan, CAPER, Citizen Participation Plan and other documents are posted on the CDD website. The public has the opportunity to review these documents while in draft form to incorporate citizen comments and contribute feedback to the final document. Citizens may also contact the CDD office to obtain a paper copy of any document made electronically available through the website. Upon request, the documents may be obtained in a form accessible to persons with disabilities.

Access to Records

Upon request, citizens, public agencies, and other interested parties will be provided reasonable and timely access to information and records relating to the Consolidated Plan, Citizen Participation Plan, performance reports, and the City's use of federal assistance awarded under grant programs.

Technical Assistance

Technical assistance may be provided to neighborhoods targeted by CDBG funds or other low-income areas that need assistance preparing funding proposals or participating in the consolidated planning process. Assistance may be limited to the extent that staff or other resources are available, or if prohibited by federal, State, County or City rules or regulations. This provision does not involve the use of City equipment, reassignment of City staff to the proposed group or project, or guarantee an award of funds.

Complaints

CDD staff is responsible for receiving and responding in writing to citizen complaints regarding any HUD-funded program or activity, including Consolidated Plan activities. Staff will provide a substantive, written response to the complainant within 15 business days, where practicable. If the response cannot be prepared within 15 business days, the complainant will be notified of the delay and the approximate date that the response will be provided.

Complaints should be addressed to:

City of Madison Community Development Division
Suite 300, Madison Municipal Building
215 Martin Luther King, Jr. Boulevard / PO Box 2627
Madison, Wisconsin 53701-2627

cdbg@cityofmadison.com

The following table lists the agencies consulted during the development of the 2025-2029 Consolidated Plan.

Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

1	**Agency/Group/Organization**	**Public Health Madison & Dane County**
	Agency/Group/Organization Type	Health Agency Other Government - Local
	What section of the Plan was addressed by Consultation?	Lead-Based Paint Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy Non-Homeless Special Needs Assessment
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Met to discuss data and the characteristics of non-homeless special needs populations and the housing and support services needed to serve the populations. Will forward Consolidated Plan to agency to continue discussion for improved performance.
2	**Agency/Group/Organization**	**African Center for Community Development**
	Agency/Group/Organization Type	Civic Leaders Services – Employment Services – Education Services - Youth Housing
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency 09/06/2024 to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.
3	**Agency/Group/Organization**	**Neighborhood Center Directors**
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty strategy Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with 15 directors of City-funded neighborhood centers on 4/22/24 to advertise the Consolidated Plan Survey and to collect their comments on needs, trends and priorities for the City of Madison. City staff continue to meet with the center directors quarterly.

4	**Agency/Group/Organization**	**City of Madison Department of Civil Rights**
	Agency/Group/Organization Type	Services - Employment Services - Fair Housing Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-Poverty Strategy Non-Housing Community Development Strategy Non-Homeless Special Needs Assessment
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Met with Community Connectors to discuss Citizen Participation Plan for Chinese-, Hmong-, and Spanish-speaking communities. Lastly, met with Disability Rights Coordinator to discuss needs of residents of the City of Madison who have disabilities. Will forward Consolidated Plan to agency to continue discussion for improved performance.
5	**Agency/Group/Organization**	**MadREP – BizReady Program**
	Agency/Group/Organization Type	Civic Leaders Services – Business Development
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Non-Housing Community Development Assets
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency 9/23/24 to collect comments on needs, trends and priorities for City of Madison microenterprises and small businesses. Will forward Consolidated Plan to agency to continue discussion for improved performance.
6	**Agency/Group/Organization**	**Madison/Dane County Continuum of Care**
	Agency/Group/Organization Type	Housing Services - Homeless Other Government - Local Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of numerous group consultations to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.

7	**Agency/Group/Organization**	**City of Madison Economic Development Division**
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy Economic Development Market Analysis
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Met with Office of Business Resources Manager on 8/13/2024 to discuss needs of the microenterprise community that is also part of our target low- to moderate-income demographic. Will forward Consolidated Plan to agency to continue discussion for improved performance.
8	**Agency/Group/Organization**	**City of Madison Mayor's Office**
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.
9	**Agency/Group/Organization**	**City of Madison Building Inspection Division**
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.
10	**Agency/Group/Organization**	**Dane County Department of Human Services: Housing Access and Affordability**
	Agency/Group/Organization Type	Other Government - County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of the development and sharing of public comment received on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.

11	**Agency/Group/Organization**	**City of Madison Department of Planning and Community & Economic Development**
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.
12	**Agency/Group/Organization**	**City of Madison Community Development Authority**
	Agency/Group/Organization Type	Housing PHA Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as part of regular meetings of the City's Housing Strategy Team to collect comments on needs, trends and priorities for the City of Madison. Will forward Consolidated Plan to agency to continue discussion for improved performance.
13	**Agency/Group/Organization**	**Tenant Resource Center**
	Agency/Group/Organization Type	Civic Leaders Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the agency as one part of numerous consultation groups on 09/05/2024 to collect comments on needs, trends and priorities for the City of Madison. This agency engages with households facing housing instability – an underrepresented demographic in the survey and public hearings that disproportionately reflects other marginalized identities (i.e., race, gender, ethnicity, citizenship status). The agency also maintains an Eviction Map that combines eviction data from court records with demographic data from the U.S. Census to provide an up-to-date, historical view of where evictions are (and aren't) happening in Dane County, Wisconsin. Will forward Consolidated Plan to agency to continue discussion for improved performance.
14	**Agency/Group/Organization**	**Neighborhood Resource Team (NRT) Leaders**
	Agency/Group/Organization Type	Civic Leaders Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Community Development Strategy Anti-poverty strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with group on 08/07/2024 as one part of numerous consultation groups to collect comments on needs, trends and priorities for the City of Madison. NRT leaders facilitate monthly meetings with neighborhoods that tend to have lower household incomes than the rest of Madison. Collected comments can be found in **Appendix A**. Will forward Consolidated Plan to agency to continue discussion for improved performance.

15	**Agency/Group/Organization**	**ECCHO: Engaging Communities to Change Health Outcomes**
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty strategy Housing Non-Housing Community Development Strategy
	How was the Agency, Group or Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with group on 05/22/2024 as one part of numerous consultation groups to collect comments on needs, trends and priorities for the City of Madison. Group-collected comments can be found in **Appendix A**. Will continue communication with group on the Consolidated Plan as it moves forward.

Agencies, groups, organizations who participated

Strategies & Actions to Alleviate Impediments to Fair Housing Choice

Meeting our local need for affordable housing is only possible if many stakeholders work together towards common goals. While these recommendations focus on ways the City of Madison can continue to support housing initiatives, it acknowledges reliance on investment from and collaboration with private and non-profit partners. While recommendations were discussed with the specific goal to increase student housing, affordable multi-family rental and homeownership supply, some recommendations could be applicable to all three.

Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits.	**Status**	**Focus**
Within the structure of WHEDA's tax credit program, prioritize City Affordable Housing Fund (AHF) support to developments most responsive to areas of acute need in the Madison market – housing for households with very low incomes (30% CMI), larger (3- and 4-bedroom) units, or those that face higher barriers to housing (permanent supportive housing).	Ongoing	Rental
Steer developments to amenity-rich areas of the city – close to public transit corridors, parks, employment and retail centers, etc.	Ongoing	Rental
Strengthen efforts to acquire desirable properties and make them available for affordable housing development.	Ongoing	Rental
Use City financial support to leverage longer periods of affordability.	Ongoing	Rental

Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	**Status**	**Focus**
Continue to dedicate a portion of City AHF funds for smaller scale developments.	Ongoing	Rental/ Homeowner
Prioritize efforts of mission-driven, non-profit housing developers, particularly those that serve lower-income households and/or offer longer-term, or permanent, affordability.	Ongoing	Rental
Conduct a systematic review of all City-owned properties to identify sites that might be suitable for affordable housing development, and where appropriate, make those sites available for development.	Ongoing	Rental
Use land banking funds to acquire properties suitable for a variety of development types and sizes including duplexes, fourplexes and similar small-scale projects.	Ongoing	Rental/ Homeowner
Maximize the redevelopment potential of CDA-owned public housing sites for a variety of new affordable housing options.	Ongoing	Rental

Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	**Status**	**Focus**
Establish performance and accountability measures around review processes.	New	Rental/ Homeowner
Explore ways for the City to streamline the scheduling and review of affordable housing development proposals.	New	Rental/ Homeowner
Create pre-approved building plans for very small-scale developments that could be used by developers/property owners to help expedite the permitting process.	New	Rental/ Homeowner
Explore opportunities to improve communications and alignment between City agencies involved in the review of housing development.	Ongoing	Rental/ Homeowner

Explore and leverage partnerships with community technical colleges and trade programs to promote and encourage careers in construction trades.	**Status**	**Focus**
Advocate for State/Federal funding for technical school recruitment and training for careers in the trades	New	Rental/ Homeowner

Expand efforts to support development community in Madison and regionally.	**Status**	**Focus**
Leverage federal infrastructure funding, such as the Inflation Reduction Act (IRA), for the production, preservation, and improvement of local housing supply by aligning housing, infrastructure and climate resilience planning.	Ongoing	Rental
Technical Assistance: Beyond one-on-one technical assistance provided now, establish an annual or biennial workshop to inform new developers about opportunities to finance projects and details of the development review and permitting processes. Record all or portions of this workshop so that it can be viewed on-demand.	New	Rental/ Homeowner
Review Tax Incremental Financing (TIF) policy to more aggressively support affordable housing development	Starting	Rental
Explore policies that could relieve a portion of public infrastructure improvement costs from affordable housing developers	Starting	Rental
Consider policies to reduce the risk of pre-development costs for non-profit and BIPOC developers	New	Rental

Engage local developers, real estate professionals, residential homebuilders and community members to refine local housing supply goals.	**Status**	**Focus**
Annual Public Hearing by Housing Policy Committee, invite developers to discuss City process that relates to approval processes for plans, funding and operations to gather feedback on challenges to increasing, preserving and improving housing.	New	Rental/ Homeowner
Capacity building for new ownership models, such as co-housing	New	Homeowner
Play an active role in regional efforts to promote affordable housing development outside of Madison	Ongoing	Rental/ Homeowner
Explore what can be done to encourage “overhoused” homeowners to downsize and, in turn, free up existing housing stock in the Madison market.	New	Homeowner
Explore infill opportunities for low density residential, that results in net gain of units. Including lot sub-division, single lot re-development and allowing 2 family dwelling units or Accessible Dwelling Units.	New	Homeowner
Explore partnerships for manufactured and modular housing to be created in Madison.	New	Homeowner
Explore tools to curb the net loss of units as a result of new single-family home construction/replacements	New	Homeowner

Make a concerted effort to address current market barriers to residential condominiums	Status	Focus
Work with Wisconsin Realtors Association to revise State law affecting condominium conversions.	New	Homeowner
Advocate to WHEDA to provide financial support for condominium developments	New	Homeowner
Encourage local lenders to ease financing restrictions (pre-sale requirements) for condominium developments Explore development of a local pipeline of interested condominium buyers	New	Homeowner
Consider Affordable Housing Fund initiative for expansion of affordable owner-occupied opportunities.	Ongoing	Homeowner

PRELIMINARY STUDENT HOUSING RECOMMENDATIONS Entitlement process changes	Status	Focus
Speed up pre and post entitlement processes	Starting	Student
Comprehensive Plan and zoning changes by eliminating any height limits more restrictive than the State Capitol view preservation	New	Student
Comprehensive Plan and zoning changes by eliminating subjective approvals	New	Student
Prioritize new area plans; while adding more density to plans	Ongoing	Student
Prioritize new area plans; encourage City of Madison grant/small-cap TIF funding for smaller housing projects.	Ongoing	Student
Allow a developer to pay for an outside consultant to lead an amendment to an existing neighborhood plan so that higher-density housing can be approved before a new area plan is adopted	New	Student
Encourage flexibility of use in new housing developments – workforce housing (City). High priority and high feasibility. • Product that serves the entire market. • Focus on all populations; not just one subpopulation	New	Student
Encourage additional comprehensive market analysis in greater downtown area, in particular rigorously identify the actual inventory of student housing.	New	Student
Identify development fees and regulations, which if altered would contribute to housing affordability.	New	Student
Encourage a comprehensive market analysis for Madison College students.	New	Student
Encourage the City of Madison to work with UW on housing education programs with students	New	Student

CONSTRAINTS

There are many other factors that impact the local housing market, some of which impede the ability to expand the supply of affordable housing. These include, for example, limitations on primary sources of funding, labor shortages, rising costs of construction and access to first mortgage financing.

FUNDING

The City's commitment of local tax dollars to affordable housing development since 2014 has done much to increase the level of development activity. The Committee recognizes that impact and encourages the City to sustain its commitment. However, these funds have been used primarily to attract and leverage other financing. Most notably, for multifamily projects, that other financing has included low-income housing tax credits (LIHTC). While a powerful resource, the availability of these

credits in any year is limited as they are allocated to projects across the state of Wisconsin. Moreover, the tax credits heavily influence the profiles of the developments including, for example, the rent levels and household incomes that are served.

LABOR

The construction and preservation of housing requires a specialized workforce. As with many parts of the country, the supply of skilled workers in the trades is declining, making it more difficult for developers to secure needed labor, and raising wage rates. The local market needs more individuals working in the construction trades. Training that workforce should be a priority.

COST OF CONSTRUCTION

One of the enduring effects of the pandemic has been the disruption in the nation's supply chains and resultant volatility in materials' costs, which have led to project delays or cancellations. While it is difficult to predict cost of materials with much precision, it is reasonable to expect that cost pressures and volatility in supply chains will persist during the next ten years. In addition, land costs in Madison have steadily increased, further exacerbating development costs and increasing financing gaps that developers turn to local, state, or federal funding sources to close.

PRIVATE MORTGAGE FINANCING FOR HOUSEHOLDS EARNING LESS THAN 80% AMI:

Anyone who has purchased a home knows that the process itself can be challenging. Buyers must first determine how much mortgage financing they can secure and then find a home to suit their budget. For lower-income households that process is even more difficult. While programs like Madison's Home Buy-the American Dream can offer assistance for households with incomes below 80% AMI, it is still difficult for them to qualify for a first mortgage or to find a home that they can afford.

CDBG Target Areas - Census Tracts (2023)

Non-Qualifying City of Madison Areas

Qualifying Areas Not Within Municipal Boundary

CDBG Target Areas

Target Areas: More than 50% of Tract population has a household income at or below 80% of the Dane County Median Household Income.

North

Northeast

Far Northeast

Near East

Downtown

West

Near West

Southeast

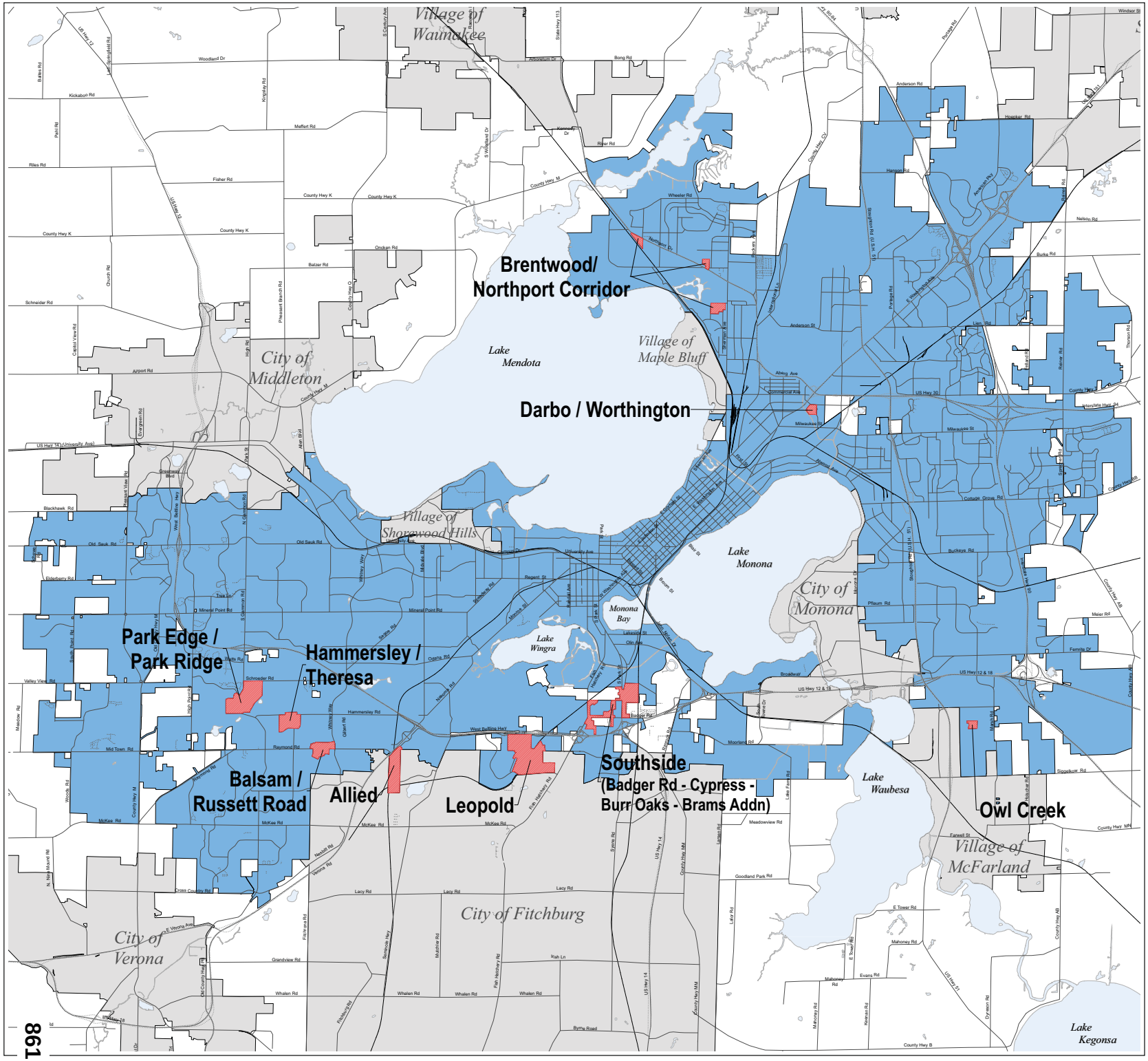
Far Southeast

Far West

South

Southwest

860



Neighborhood Resource Team Focus Areas

NRT Focus Areas

City of Madison

Other Cities and Villages

Neighborhood Resource Teams

Allied

Balsam / Russett

Brentwood / Northport Corridor

Darbo / Worthington

Hammersley / Theresa

Leopold

Owl Creek

Park Edge / Park Ridge

Southside

0 1 2 Miles

N

Planning Division: City of Madison Department of Planning & Community & Economic Development, November 14, 2013, slm

City of Madison

Community Development Division



Emergency Solutions Grant (ESG)

Policies and Procedures Manual

Last updated March 2022

Chapter 1: General Information

The City of Madison is a Recipient of federal Emergency Solutions Grant (ESG). The City's Community Development Division (CDD) contracts with local homeless services agencies (sub-recipients) to deliver services in the City of Madison. ESG sub-recipients are required to follow all federal requirements, policies, and procedures. Sub-recipients may only operate the types of programs that have been included in their written contract agreement with the city. In the event of a conflict between the language specified in the contract and this manual or other supporting documents, the provisions in the contract shall take precedence.

Applicable Regulations

HUD ESG Interim Rule (for ESG funds)
https://www.govinfo.gov/content/pkg/CFR-2018-title24-vol3/xml/CFR-2018-title24-vol3-part576.xml#seqnum576.100

Dane County CoC Written Standards
All EHH funded projects must comply with applicable sections of the local Written Standards. Submission of the applicable Written Standards Checklists will be required for this RFP. Dane County CoC Written Standards can be found on the Homeless Services Consortium of Dane County website: https://www.danecountyhomeless.org/governance.

Consultation with Continuum of Care

The HEARTH Act amendments to the McKinney-Vento Act contain provisions requiring coordination, collaboration, and consultation between Continuums of Care and ESG state and local government recipients. The McKinney-Vento Act requires ‘‘collaborative applicants’’ under the Continuum of Care program to participate in the Consolidated Plan for the geographic areas they serve and analyze patterns of use and evaluate outcomes for ESG projects in those areas. ESG recipients in turn must consult with these collaborative applicants on the allocation of ESG funds and participate in HMIS, which the collaborative applicants are required to establish.

Program Overview

ESG is federally administered by the United States Department of Housing and Urban Development (HUD). HUD awards ESG funding to the City of Madison to distribute to eligible applicants.

Program	Authorized By	Project Types
Emergency Solutions Grant (ESG)	1991 McKinney-Vento Homeless Assistance Act. Amended in 2009 by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 200924 CFR 576	Rapid Re-Housing
		Homelessness Prevention
		Emergency Shelter
		Street Outreach
		Data Collection (HMIS)
		Administrative Costs – City of Madison Only

Chapter 2: Application Process

Eligible Applicants

Eligible applicant agencies must have current, direct experience in delivering services to people experiencing homelessness and meet the following eligibility criteria:

- Applicant agencies must be incorporated as private non-profit organizations in the State of Wisconsin and have been granted 501(c)(3) tax-exempt status by the United States Internal Revenue Service; and
- The applicant's 501(c)(3) status must be in good standing and not have been revoked in the previous calendar year; and
- The applicant, its officers, and employees are not currently debarred or suspended from doing business with the Federal Government, State of Wisconsin or a local government; and
- The applicant does not have unresolved current or past contract non-compliance, nonperformance, suspension, termination, or other adverse audit finding with one or more funders in the past five (5) years.

Request for Proposal (RFP)

CDD will issue a Request for Proposal for homeless services, including ESG funds, every four to five years. The RFP will be developed in consultation of CoC.

Environmental Review

All sub-recipients must complete either an Environmental Review Determination Exemption form or Environmental Review Questions as appropriate. Agencies are not required to complete either form if they are exclusively receiving Administration and/orHMIS funding.

- **Environmental Review Determination of Exemption Form**: Typically, sub-recipients for non-rehab emergency shelter, rapid re-housing, homelessness prevention, and streetoutreach projects will use this form to satisfy their environmental review requirements.
- **Environmental Review Questions**: Typically, sub-recipients receiving funding for emergencyshelter rehabilitation must use this form. Agencies wishing to apply for extensive emergency shelter rehabilitation costs that will change the use, size, capacity, or character of a structure must contact the ESG Program Manager for guidance prior to submitting an application.

Sub-recipient or any contractor thereof may not acquire, rehabilitate, convert,lease, repair, dispose of, demolish, or construct property for an ESG funded project until HUD and/or CDD have performed an environmental review under 24 CFR part 50 and approvedthe property. This is necessary even if ESG funds are not used to fund the work done to the property.

Minimum Standards for Emergency Shelters

All sub-recipients receiving emergency shelter funds (not including motel voucher programs) must submit a completed Minimum Standards for Emergency Shelters form.

Match

ESG requires a one hundred percent match commitment. Matching funds are provided based on the total grant amount and do not have to be provided on a component-by-component basis. For example, if a recipient is spending $10,000 on HMIS, they do not need to find $10,000 in data collection funds from another source to use as match.

Match Categories

Match categories include:

- Other Non-ESG HUD Funds
- Other Federal Funds
- State Government
- Local Government
- Private Funds
- Other
- Fees
- Program Income (Returned Utility or Security Deposits)

Eligible Match Sources

- Cash contributions which are expended for ESG-allowable costs
- Noncash contributions – the value of any real property, equipment, goods, or services contributed to the ESG program, provided that, if they were to have been procured using grant funds, they would have been an allowable expense
- The value of any donated material or building received during the grant cycle. The agency may count either depreciation of the building and fair rental charges for the land for each year the building is used for the recipient's ESG program or, if the building is donated for long-term use in the recipients ESG program, the fair market value of the capital assets, as specified in 2 CFR 200.306(h)(2), (i), and (j). To qualify as a donation for long-term use, the donation must be evidenced by a recorded deed or use restrictionthat is effective for at least 10 years after the donation date.
- The value of any lease on a building
- Any salary paid to staff to carry out the program of the sub-recipient
- The value of the time and services contributed by volunteers to carry out the program
    - The value of volunteer time may be determined by each agency; the value must be reasonable and appropriate for the services provided
    - For services provided by a professional, the value can be the hourly rate charged by that professional
- Program income in the form of returned utility or security deposits
- Donations and/or grants

Match Requirements

- Match must be used in accordance with all requirements that apply to ESG grant funds except the expenditure limits in 24 CFR 576.100.
- If the matching funds are from another state or federal program, they must also be used in accordance with that program's requirements.

- If an agency uses City of Madison General Purpose Revenue (GPR) funds as match to its ESG allocation, all ESG rules andrequirements apply to clients served with the matching funds.
- Match must be spent by the expenditure deadline which applies to the ESG funds being matched.
- HUD federal funds may not be used to match State ESG.
- Match spent on ESG may not be used to match any other federal program's funds.
- Matching funds may not be used to match more than one ESG grant.

Match Documentation

All proposed match must be documented at the time of application, and all documentation must be submitted with the application. Documentation requirements for different kinds of match are as follows:

- For funds provided by units of local or state government, churches, foundations, or the United Way which will be used to match ESG funds: copies of the funding award and/or commitment letter from these sources on their official letterhead and signed by an authorized signatory of the funding organization.
- For donated volunteer hours, donations from businesses or individuals, client rent/boarding fees, or client program service fees which will be used to match ESG funds: a letter on applicant's letterhead signed by an authorized signatory describing how the applicant will maintain records of these match sources, the total amount of the match expected to be received, and, in the case of volunteer hours, the number of hours expected to be donated.
- For the value of a donated building or any lease: documentation of the fair market value of the building or lease.
- For staff salaries: a letter on applicant's official letterhead signed by an authorized signatory describing the funding source of the salaries and the exact amount of match to be provided.

Chapter 3: Program Requirements

Written Standards

Sub-recipients of ESG funding must adhere to Dane County Continuum of Care (CoC)'s written standards for each program type (rapid re-housing, homelessness prevention, emergency shelter, and street outreach).

At a minimum, written standards must include the following:

i. Standard policies and procedures for evaluating eligibility for assistance;
ii. Standards for targeting and providing essential services related to street outreach;
iii. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, e.g., victims of domestic violence; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest;
iv. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter;
v. Policies and procedures for coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers; other homeless assistance providers; and mainstream service and housing providers;
vi. Policies and procedures for determining and prioritizing which eligible households will receive homelessness prevention assistance and which eligible households will receive rapid re-housing assistance *(must include an emergency transfer priority)*;
vii. Standards for determining what percentage or amount of rent and utilities costs each program participant must pay while receiving homelessness prevention or rapid re-housing assistance;
viii. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time; and
ix. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receive assistance; or the maximum number of times the program participant may receive assistance.

Participation of People with Lived Experience

To the maximum extent possible, sub-recipients must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities, in providing services assisted under the ESG program, and in providing services for occupants offacilities assisted with ESG.

To the maximum extent practicable, sub-recipients must have representationof a person who is homeless or was formerly homeless on either:

- The Board of Directors; or

- An equivalent policymaking entity directly responsible for making policy for the project(s) for which funding is being requested.

Involuntary Family Separation & Nondiscrimination

All individuals or groups of individuals regardless of age, gender identification, sexual orientation, and marriage status identifying as a family at must be served as a family by any project which serves families. There can be no involuntary separation.

(1) Any emergency shelter that serves families must serve all eligible families regardless of their gender composition – e.g. emergency shelters which serve families may not serve exclusively women and children.

There can be no documentation requirement or need for "proof" of family, gender identification, and/or sexual orientation. Examples of prohibited inquiry and documentation include but are not limited to parentage, birth certificates, and marriage certificates.

Families with children under age 18 must not be denied admission to any family shelter based on the age of any child under age 18. An example of a prohibited admission policy would be denying a family admission because there is a 16-year-old in the family.

Conflict of Interest

ESG regulations require compliance with organizational, individual, and procurement conflict of interest provisions. Sub-recipients will be required to repay any ESG funds disbursed for persons with whom there is an identified conflict of interest unless an exception is granted from HUD.

Organizational Conflicts of Interest

1. Sub-recipients must not condition ESG assistance on a participant's acceptance of housing or emergency shelter owned by the sub-recipient or a parent or subsidiary of the sub-recipient.
2. Sub-recipients must not conduct an initial evaluation or provide homelessness prevention assistance to persons living in property owned by the sub-recipient or a parent or subsidiaryof the sub-recipient.

Individual Conflicts of Interest

The individual conflict of interest regulations prohibit financial gain for self, family, or those with business ties.

1. No person who exercises responsibility over ESG funded projects or who is in a position to participate in a decision-making process or gain inside information with regard to ESG funded projects may:
    a. Obtain a financial interest or benefit from an assisted activity
    b. Have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity
    c. Benefit from an assisted activity, either for themselves or for those with whom they have family or business ties, during their tenure or during the one-year period following their tenure

Individual Conflict of Interest Exception Process

Upon written request of the sub-recipient, HUD may grant an exception to the provisions above on a case-by-case basis. The most common situation where an exception is requested is when a family member of an employee needs ESG assistance (e.g., the family member of an employee experiences homelessness and applies for rapid re-housing assistance). Follow the steps belowif a conflict of interest is identified when providing ESG funded assistance.

1. Submit a request for an exception in writing to CDD. The request must contain the following items:
    a. A narrative of the situation, which must contain the name and title of the person for whom the exception is requested, and a brief description of the person's position as it relates to the HUD-assisted project or contract award. The narrative must also address all applicable factors below.
        i. Whether the person is a member of a group or class of persons intended to be the beneficiaries of the HUD-assisted activity, and if so, whether the exception would permit the person to receive generally the same interests or benefits being made available or provided to the group or class.
        ii. Whether the affected person has withdrawn from his or her functions or responsibilities or the decision-making process with respect to the specific assisted activity in question.
        iii. If the agency requesting an exemption is a government, they must also provide an assurance that there has been public disclosure of the conflict and a description of how the public disclosure was made.
        iv. Any other relevant considerations.
2. CDD will review the request for exception based on the above factors and any other applicable information. In determining whether to grant the requested exception, CDD shall consider whether an exception will serve to further the purposes of the ESG program and the effective and efficient administration of the organization's project. If the request is deemed appropriate, CDD will seek a legal opinion from the City of Madison Attorney's Office stating whether there would be a violation of local, state, or federal law if the exception were granted.
    a. If the legal opinion obtained from City of Madison Attorney's Office is not favorable to the request, no exception will be granted.
    b. If the legal opinion obtained from City of Madison Attorney's Office is favorable to the request,CDD will send a recommendation, along with the original request, seeking HUD's determination.
3. When HUD responds to the request for an exception, CDD will notify the sub-recipient ofthe decision. At any point, CDD reserves the right to refuse a request for an exception. If this occurs, a written response will be provided.

Procurement Conflicts of Interest

In the procurement of property and services, the conflict-of-interest provisions at 24 CFR 85.36 and 24 CFR 84.42 apply. These regulations require sub-recipients to maintain written standards governing the performance of their employees engaged in administering contracts.

Confidentiality

Sub-recipients must develop and implement written confidentiality procedures to ensure:

1. All records containing personally identifying information of any person or family who applies for and/or receives ESG assistance will be kept secure and confidential.
2. The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public except with written authorization of the person responsible for the operation of the shelter.
3. The address or location of any housing of a program participant will not be made public except as provided under a preexisting privacy policy of sub-recipient and consistent with all applicable state and local laws regarding privacy and obligations of confidentiality.
4. Sub-recipients must develop and implement procedures to ensure the confidentiality of records pertaining to any person provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violenceshelter project, except with the written authorization of the person responsible for the operation of that shelter.

Violence Against Women Act (VAWA)

VAWA prohibits denial or termination of assistance or eviction solely because a person is a victim of domestic violence, dating violence, sexual assault, or stalking. This protection applies to all eligibility and termination decisions that are made with respect to ESG rental assistance.

Sub-recipients that determine eligibility for or administers ESG rental assistance are responsible for ensuring that a notice of VAWA protections (HUD forms 5380 and 5382) are provided to each applicant for ESG rental assistance and each program participant receiving ESG rental assistance at each of the following times:

(1) When an individual or family is denied ESG rental assistance
(2) When a program participant begins receiving ESG rental assistance
(3) When a program participant is notified of termination of ESG rental assistance
(4) When a program participant receives notification of eviction

The VAWA Lease Addendum (HUD form 91067) must also be included with every lease.

Emergency Transfer Plan

Sub-recipients must develop and implement an emergency transfer plancompliant with 24 CFR 5.2005(e).

Coordinated Entry

Each HUD COC is required to develop and operate a coordinated entry system. ESG sub-recipients must participate in coordinated entry for Dane County CoC. Program participation in coordinated entry will be reviewed during annual monitoring. Victim service providers may choose not to use the CoC's coordinated assessment system.

Coordinated entry refers to a single place or process for people to access homelessness prevention, housing, and related services within a given CoC. It includes the following core components:

- Information so people will know where or how to access coordinated entry.
- A place or way to request assistance, such as a walk-in center or a 2-1-1 call center.
- A screening and assessment process and tools to gather information about the person, their housing and service needs, and program eligibility and priority.
- Information about programs and agencies which provide housing or services.
- A process and tools for referral to appropriate programs or agencies.

Faith-Based Activities

All ESG-funded activities must be administered in a manner that is free from religious influences and in accordance with the following principles.

- Sub-recipients must not discriminate against any employee or applicant for employment and must not limit employment or give preference in employment to persons on the basis ofreligion.
- Sub-recipients must not discriminate against any person applying for shelter or services and must not limit shelter or services or give preference to persons on the basis of religion.
- Sub-recipients must provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing and exert no other religious influence in the provision of programs or services funded under ESG.
    - If a sub-recipient conducts these activities, the activities must be offered separately intime or location from the programs or services funded under ESG, and participation must be voluntary for ESG program participants.

Recordkeeping and Retention

Sub-recipients must have written policies and procedures in place to ensureall recordkeeping requirements are met. CDD must also maintain a copy of any executed contract with any sub-recipient which relates to project activities funded under their ESG contract.

Program and financial records for sub-recipients must be maintained for a minimum of five years after the final expenditure under their ESG contract. Emergency shelterconversion records must be maintained for a minimum of ten years from initial obligation if thecosts are greater than 75% of the post-conversion value.

Participation in HMIS, HIC, PIT

Homeless Management Information System (HMIS)

All sub-recipients must participate in HMIS and comply with participationrequirements.

Victim service providers cannot participate in HMIS and Legal Services Organizations may choose to not participate in HMIS. Providers which do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports. The comparable database

must be capable of producing all ESG-required reports.

Housing Inventory Chart

Each COC must complete a census for the fourth Wednesday of the month for all emergency shelters (including motel voucher programs), rapid re-housing programs, permanent housing, safe haven, and transitional housing programs. This information is reported on the Housing Inventory Chart (HIC) maintained by the HUD CoCs. The data is required of all agencies with the above-referenced program types regardless of whether they participate in HMIS or a comparable system.

Point-in-Time

All sub-recipients receiving ESG funds must actively participate in the overnight Point-in-Time (PIT) unsheltered count conducted CoC wide during the last ten days ofJanuary.

Participation in Continuum of Care

Sup-recipients must participate in Dane County CoC. Participation can take many forms, including:

- Attend CoC membership meetings
- Participate in a CoC committee
- Participate in advocacy efforts organized by the CoC
- Use CoC data when talking about homelessness in your community
- Attend CoC sponsored training
- Participate in coordinated entry

Monitoring and Enforcement

Purpose for Monitoring

HUD requires that ESG recipients should establish policies and procedures for monitoring sub-recipients and ensuring that ESG requirements are being implemented appropriately. Monitoring provides information to assure that recipients are using ESG funds efficiently and effectively in accordance with federal law, HUD federal guidelines and standards established by the CoC. Monitoring is also used to provide assistance on performance and technical areas in the delivery of services to the homeless population in their communities.

Definitions

Concern - A deficiency in program performance not based on a statutory, regulatory or other program requirement. Sanctions or corrective actions are <u>not</u> authorized for concerns. However, CDD will bring the concern to the agency's attention and, if appropriate, may *recommend* (but cannot require) actions to address concerns and/or provide technical assistance.

Finding - A deficiency in program performance based on a statutory, regulatory or program requirementfor which sanctions or other corrective actions are authorized.

On-site monitoring - Monitoring that is conducted at the agency location. This monitoring includes review of forms and supporting documentation along with staff interviews. Unit inspections and participant interviews are also conducted during an on-site monitoring.

Desk monitoring – Monitoring that is conducted remotely, typically at the office of the Monitoring and Compliance Coordinator. All forms and supporting documentation will be submitted via electronic mail, or postal service if requested.

Approach to Monitoring

The monitoring process is intended to provide guidance and assistance along with observing progress and quality of services. The monitoring process should have open communication and on-going evaluation to make the process successful.

The overriding goal of monitoring is to determine compliance, prevent/identify deficiencies and design corrective actions to improve or reinforce project performance. We also want to acknowledge the efforts and good practices that agencies have and share with other agencies in the City to increase success for all agencies and communities in the continuum.

Monitoring Timeline

It is the intent of CDD to conduct monitoring for every agency that has an ESG funded project at least every other year.

This does not preclude a monitoring to be triggered to occur more frequently. In the event CDD has reason to believe a monitoring should occur sooner than the two year cycle, monitoring staff will give notice to that agency. Events that would lead to a monitoring include: complaints or grievances filed with CDD or CoC regarding ESG funded project, poor system performance measures, annual funds being relinquished to HUD or any reason to believe there is misuse of federal funds. CDD will communicate with the agency the concerns leading up to the monitoring and the monitoring could be focused on those activities and/or area(s) of concern or could lead to a full monitoring.

When a monitoring will occur, the WI BOSCOC will issue a notice to the agency at least 30 days prior. The notice will be addressed to the Executive Director and will also include the Program Manager and sent via electronic mail. The notice and monitoring packet are sent to the agency in order to prepare for the monitoring. The agency is responsible to submit all required documents based on the following timeline:

- On-site Monitoring - The WI BOS Monitoring Form must be submitted to the Monitoring and Compliance Coordinator no later than seven (7) days prior to an on-site visit. All supporting documents need to be prepared and ready at the start of the on-site monitoring. Unless requested, supporting documents should not be submitted via electronic mail. In the event that an agency has multiple COC projects being monitored, a monitoring form MUST be filled out for each project as each project is monitored separately. Any documents submitted after the deadline will result in a finding.
- Desk Monitoring – All documents, including supporting documentation must be submitted by the timeline indicated in the monitoring notice. Submission can occur through electronic mail or by postal mail. Please note that postal mail must be post-marked by the due date in the monitoring notice.

On the day of the on-site monitoring, all paperwork must be prepared and presented to the Monitoringand Compliance Coordinator upon their arrival. If all paperwork is not presented, this will result in a finding. All documents should be labeled and presented in the order asked on the monitoring form.
During the monitoring program staff should be available to answer questions. Program staff includes: program directors, case managers and any direct line staff. Staff from the finance department should also be available to answer additional questions that may arise during review of the financial portion ofthe monitoring. On-site monitoring will also include unit visits as well as meeting with project participants.

Notification of Monitoring

CDD will monitor the performance of ESG sub-recipients at least every other year. In conducting performance reviews, information will be obtained from the records and reports from onsite or desk monitoring, audit reports, and information from HMIS. Monitoring reviews to determine compliance with specific program requirements will be conducted as necessary.

Components of a Monitoring

During CDD's sub-recipient monitoring, several different components may bereviewed, including:

- Personnel policies and procedures, such as conflict of interest and confidentiality policies
- Fiscal policies and procedures, including those related to the value of volunteer time
- Funding-specific requirements, such as homeless participation
- Client files
- Backup documentation (e.g. invoices, timesheet, payroll reports) supporting reimbursement requests
- Performance
- Participation in HMIS or HMIS-comparable database
- Compliance with coordinated entry and CoC written standards
- Participation in the January Point-in-Time (PIT) count
- Completion of monthly Housing Inventory Chart (HIC) report
- Compliance with the ESG CAPER

Expectations for CDD

CDD is expected of the following in addition to those listed above:

- Issue agreements or contracts with each sub-recipient laying out expectations regarding matters such as the use of grant funds, monitoring expectations, payment requests, and eligible activities
- Collect and review invoices from sub-recipients to ensure proper payment requests
    - Backup documentation should be collected at least once per grant cycle to ensure proper usage of funds

- Ensure timely payment disbursement to sub-recipients
    - Sub-recipients must be reimbursed within 21 days of submitting an invoice with no issues
- Ensure that each sub-recipient meets HMIS compliance standards, if applicable
- Ensure that information such as new rules or income/rent limits is promptly passed along to sub-recipients
- Facilitate communication for sub-recipients
- Ensure that the process for allocating ESG funds locally is fair and transparent

Expectations for Sub-Recipients

Sub-recipients of ESG are expected of the following:

- Comply with all funding requirements
- Submit invoices and reports on a timely basis
- Undergo and complete a monitoring review as requested
- Notify CDD of any concerns related to the performance
- Ensure all funds are spent in an appropriate manner within the agreed-upon budget
- Request budget adjustments to CDD as needed to fully spend out all funds
- Meet all HMIS compliance standards, if applicable

Chapter 4: Project Types

Rapid Re-housing

Rapid re-housing assistance aims to help homeless households move as quickly as possible into permanent housing and achieve stability in that housing through a combination of rental assistance and supportive services. Funds used to provide rapid re-housing assistance must be used to provide assistance in permanent housing. Living in a motel or hotel is not considered to be permanent housing and therefore is not an eligible expense under this program.

Overview of Eligible Activities

a) **Housing Payments** (short-term and medium-term rental assistance, *24 CFR §576.106*):
   a. Rental *application fees* which are charged by the owner to all applicants
   b. *Security deposits* which are equal to no more than two months' rent
   c. *Rent payments*: Short- (up to 3 months) and medium-term (4-24 months) rental assistance. The total length of assistance may not exceed 24 months during any 3-year period, including any payment of arrearages
   d. *Utility deposits and payments* (gas, electric, water, sewer)
      i. Utility deposits are only eligible if they are required by the utility company for all customers
      ii. Utility payment assistance can be provided for up to 24 months, including up to 6 months for payments in arrears
   e. *Moving costs* (e.g. truck rental, moving company, up to 3 months of storage)
      i. The payment of temporary storage fees in arrears is an ineligible expense
   f. *Arrearages*: A one-time payment of up to 6 months of rent in arrears, including any late fees on those arrears, provided this assistance will allow the client to retain their current permanent housing or to obtain new permanent housing

b) **Housing Services** (housing relocation and stabilization services, *24 CFR §576.105*):
   a. *Housing search and placement* necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing.
   b. *Housing stability case management* to pay the cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing.
      i. *Note for ESG funds:* Housing stability case management assistance may not exceed 30 days during the period in which the program participant is seeking permanent housing and may not exceed 24 months during the period in which the client is living in permanent housing. If it takes longer than 30 days to locate permanent housing, continued case management must be charged to street outreach or emergency shelter case management, depending upon where the client is residing
   c. *Mediation* between the program participant and the owner or persons(s) with whom the participant is living, providing that the mediation is necessary to prevent the participant from losing permanent housing in which they currently reside.

d. *Legal services* as set forth in subsection 576.102 (a) (1) (vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem which prohibits the program participant from obtaining or maintaining permanent housing.
    i. Note: Retainer fee arrangements and contingency fee arrangements, as well as legal services for immigration and citizenship matters and issues relating to mortgages, are ineligible costs.

Note: the combination of rent payments and arrearages assistance may not exceed 24 months in a three-year period. No financial assistance may be provided to a household for a purpose and time period supported by another public source.

Agencies may tailor their rapid re-housing rental assistance by specifying in their written standards:

- The maximum amount or percentage of rental assistance that a program participant may receive.
- The maximum number of months that a program participant may receive rental assistance (not to exceed 24 months in a three-year period).
- The maximum number of times that a program participant may receive rental assistance.
- The extent to which a program participant must share the cost of rent.

Homelessness Prevention

Homelessness prevention programs include housing relocation and stabilization services and rental assistance as necessary to prevent households from moving to an emergency shelter, a place not meant for human habitation, or another place described in paragraph (1) of the homeless definition.

The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in their current housing or move into other permanent housing and achieve stability in that housing.

Funds used to provide homelessness prevention assistance must be used to provide assistance in permanent housing. Living in a motel or hotel is not considered to be permanent housing and therefore is not an eligible expense under this program.

Overview of Eligible Activities

a) **Housing Payments** (short-term and medium-term rental assistance, *24 CFR §576.106*):
    a. Rental *application fees* which are charged by the owner to all applicants
    b. *Security deposits* which are equal to no more than two months' rent
    c. *Rent payments*: Short- (up to 3 months) and medium-term (4-24 months) rental assistance. The total length of assistance may not exceed 24 months during any 3-year period, including any payment of arrearages.
    d. *Utility deposits and payments* (gas, electric, water, sewer)
        i. Utility deposits are only eligible if they are required by the utility company for all customers.
        ii. Utility payment assistance can be provided for up to 24 months, including up to 6 months for payments in arrears
    e. *Moving costs* (e.g. truck rental, moving company, up to 3 months of storage)

i. The payment of temporary storage fees in arrears is ineligible.

f. *Arrearages*: A one-time payment of up to 6 months of rent in arrears, including any late fees on those arrears, provided this assistance will allow the client to retain their current permanent housing or to obtain new permanent housing.

b) **Housing Services** (housing relocation and stabilization services, *24 CFR §576.105*):

a. *Housing search and placement* necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing.

b. *Housing stability case management* to pay the cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing.

c. *Mediation* between the program participant and the owner or persons(s) with whom the participant is living, providing that the mediation is necessary to prevent the participant from losing permanent housing in which they currently reside.

e. *Legal services* as set forth in subsection 576.102 (a) (1) (vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem which prohibits the program participant from obtaining or maintaining permanent housing.

i. Note: Retainer fee arrangements and contingency fee arrangements, as well as legal services for immigration and citizenship matters and issues relating to mortgages, are ineligible costs.

Note: the combination of rent payments and arrearages assistance may not exceed 24 months in a three-year period. No ESG financial assistance may be provided to a household for a purpose and time period supported by another public source.

Street Outreach

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless households; connecting them with emergency shelter, housing, or critical services; and providing urgent non-facility-based care to unsheltered homeless households who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

Overview of Eligible Activities

a) *Engagement*: The costs to locate, identify, and build relationships with unsheltered homeless people and engage them for the purposes of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.

b) *Case Management*: Includes the costs of assessing housing and service needs; arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participants.

c) *Emergency Health Services*: Includes costs for direct outpatient treatment of medical conditions provided by licensed medical professionals operating in community-based settings. Funds may be used only for these services to the extent that other appropriate health services are inaccessible or unavailable within the area.

d) *Emergency Mental Health Services*: Includes costs for direct outpatient treatment by licensed professionals of mental health conditions operating in community-based settings. Funds may be used only for these services to the extent that other appropriate mental health services are inaccessible or unavailable within the community.

e) *Transportation*: Includes transportation costs of outreach workers, social workers, medical professionals, or other service providers provided that this travel takes place during the provision of services eligible under this section. The costs of transporting unsheltered people to emergency shelters or other service facilities are also eligible.

Emergency Shelter

Emergency shelter is defined as any appropriate facility that has the primary use of providing temporary or transitional shelter for the homeless in general or for specific populations of the homeless and the use of which does not require occupants to sign leases or occupancy agreements. ESG funds may be used to provide essential services to persons in emergency shelters, renovating buildings to be used as emergency shelters, and operating emergency shelters. Staff costs related to carrying out emergency shelter activities are also eligible.

Overview of Eligible Activities

a) **Essential Services**:
   a. *Case Management*: The cost of assessing, arranging, coordinating and monitoring the delivery of individualized services to meet the needs of the program participant.
   b. *Child Care*: The cost of childcare for program participants is eligible. Children must be under the age of 13 unless they have a disability. Children with a disability must be under the age of 18. The child-care center must be licensed by the jurisdiction in which it operates.
   c. *Education Services*: When necessary for program participants to obtain and maintain housing, the costs of improving knowledge and basic educational skills are eligible.
   d. *Employment Assistance and Job Training*: The costs of employment assistance and job training programs are eligible.
   e. *Outpatient Health Services*: Costs for direct outpatient treatment of medical conditions provided by licensed medical professionals. Funds may be used for these services only to the extent that other appropriate health services are unavailable within a community.
   f. *Legal services* as set forth in subsection 576.102 (a) (1) (vi), except that the eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem which prohibits the program participant from obtaining or maintaining permanent housing.
   g. *Life Skills Training*: Costs of teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, substance abuse, and homelessness are eligible costs. These services must be necessary to assist the program participant to function independently in the community.
   h. *Mental Health Services*: Costs include direct outpatient treatment provided by licensed professionals of mental health conditions. Funds may only be used for

these services to the extent that other appropriate mental health services are unavailable or inaccessible within the community.

i. *Substance Abuse Treatment Service*: Eligible substance abuse treatment services are designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors and are provided by licensed or certified professionals. Funds may only be used for these services to the extent that other appropriate substance abuse treatment services are unavailable or inaccessible within a community. Note: Inpatient detoxification and other inpatient drug or alcohol treatments are ineligible.

j. *Transportation*: Costs consist of the transportation costs of a program participant's travel to and from medical care, employment, childcare, or other eligible essential services facilities.

b) Shelter Operations

a. *Rent*
b. *Security*
c. *Insurance*
d. *Utilities*
e. *Food*
f. *Furnishings & Supplies*
g. *Maintenance*, including minor or routine repairs

Motel Vouchers

Where no appropriate emergency shelter is available for a homeless individual or family, eligible costs may include a hotel or motel voucher.

Renovation

For costs of rehabilitation, conversion or renovation to be eligible for payment with ESG funds, the building must be used for an emergency shelter for homeless families/individuals. A government entity or private non-profit organization must own the emergency shelter building before and after the renovation or rehabilitation. Buildings renovated with ESG funds as a shelter for homeless people are required to function as a shelter for a minimum period of time, depending on the type of renovation and the value of the building. See the table below. An agency may not rehabilitate, convert, or renovate a shelter or prospective shelter until HUD has performed an environmental review under 24 CFR part 50 and the agency has received HUD approval to continue. Please contact the ESG Program Manager if your program is considering this option.

Eligible costs include labor; materials; tools; and other costs for renovation, including major rehabilitation of an emergency shelter or conversion of a building into an emergency shelter.

Minimum Period of Use (*Regulatory Citation*: 24 CFR § 576.102(i) Major rehabilitation)

Rehabilitation and Renovation Minimum Period of Use		
	Use Requirement	**Determining Criteria**
Major Rehabilitation	10 years*	Rehab costs exceed 75% of the value of the building before rehabilitation.

Conversion	10 years*	Conversion costs exceed 75% of the value of the building after conversion.
Renovation, including rehab and conversion costs that do not meet 10 Year criteria.	3 years	Renovation costs are 75% or less of the value of the building before renovation.
***Recorded deed or use restriction required.**		

Homelessness Management Information Systems (HMIS)

The HEARTH Act makes HMIS participation a statutory requirement for ESG-funded service providers. If the agency is a Victim Services Provider or Legal Services Provider, ESG funds may be used to establish and operate a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Eligible Costs:

a) Equipment & software
b) Training & overhead
c) HMIS participation fees
d) Staffing

Activities funded under this section must comply with HUD's standards on participation, data collection, and reporting under HMIS.

Chapter 5: Client File Requirements

The requirements in this section must be followed and documented in client files.

Client Eligibility

Each client file must contain documentation that the household provided with assistance meets the eligibility requirements for the project type for which they are applying. For Rapid Re-Housing and Homelessness Prevention programs, verifications of homelessness and income verifications should be accompanied by third-party documentation. Self-certification of homelessness is sufficient for Street Outreach and Emergency Shelter services.

Component	Eligible Categories
Street Outreach	• Category 1 homeless – Literally Homeless • Must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter
Emergency Shelter	• Category 1 homeless – Literally Homeless • Category 2 homeless – Imminent Risk of Homeless • Category 3 homeless – Homeless Under Other Federal Statues • Category 4 homeless – Fleeing/Attempting to Flee Domestic Violence
Homelessness Prevention	• Category 2 homeless – Imminent Risk of Homeless • Category 3 homeless – Homeless Under Other Federal Statues • Category 4 homeless – Fleeing/Attempting to Flee Domestic Violence • At-Risk of Homelessness • Must have an annual income below 30% (ESG) or 60% (HPP) of county median income for the area at program entry
Rapid Re-Housing	• Category 1 homeless – Literally Homeless

Additional Requirements

- Funds cannot be targeted to clients from a specific agency.
- Assistance is limited to clients who meet the appropriate part of the homeless definition at program entry and where there is documentation of their homelessness.
- In the absence of source documentation or third-party documentation for rapid re-housing and homelessness prevention programs, the agency must certify that efforts were made to obtain the documentation.

Homeless Definitions	
Category 1: Literally Homeless	Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (1) Has a primary nighttime residence that is a public or private place not meant for human habitation; OR (2) Is living in a shelter designated to provide temporary living arrangements (including transitional housing and hotels/motels paid for by charitable or government organizations); OR (3) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.
Category 2: Imminent Risk of Homelessness	Individual or family who will imminently lose their primary nighttime residence, provided that: (1) Primary residence will be lost within 14 days of the date of application for assistance; (2) No subsequent residence has been identified; AND (3) Household lacks the resources or support networks needed to obtain other permanent housing.

Category 3: Homeless under other Federal Statutes	Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
	(1) Are defined as homeless under one of the following:
	i. Section 387 of the Runaway and Homeless Youth Act;
	ii. Section 637 of the Head Start Act;
	iii. Section 41403 of the Violence Against Women Act of 1994;
	iv. Section 330(h) of the Public Health Service Act;
	v. Section 3 of the Food and Nutrition Act of 2008;
	vi. Section 17(b) of the Child Nutrition Act of 1966;
	vii. Section 725 of the McKinney-Vento Homeless Assistance Act;
	(2) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the assistance application;
	(3) Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; AND
	(4) Can be expected to continue in such status for an extended period of time due to special needs or barriers

Category 4: Fleeing/Attempting to Flee Domestic Violence	Any individual or family who: (1) Is fleeing, or is attempting to flee, domestic violence; (2) Has no other residence; AND (3) Lacks the resources or support networks to obtain other permanent housing

At-Risk of Homelessness Definition

(1) An individual or family who:
- i. Has an annual income below 30% of median family income for the area; and
- ii. Does not have sufficient resources or support networks immediately available to prevent them from becoming homeless; AND
- iii. Meets one of the following conditions:
  - i) Has moved due to economic reasons 2 or more times during the 60 days immediately; preceding the application for assistance
  - ii) Is living in the home of another because of economic hardship;
  - iii) Has been notified in writing that their current living situation will be terminated within 21 days;
  - iv) Lives in a hotel/motel and is self-paying;
  - v) Lives in a housing unit in which more than 1.5 persons reside per room;
  - vi) Is exiting a publicly funded institution or system of care (such as a health-care facility, foster care, or correction institution); OR
  - vii) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

(2) A child or youth who qualifies as "homeless" under one of the following:
- i. Section 387(3) of the Runaway and Homeless Youth Act
- ii. Section 637(11) of the Head Start Act
- iii. Section 41403(6) of the Violence Against Women Act of 1994
- iv. Section 330(h)(5)(A) of the Public Health Service Act
- v. Section 3(m) of the Food and Nutrition Act of 2008
- vi. Section 17(b)(15) of the Child Nutrition Act of 1966

(3) A child youth who qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth living with her or him

Homelessness Documentation Requirements	
Category 1: Literally Homeless	• Written observation by outreach worker or written referral by another service provider; OR • Self-certification by individual or head of household seeking assistance; OR • For individuals exiting an institution – one of the above AND: o Discharge paperwork or written/oral referral OR o Written record of intake worker's due diligence to obtain above evidence and certification by individual that they exited institution.
Category 2: Imminent Risk of Homelessness	• A court order resulting from an eviction notice notifying the individual or family that they must leave; OR • For individuals and families leaving a hotel/motel – evidence they lack the financial resources to stay; OR • A documented and verified oral statement. AND • Certification that no subsequent residence has been identified and self-certification that the individual lacks the financial resources and support necessary to obtain permanent housing
Category 3: Homeless under other Federal Statutes	• Certification by a nonprofit or state/local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute AND • Certification of no permanent housing in last 60 days AND • Certification by the individual or head of household and any available supporting documentation that (s)he has moved two or more times in the past 60 days AND • Documentation of special needs or 2+ barriers
Category 4: Fleeing/Attempting to Flee Domestic Violence	• Statement by the individual or head of household seeking assistance stating: o They are fleeing; o No subsequent residence has been identified; AND o They lack the financial resources and support networks to obtain other permanent housing. • Statement must be documented by a self-certification or a certification by an intake worker.
At-Risk of Homelessness	• Self-certification or other written documentation that the individual lacks the financial resources and support necessary to obtain permanent housing AND • Documentation of one of the eligibility conditions OR • Certification by a nonprofit or state/local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute

Evaluation of Need and Case Management

Any household provided with assistance must have at least an initial consultation with a case manager or other authorized representative who can determine the appropriate type of assistance to meet their needs. Any household provided with assistance for Homelessness Prevention or Rapid Re-Housing must comply with re-evaluation and case management requirements.

Initial Evaluation

- There must be an initial evaluation of all applicants to determine:
    - Eligibility for ESG assistance
    - Amount and type of assistance necessary for the household to regain stability in permanent housing

Homelessness Prevention and Rapid Re-housing

Re-Evaluations

- Re-evaluations are required for program participants receiving:
    - Homeless Prevention assistance (not less than once every 3 months)
    - Rapid Re-Housing assistance (not less than once per year)
- Re-evaluations are required to determine:
    - Program participants' continued eligibility for assistance
    - The amount and type of assistance needed by a household to retain stability in permanent housing
- To continue to be eligible for Rapid Re-Housing or Homelessness Prevention assistance, a household must:
    - Have an annual income at or below 30% of CMI
    - Lack sufficient resources and support networks to retain housing without ESG assistance

Case Management

- ESG-funded case management must comply with the applicable written standards and coordinated entry system.
- Program participants receiving ESG-funded case management must have contact with a case manager at least once a month.
- For program participants receiving ESG-funded case management, there must be a plan to assist the program participant in retaining permanent housing after the assistance ends.

Coordination with Homeless Services and Mainstream Resources

Sub-recipients must assist homeless individuals in obtaining permanent housing, appropriate supportive services, and other Federal, state, local, and private assistanceavailable for such persons.

Sub-recipients should coordinate ESG-funded activities with other programs targeted to serving homeless households.

Habitability

The ESG Program establishes different habitability standards for emergency shelters and for permanent housing (rapid re-housing and homelessness prevention components). Sub-recipients must document compliance with the applicable standards.

1. Emergency Shelter Standards
    a. Emergency shelters which receive ESG funds for renovation or shelter operations must meet the minimum standards for safety, sanitation, and privacy provided in §576.403(b)
    b. In addition, emergency shelters which receive ESG funds for renovation (conversion, major rehabilitation, or other renovation) also must meet state or local government safety and sanitation standards, as applicable
2. Permanent Housing Standards.
    a. Sub-recipient cannot use ESG funds to help a program participant remain in or move into housing which does not meet the minimum habitability standards under §576.403(c); this restriction applies to all activitiesunder the Homelessness Prevention and Rapid Re-housing components

Rent Reasonableness and Fair Market Rent

Sub-recipients providing rental assistance must create policies and procedures in compliance with HUD regulations to ensure that all units meet fair market rentand rent reasonableness standards.

To calculate rent under this section, the unit's rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees), and, if the tenant pays separately for utilities, the monthly allowance for utilities established by the public housing authority for the area in which the housing is located.

Fair Market Rent

To establish whether a client's unit meets fair market rent standards, its rent must be compared to the fair market rent value for the unit's size and location. A unit's rent and utility allowance must together be at or below the fair market rent value for the area.

Fair market rent values are published annually by HUD. They may be found here: https://www.huduser.gov/portal/datasets/fmr.html

Rent Reasonableness

Agencies must determine whether a unit's rent is reasonable in comparison to rent for other comparable unassisted units. To make this determination, the agency must consider:

(1) The location, quality, size, unit type, and age of the contract unit; and
(2) Any amenities, housing services, maintenance, and utilities to be provided by the owner per the lease.

To establish whether a unit meets rent reasonableness standards, it must be compared to at least two comparable units. Documentation of comparable units for a city or region must be updated at least annually. A sample "Rent Reasonableness Checklist and Certification" form is available at: https://www.hudexchange.info/resource/2098/home-rent-reasonableness-checklist-and-certification/.

Agencies must establish their own written policies and procedures for documenting comparable rents and ensure that they are followed when documenting rent reasonableness in case files. Policies must include a process for exceptional circumstances in the event the rent reasonableness standard cannot be met (accessibility, unit size, etc.).

See https://www.hudexchange.info/resource/3070/esg-rent-reasonableness-and-fmr/ for additional guidance.

Lead Safety

Renovation: Any renovation carried out with ESG assistance shall be sufficient to ensure the building involved is lead-safe and sanitary. The requirements of rehabilitation differ according to the level of federal support**.**

Shelter: The facility must be free from lead-based paint contamination wherein clients may potentially stay for more than 100 days unless the facility is such that it is statutorily exempted.

Homelessness Prevention and Rapid Re-Housing: Every assisted unit must be free from lead-based paint contamination wherein that assistance lasts 100 days or more AND a child less than 6 years of age and/or a pregnant woman is expected to reside there. If these conditions are met and the unit was built before 1978, a visual inspection is necessary before assisting the unit in question.

Rent Assistance and Lease Standards

Standard Operating Procedure

1. Compliance with **Rent Reasonableness** and HUD **Fair Market Rent** as described above.
2. **Habitability Standards** apply for all units assisted with ESG monies.
3. **Lead-Based Paint** standards apply to all ESG funds in that a visual assessment is required for all units receiving assistance if the unit was constructed before 1978 and a child under 6 or a pregnant woman will live there.
4. There must be a **legally binding written lease** between tenant and landlord to receive ESG rental assistance.
    a. Note that “master-leasing” is not allowed in ESG-funded programs, meaning that sub-recipients may not sign a lease and sublet the unit to a program participant.
5. There must be a **rental assistance agreement** between sub-recipient agencies and landlords. This can be between a property manager or owner and a sub-recipient. In ESG-funded programs, the agreement must contain VAWA protection requirements as provided under 24 CFR part 5, subpart L.
6. No ESG financial assistance can be provided to households receiving the same type of financial assistance from another *public* source for the same time period besides arrears. *Example: Persons living in public housing units, using housing choice vouchers,*

or residing in project-based assisted units cannot receive monthly rental assistance under ESG.

7. Late Payments
   - The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease
   - Sub-recipient must make timely payments to owners per therental assistance agreement
   - Sub-recipient is solely responsible for paying with non-ESG fundsany late payment penalties that it incurs
8. The total period for which any program participant may receive ESG services cannot exceed 24 months during any 3-year period. This includes arrearages.
9. Sub-recipients may set a maximum dollar amount and maximum period for which a program participant may receive any of the types of assistance or services based on program design and funding capacity, not to exceed 24 months.

Lease Requirements

The following rules apply whenever a client receives rental assistance under any project type.

1. Clients must have a legally binding, written lease for the rental unit unless the assistance is solely for rental arrears. The lease must be between the unit owner and the client.
2. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the client an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks.
3. Leases must include a provision or incorporate a lease addendum that includes all requirements that apply to tenants, landlords, and leases under 24 CFR Part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking) and 24 CFR § 576.409.
4. Leases are encouraged to have an initial term of one year. Leases may be renewed or extended as needed for as long as a client remains eligible. However, leases may never commit ESG funds beyond the current ESG contract's expenditure deadline or for ESG funds under a contract that has not yet been awarded.

Terminating Assistance

To terminate assistance to a program participant, t sub-recipient mustestablish and follow their formal process which meets all statutory requirements.

1. Sub-recipients may terminate ESG assistance if a participant violatesthe rules of the program.
   a. Sub-recipients must establish and follow a formal process that recognizes individual rights.
2. This rule allows termination in only the most severe cases.
3. The termination process for rental assistance or housing relocation and stabilization services must include:

a. Written notice to the program participant with a clear statement of the reasons for termination.
b. Review of the decision to terminate with an opportunity for the program participant to present written or oral objections to a third-party.
c. Prompt written notice to the program participant of the final decision.

4. Assistance to a program participant who has been terminated from a program may resume at a later date.
5. Only HUD may grant exceptions for ESG funds.
6. CDD may grant exceptions for HPP funds.

Housing Stability Plan

Sub-recipients which provide rapid re-housing, prevention, and emergency shelter services with a case management component must provide each household with a planto either help them find and secure or maintain safe and stable housing. Program participants must be assisted in creating a plan which will help them obtain and retain permanent housing after the ESG assistance ends, taking into account all relevant considerations.

Housing Stability Case Management

ESG funds may be used to pay costs of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or to assist a program participant in overcoming immediate barriers to obtaining housing. This assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 months during the period the program participant is living in permanent housing. Component services and activities consist of:

- Using the centralized or coordinated assessment system to evaluate individuals and families applying for or receiving homelessness prevention or rapid rehousing assistance
- Conducting an initial evaluation, including verifying and documenting eligibility, for individuals and families applying for homelessness prevention or rapid rehousing assistance
- Counseling
- Developing, securing, and coordinating services and obtaining Federal, State, and local benefits
- Monitoring and evaluating program participant progress
- Providing information and referrals to other providers
- Developing an individualized housing and service plan, including planning a path to permanent housing stability
- Conducting re-evaluations

ESG Documentation Requirements

Sub-recipients will be responsible for demonstrating how each requirement for documentation is met, maintained, and monitored. Regardless of how the documentation is maintained, it must be consistent for each client within the project.

1. **Demonstration of intake** and basic assessment of needs and program eligibility.

2. **Homeless status or at-risk-of-homelessness status** which documents which part of the definition of homelessness a participant meets, and which has all the corresponding pieces of documentation.
3. **Annual income for homelessness prevention or rapid re-housing assistance** wherein there must be an income evaluation form and source documentation. In the absence of source documentation, there may be third-party verification and in the absence of third-party verification, there must be at least certification from the client.
    a. Participants' income must be calculated according to HUD's Part 5 income definition
    b. Income Limits and Verification Requirements
        i. Income limits are established by household size and revised annually by HUD. Sub-recipients may charge households up to but not more than the maximum allowable rent.
        ii. Income Limit at Admission (for Homelessness Prevention programs): Household Gross Annual Income must be at or below 30% (ESG) or 60% (HPP) of the median family income for the area, as determined by HUD.
4. **Re-evaluation** of income, other resources and support networks for homelessness prevention or rapid re-housing assistance which is documentation which occurs not less than once every three months for prevention and once annually for rapid re-housing. This is a re-evaluation showing whether annual income is still at an eligible level and whether the participant still lacks other resources or support networks to sustain housing without assistance.
    a. Income Limit at Recertification (for Rapid Re-housing and Homelessness Prevention programs): Assistance must be terminated if a household's gross annual income exceeds 30% (ESG) or 60% (HPP) of the median family income for the area *at income recertification*. The beneficiary and property owner must receive thirty (30) days' written notice of termination.
5. **Type of service** refers to the amount and type of assistance provided to that program participant, including, as applicable, the security deposit, rental assistance, and utility payments made on behalf of the program participant.
6. **Termination procedure** documentation that demonstrates clients have been informed of their rights and of the procedure, and any correspondence related to a termination proceeding, if applicable.
7. Demonstration of **referral and connection** to homeless and mainstream services.
8. **Case-management** for prevention and re-housing participants which includes both demonstration of a monthly meeting and a housing stability plan.
9. **Rental assistance agreements and payments** which must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants and/or lease.
10. Documentation of compliance with **Fair Market Rent** and **Rent Reasonableness.**
11. **Housing standards** for homelessness prevention or rapid re-housing assistance must include documentation of compliance with housing standards in §576.403, including inspection reports. This requirement is met by the completed and signed Habitability Standards Checklist.

Chapter 6: Method of Payment

ESG Payment Request Forms

Sub-recipients may draw on ESG funds as reimbursement of actual reported expenditures. To initiate each payment, sub-recipients must complete and submit an invoice in the City's Contract URL invoicing system with completed Exhibit 2 (expenditure report) and Exhibit 3 (performance report). Payment requests must be made at least quarterly.

If corrections need to be made to the expenses reported in past months, do not edit the expenses which have already been submitted and reimbursed. Past omissions in reimbursable expenses or match can be added to the current month's column on the payment request. If previously reported expenses or match funds were reported incorrectly and need to be removed from the request, this correction can be made in the current month's column on the payment request. Those funds should be subtracted from any requested funds in the current month so all totals update accordingly. If a budget category would turn negative if the correction were to be entered in a single month's column, spread the negative funds across multiple payment requests.

Reporting Match

When entering match expenses on the payment request form, ensure all expenses fall into the proper category.

Budget Adjustments

If a sub-recipient's needs are different than anticipated and more funds need to be allocated to a different budget category, sub-recipients will need to complete a budget adjustment. Changes to the approved cost categories must be requested in writing to the contract manager. Adjustments cannot put an agency over its cap for administrative, outreach, or emergency shelter spending or below its minimum for rapid re-housing spending. Budget adjustments must be approved by the CDD Supervisor and must be approved prior to reimbursement of expenditures. Once an adjustment is approved, CDD will send a revised payment request form to sub-recipient.

ESG Program Income

Program income includes any amount of a security or utility deposit returned to a sub-recipient. No other program income is allowed to be derived from ESG. Sub-recipients are prohibited from requiring or suggesting repayment of any service or financial assistance except for security and utility deposits.

Program income must be used as ESG match and must be documented on the ESG Payment Request form. This means that the program income must be used for ESG-eligible expenses (e.g. expenses the agency may request reimbursement for on the ESG Payment Request Form). There must be an auditable trail that details how the program income was spent. Documentationof program income expenditures may be requested during monitoring visits.



DANE COUNTY WRITTEN STANDARDS 2026

CONTENTS

Introduction 5

Section I: General Requirements 8

1. Program Standards 8
2. Case Management Services 8
3. Personnel 14
4. Housing First 15
5. Emergency Transfer Plan 18
6. Termination and Grievance Procedures 22
7. Program transfer 22
8. Record Keeping Requirements 23
9. Use of social media 23

Section II: Program Requirements 25

1. Prevention 25
2. Youth Specific System Navigation (Supportive services only) 28
3. Street Outreach 30
4. Diversion 32
5. Emergency Shelter 33
6. Transitional Housing 35
7. Permanent Supportive Housing 36
8. Rapid Re-housing 42
9. Youth-Specific Joint Transitional Housing – Rapid rehousing 43
10. Coordinated Entry 46

Appendix A: Definitions of Homelessness 55

1. 24 CFR §583.5 HUD Homeless Definition 55
2. 24 CFR §578.3 HUD Chronically Homeless Definition 56
3. 24 CFR §576.2 HUD At Risk of Homelessness Definition 56

Appendix B: Certification for Emergency Transfer 58

Appendix C: Prevention Prioritization Tool 60

Appendix D: Diversion Assessment Tool 61

Appendix e: Transfer Request Form 63

Appendix F: List of Acronyms and Glossary 64

Appendix G: Websites for Additional Information 69

Appendix H: Case Management Guide & Tips 70
Appendix I: List of Document Revisions 72

INTRODUCTION

The Continuum of Care (CoC) plans and coordinates a system of homeless housing and services in order to meet the needs of the population and subpopulations experiencing homelessness within the geographic area of the Continuum. The local CoC encompasses Madison and Dane County and is called the Homeless Services Consortium (HSC). These standards are intended to guide all operations that align with the HSC Community Plan to Prevent and End Homelessness

The Continuum of Care (CoC) and Emergency Solutions Grant (ESG) Program Interim Rules require recipients of ESG funds and CoCs to develop, in coordination with each other, written standards for administering assistance. All programs that receive CoC, ESG, and State of Wisconsin Emergency Solutions Grant/Housing Assistance Program/Homeless Prevention Program (EHH) must abide by the applicable sections of the standards in full. Programs funded through other sources are highly encouraged to follow these standards and may be required by the funders to comply with the standards. These standards do not replace policies and procedures created by homeless services providers, but rather they provide an overall context for programs funded with federal, state and local funding. The HSC acknowledges that the Written Standards are a HUD requirement and may be unintentionally exclusionary and welcomes feedback to explore how to standardize and improve the process of implementing the Community Plan to Prevent and End Homelessness. Feedback may be sent to hsc@cityofmadison.com.

The written standards will:

- Establish community-wide expectations on the operations of projects within the community;
- Ensure the system is transparent to users and operators; and
- Establish a minimum set of standards and expectations in terms of the quality expected of projects.

The first version of the written standards was developed by the HSC Written Standards Committee and approved by the HSC Board of Directors (Board) in consultation with ESG recipients in 2016. The standards are reviewed annually by the HSC Core Committee and recommended changes are approved by the Board.

In reviewing and updating the standards, the Core Committee uses the HSC listserv to invite HSC members to join the process. Recommendations for changes to the standards go out to the HSC for feedback and are presented to the HSC Board. The Board reviews and approves the standards. The Board meeting is open to the public and the agenda is publicly noticed, allowing opportunities for the public to provide input.

Changes made in the standards go into effect within 90 days of the Board approval of the changes, unless specified otherwise by the Board. The Board or the CoC Coordinator as designated by the Board is responsible for notifying the agencies receiving CoC, ESG, EHH, or other public funds that require compliance with the standards in writing.

The Board uses the written standards when evaluating program applications for the CoC, ESG and EHH funds. Programs that fail to abide by the standards may not be approved for future CoC, ESG, or EHH funding.

- CoC and ESG funded programs will complete the written standards checklist as a self-monitoring tool and submit to CoC Coordinator annually. CoC Coordinator will pass them onto the Board and appropriate funders.
- The Board designee for ESG, EHH, and CoC funds will use the written standards checklist to review compliance with the standards during monitoring. Programs found not in compliance with the standards must work with the funder or funding administrator to address the compliance issue within timeframe designated by the funder. Results of the written standards compliance monitoring and approved plans of correction will be shared with the Board upon funder's approval of plan of correction. In limited circumstances, a waiver may be requested to the Board if an agency cannot reasonably comply with the standards. The Board may grant or deny a waiver or choose to revise the standards.

If an agency disagrees with non-compliance finding with the standards, the agency may submit a written notice of appeal to the entity issuing the non-compliance finding within 30 days. The Board will make the final determination if the agency is in compliance with the standards.

The Board will use the agency self-monitoring and funder monitoring results regarding written standards compliance to inform strategy development (e.g. training, peer support, shared tool, etc.) to move the CoC towards increased compliance with the standards. The Board will facilitate training for any major changes in the standards.

If someone believes a project is in violation of the Written Standards, they are encouraged to first talk to the provider directly about the violation. If the situation is not resolved, they may reach out to the CoC Coordinator or the CoC Board of Directors to report the violation. The below process will be followed in response to a complaint:

1. The CoC Coordinator will document the complaint and conduct an initial investigation. The CoC Coordinator will communicate with both the person submitting the complaint and the agency to determine next steps.
2. The CoC Coordinator will notify the CoC Board and other funders of the program about the complaint and next steps. The Board will go into a closed session to discuss the complaint.
3. If warranted, the CoC Coordinator will further investigate the concern. At least one CoC Board Member will participate in the investigation. Additional stakeholders may be brought into the investigation as necessary and may include the HMIS lead, funders, etc. The CoC Coordinator and Board Member will determine whether or not the program is in violation of the Written Standards. If a violation has occurred, they will work with the agency to develop a plan and timeline for correction. The plan may include technical assistance, updates to policies and procedures, additional staff training, etc. The Board of Directors will be notified of the plan within 90 days.

4. Unresolved violations of the Written Standards will become a matter of record and may have bearing on funding decisions in future competitions as determined by the Board of Directors. The Board will go into closed session for discussions affecting funding.
5. Any further appeals will be made to the project funder.
6. The CoC Coordinator will keep records of concerns of Written Standards compliance, investigations, findings and correction plans to be shared with the CoC Board of Directors and relevant funding Review Committees.

In keeping with the goals and objectives of the Dane County "Community Plan to Prevent and End Homelessness," all activities provided through the agencies of the Homeless Services Consortium should further the mission of preventing or ending homelessness for households in need.

In addition to the services provided by each agency, each program will play an active role in connecting participants to mainstream services, which are services not specifically designated for homeless households. All Consortium agencies agree to coordinate their services with other providers for the benefit of their participants. Examples of these programs include the Department of Housing and Urban Development (HUD) public housing programs, Section 8 tenant assistance, Supportive Housing for Persons with Disabilities, HOME, Temporary Assistance for Needy Families, Medicaid, Badger Care, public school districts, Head Start, Social Security, Social Security Disability, Social Security Disability Insurance, and Food Share.

SECTION I: GENERAL REQUIREMENTS

1. PROGRAM STANDARDS

1. In providing or arranging for housing, shelter or services, the program considers the needs of the household experiencing or at-risk of homelessness taking into account client choice.
2. The program provides assistance in accessing suitable housing.
3. The program is aligned with the community goals to prevent and end homelessness.
4. The Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT), Vulnerability Index & Family Service Prioritization Decision Assistance Tool (VI-F-SPDAT), or Transition Age Youth-Vulnerability Index & Service Prioritization Decision Assistance Tool (TAY-VI-SPDAT) will be used when screening households for Permanent Supportive Housing and Rapid Re-housing programs. The latest version will be posted on the Homeless Services Consortium website.
5. Each shelter and housing case management program serving households with children must be aware of and inform households of the educational rights of children and unaccompanied youth in their programs, under the McKinney Vento Act. Program staff will facilitate the connection of households with their school's homeless liaisons, such as the MMSD Transition Education Program, to ensure seamless school enrollment and transportation arrangements. Program staff will highly encourage school attendance and will work with households and school staff to address any barriers to achieving academic success.
6. Each program in the CoC will provide accurate and up-to-date information on eligibility criteria ; e.g. – gender specific, individuals/families. Each agency will provide this information to the Coordinated Entry Manager.
7. Each housing and housing case management program in the CoC will use the Mainstream Benefits Checklist. This checklist should be kept in the file for each household and updated annually.
8. Each program will make language translation service available for clients when needed by utilizing available services, such as a language line.
9. All ES, TH, PSH, RRH, and other PH providers must provide information for Housing Inventory Chart (HIC) and Point in Time (PIT) as requested by the CoC or its designee.

2. CASE MANAGEMENT SERVICES

Core Principles

Case management is a necessary and important component in the work to prevent and end homelessness. Case managers are expected to have a strong philosophical base that informs their day-to-day interactions with participants. The Madison/Dane CoC requires projects to incorporate the following principles into their overall case management philosophy and maintain continued professional development in these competencies:

- **Housing First:** An approach to quickly connect households to permanent housing without preconditions and barriers to entry. Supportive services are offered to maximize housing stability and prevent returns to homelessness (see Housing First section).

- **Harm Reduction:** A set of practical strategies and ideas aimed at reducing negative consequences of substance use, mental and physical health issues, and risky behaviors. Focus on meeting people where they are at, avoiding judgment or ultimatums. Prioritize safety and well-being, while acknowledging individual choices and respecting autonomy.
- **Trauma-Informed Care:** An organizational structure and treatment framework that involves understanding, recognizing, and responding to the effects of all types of trauma. Staff approach interactions with sensitivity and understanding, recognizing the impact of trauma on a person's behavior and decision-making. There is an emphasis on physical, psychological, and emotional safety for participants and providers.
- **Client-Centered Approach:** All individuals are treated with dignity and respect. Empower individuals to define their own goals and take ownership of their journey. The case manager and participant work collaboratively to develop a personalized plan that addresses their unique needs and strengths.
- **Housing-Focused:** A service delivery approach that centers on securing and maintaining stable housing. This approach integrates intensive, personalized support to address barriers to housing and promote long-term stability. This includes developing self-advocacy and life skills, referral and connection to long-term supports, identification of support networks and resources and service coordination.
- **Progressive Engagement:** Monitor progress and adjust services as needed in collaboration with the participant. There will be times when a participant needs intense services and other times where they may need light-touch services.
- **Social Justice & Anti-Oppression:** Recognizes the systemic factors that contribute to homelessness, such as poverty, discrimination, and lack of affordable housing. Develop awareness of your own biases and intentionally work on unlearning harmful thoughts and behaviors. Be aware of and make referrals to culturally specific agencies and resources as appropriate. Acknowledge and address any barriers or challenges that may limit a participant's access or engagement, such as language, literacy, disability, stigma, or discrimination. Advocate for policies and practices that promote housing stability and social justice within organizations, communities, and society.

RISE Framework

Informed by the Lived Experience Council, the RISE framework offers actionable strategies that can help new case managers build meaningful connections and achieve positive outcomes in their work, even if they lack prior experience in homeless services. Integrating RISE into case management practices can enhance the effectiveness of support provided to individuals and families facing homelessness. **RISE: Respect, Inclusion, Support, and Empowerment**

- **Respect:** Actively listen to clients' stories and validate their experiences. Acknowledge clients' autonomy by involving them in decision-making processes regarding their care and support.
- **Inclusion:** Create a welcoming environment that reflects the diversity of the community served, and ensure that services are accessible to all clients, regardless of background or circumstances.
- **Support:** Provide resources and tools tailored to the individual needs of clients, such as job training, mental health services, or financial literacy programs, while also providing consistent check-ins and follow-ups to encourage ongoing engagement and progress.
- **Empowerment:** Facilitate skill-building workshops that help clients gain confidence and independence, and encourage clients to set their own goals and celebrate their achievements, no matter how small.

Professional development should extend beyond orientation and include:

- **Supervision:** Regular, structured feedback from a supervisor, including performance reviews
- **Continuing Education:** Attending meetings and trainings on topics and resources relevant to case management and homeless issues, earning certifications as appropriate
- **Networking:** Participating in the work of the Homeless Services Consortium, attending meetings or events with organizations that intersect with homeless services, building partnerships

Participant Engagement & Support

Effective case management relies on trust and collaboration. Participants may not initially be interested in services, but consistent, respectful engagement can build relationships and open the door to support.

Engagement

- Use a non-judgmental and empathetic approach.
- Engage participants in familiar and safe locations when initiating contact.
- Use assertive engagement. This is an active approach that is persistent and friendly. Staff should work to find creative ways to engage with the participant.
- Communicate in a variety of ways: phone, mail, text, email, in-person meetings in home or community, etc.
- Build trust through consistent and respectful interactions.
- Set realistic expectations, only commit to what can be delivered, and ensure consistent follow-through on commitments.
- Listen actively to understand the participant's story and priorities.
- Use motivational interviewing to increase engagement with the program.
- Establish clear boundaries and expectations for services. Ensure that participants understand expectations.
- Acknowledge and validate participants' feelings and experiences.
- Empower participants to make informed decisions about their care.

Ongoing Support

- Maintain regular, predictable contact based on the participant's preferences. Appointment-based work may not work for everyone.
- Staff must continue to engage with participants and have conversations to determine what support the participant has interest in.
- Provide a menu of services so participants know what services are available.
- Use progressive engagement. Monitor progress and adjust services as needed in collaboration with the participant. There will be times when a participant needs intense services and other times where they may need light-touch services.
- Offer advocacy to help participants navigate system barriers.

Assessment & Goal Planning

Assessment and evaluation of a participant's needs, strengths and challenges is an ongoing process that occurs both formally and informally. Case managers will be assessing a participant's well-being, housing stability, and progress toward identified goals in every interaction.

- Conduct an initial assessment within 30 days of enrollment to identify needs, strengths, and barriers.
- Collaboratively develop an individualized housing and service plan based on the initial assessment, with meaningful goals broken down into manageable steps.
- Review and update the plan regularly based on progress and changing circumstances.

The Individual Housing and Service Plan should incorporate:

- **Housing Consultation:** Reduce barriers, identify housing options, assist with applications, and advocate for participant needs.
- **Unit Affordability & Income:** Ensure housing is sustainable based on income. Support participants in increasing income through work, alternative opportunities (e.g., babysitting, lawn mowing), or mainstream benefits.
- **Exit Planning:** For time-limited programs, begin planning for exit early, with goals focused on long-term stability and warm handoffs to ongoing support.
- **Maintaining Housing:** Help participants develop skills in budgeting, lease compliance, and conflict resolution, and connect them to ongoing housing stability services.
- **Safety & Crisis Planning:** Identify risks, develop harm reduction strategies, and connect participants to appropriate resources to ensure safety in housing or unsheltered situations.

By prioritizing empowerment and self-advocacy in the assessment and goal planning process, case managers help participants feel more engaged, motivated, and confident in working toward their goals. This inclusive, respectful approach honors each individual's lived experience and supports their long-term growth and stability. Examples of assessment and goal planning tools are available on the HSC website.

Service Coordination

Service coordination is essential in case management as it ensures that participants receive comprehensive and personalized support. Staff should collaborate with all service providers that the participant is working with in order to address the needs of the participant and avoid duplication of services.

Service providers will develop a thorough understanding and gain knowledge about community resources by actively researching local guides and participating in HSC meetings. Providers are highly encouraged to seek out knowledge from other colleagues, case managers, and those with lived experience to become more familiar with the homeless system of care.

Service coordination is particularly important when engaging in a warm handoff. When a participant moves from one service provider to another, the minimum expectation is for the providers to communicate about the participant's individualized service plan and progress on goals. Best practice includes a meeting with both providers and the participant to discuss their service plan.

Staff who attend case conferencing meetings must sign and adhere to the Homeless Services Consortium of Dane County Case Conferencing Agreement.

Provider directories and resources are available on the HSC website.

Property Owner & Manager Engagement

It is important for housing program staff to understand both the needs of program participants and the needs of property owners and managers. Building relationships with property owners/managers fosters regular dialogue about participants and their tenancy.

Case managers can support property owners/managers by maintaining consistent, responsive communication, which builds collaboration, strengthens trust, and helps identify interventions to support participants' housing stability.

Engagement with property owners and managers should incorporate:

- **Defined Roles**: Be clear, concise, and put into writing the roles and expectations for all parties. There should be understanding regarding the needs of the rental business, housing program, and tenant/program participant. Be clear about what case management can and cannot do.
- **Communication:** Open, consistent communication builds trust and fosters ongoing partnerships with property owners/managers.
    - Establish regular monthly check-ins by phone, virtual, or in-person, even when no issues arise.
    - Respond promptly to property owner/manager contacts.
    - Proactively reach out as soon as concerns emerge, before tenancy is at risk.
    - Document all communication and share with relevant parties.
    - Designate a primary and backup contact to ensure timely responses.
- **Support:** Become familiar with third-party mediation services to help resolve conflicts between tenants and property managers.

Documentation

Upon program entry, the case manager must create a hard copy and/or electronic participant file that includes all of the following at minimum:

- Enrollment in HMIS or equivalent database
- Any required eligibility documentation
- Needs assessment
- Documentation of services provided/case notes

Files must also include all required documentation specific to their program type or funding source, which may include:

- Release of Information (ROI) forms
- Mainstream resource checklist
- Housing stability/service plan
- Status updates and annual assessments
- Housing documents (e.g., lease, rental assistance agreement, VAWA, FMR, rent reasonableness, inspections, lead paint disclosure, etc.)
- Documentation of other assistance provided (e.g., rental assistance, transportation assistance, etc.)
- Grievance/appeal procedure
- Termination procedure
- Discharge Summary

Case managers are responsible for knowing what documentation is required for their individual program type and/or funding source, and ensuring that documentation is included in each participant file. Program staff are encouraged to utilize existing participant file checklists that are specific to their program type or funding source, or to create a file checklist that includes all required documentation.

Data must be recorded in HMIS on a consistent and timely basis and staff should strive for real-time, or close to real-time data entry. Staff are required to complete data entry within six (6) calendar days of seeing a participant, but encouraged to enter data immediately. Real-time data entry allows for accurate program and system reporting, as well as collaboration between providers.

Participant files should be stored, shared, and destroyed in accordance with CoC Recordkeeping Requirements (see Section 1:8).

Case Notes

- Case notes create a record of interactions with and services provided to program participants, as well as unsuccessful attempts to engage.
- Effective case notes are objective, concise, and include both progress and next steps for working with participants.
- Case notes should include only relevant information and be clear enough to be read and understood by colleagues, supervisors, funders, and program participants themselves.
- Case notes can be used in legal proceedings.
- Case notes should be fact-based and include the reason for the meeting, reports from the participant, objective observations by staff, progress made toward goals, resources or services provided, and next steps to be completed by staff and/or the participant.
- Staff should use professional language and avoid making assumptions, sharing opinions, or using acronyms, slang, or jargon.

Professional Development

To effectively serve households experiencing homelessness, case managers are expected to be trained in several core competencies, as well as evolving best practices. Recommended core competencies include:

- **Understanding Homelessness**: Causes, impacts, systems, and policies related to homelessness
- **Trauma-Informed Care**: Prevalence of trauma, implementing trauma-informed approaches
- **Crisis Intervention:** Identifying and responding to crisis, de-escalation, resources and referrals
- **Housing First**: Understanding the principles and benefits of housing first and harm reduction practices
- **Community Resources:** Identifying relevant resources, collaborating with partners, advocacy
- **Cultural Competency**: Understanding diverse cultural backgrounds, communicating effectively, addressing barriers to service access
- **Case Management Skills**: Assessments, individualized housing and service plans, motivational interviewing
- **Ethical Considerations**: Professional standards, confidentiality, boundaries, conflicts of interest

Ending Case Management Services

Whenever possible, case management services should end in a way that supports the participant's well-being and long-term stability. Ending case management services may look different depending on

project type, length of engagement, or circumstances of discharge. In all cases, it is staff's responsibility to end services with as much communication and transition support as the situation allows.

Criteria for Ending Services

- **Service Completion:** Participant has secured stable housing and demonstrated the ability to maintain it with minimal or no ongoing case management support and/or has met the goals outlined in their individualized housing and service plan.
- **Participant-Driven Exit:** Participant chooses to disengage from services or expresses that they no longer need or want case management support.
- **Transition to Other Supports:** Participant is connected to alternative, long-term support services (e.g., behavioral health services, disability services, employment programs) that better meet their ongoing needs.
- **Program Eligibility Ends:** Participant is no longer eligible for the program due to funding restrictions, time limits, change in household composition, or other programmatic constraints. A transition plan should be developed proactively in such cases.
- **Lack of Engagement After Due Diligence:** Participant has not engaged with services despite multiple documented outreach attempts (e.g., phone calls, texts, emails, home visits). A formal closure notice should be provided whenever possible.
- **Program Discharge:** Participant is automatically exited from a shelter or outreach program after 60 days with no contact. If the participant re-enrolls, services may resume.

Due Diligence in Ending Services

- **Clear Communication:** Explain the reason for closure in a supportive, transparent way.
- **Warm Handoff:** Whenever possible, connect the participant to ongoing supports.
- **Exit Planning:** Offer a final meeting to review housing stability, resources, and emergency contacts.
- **Documentation:** Record the reason for closure, outreach attempts, and referrals provided.

3. PERSONNEL

All programs shall be adequately staffed by qualified personnel to ensure quality service delivery, effective program management, and the safety of program participants.

MINIMUM STANDARDS

1. The agency selects, for its service staff, only those employees and/or volunteers with appropriate knowledge, or experience, for working with individuals and families experiencing homelessness and/or other issues that put individuals or families at risk of housing instability.
2. The program provides training to all paid and volunteer staff on both the policies and procedures employed by the program and on specific skill areas as determined by the program.
3. All paid and volunteer service staff participates in ongoing and/or external training and development to further enhance their knowledge and ability to work with individuals and families experiencing homelessness and/or other issues that put individuals or families at risk of housing instability. Examples of training topics include, but are not limited to, harm reduction, trauma informed care, housing first and racial justice.

4. For programs that use HMIS, all HMIS users must abide by the standard operating procedures found in the HMIS Policies and Procedures manual. Additionally, users must adhere to the privacy and confidentiality terms set forth in the User Agreement.
5. Agency staff with responsibilities for supervision of the casework, counseling, and/or case management components have, at a minimum, a bachelor's degree in a human service-related field and/or experience working with individuals and families experiencing homelessness and/or other issues that put individuals or families at risk of housing instability.
6. Staff with supervisory responsibilities for overall program operations shall have, at a minimum, a bachelor's degree in a human service-related field and/or demonstrated ability and experience that qualifies them to assume such responsibility.
7. All staff has a written job description that, at a minimum, addresses the major tasks to be performed and the qualifications required for the position.
8. The program operates under affirmative action and civil rights compliance plans or letters of assurance.
9. Case supervisors review current cases and individual service plans on a regular and consistent basis to ensure quality, coordinated services.

4. HOUSING FIRST

Housing First is a proven method of ending all types of homelessness, and is the most effective approach to ending chronic homelessness. Housing First offers individuals and families experiencing homelessness immediate access to permanent affordable or supportive housing, without clinical prerequisites like completion of a course of treatment or evidence of sobriety and with a low-threshold for entry. Housing First permanent supportive housing models are typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are the least likely to be able to proactively seek and obtain housing on their own. Housing First approaches for rapid re-housing provide quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis. Rapid re-housing programs are designed to have low barriers for program admission, and to serve individuals and families without consideration of past rental, credit or financial history. The Housing First approach has also evolved to encompass a community-level orientation to ending homelessness in which barriers to housing entry are removed and efforts are in place to prioritize the most vulnerable and high-need people for housing assistance.

SYSTEM-WIDE HOUSING FIRST ORIENTATION FOR THE HOMELESS SERVICES CONSORTIUM

- Emergency shelter, street outreach providers, and other parts of crisis response system are aligned with Housing First and recognize their roles to encompass housing advocacy and rapid connection to permanent housing. Staff in crisis response system services operate under the philosophy that all people experiencing homelessness are housing ready.
- Strong and direct referral linkages and relationships exist between crisis response system (emergency shelters, street outreach, etc.) and rapid re-housing and permanent supportive housing. Crisis response providers are aware and trained in how to assist people experiencing homelessness to apply for and obtain permanent housing.

- The HSC has a streamlined and user-friendly community-wide process for applying for rapid re-housing, permanent supportive housing and/or other housing interventions. The process includes the use of standardized eligibility forms.
- The HSC has a coordinated entry system for matching people experiencing homelessness to the most appropriate housing and services based on participant choices.
- The HSC has a data-driven approach to prioritizing highest need cases for housing assistance whether through analysis of lengths of stay in Homeless Management Information Systems, vulnerability indices, or data on utilization of crisis services.
- Policymakers, funders, and providers collaboratively conduct planning and raise and align resources to increase the availability of affordable and supportive housing and to ensure that a range of affordable and supportive housing options and models are available to maximize housing choice among people experiencing homelessness.
- Policies and regulations related to permanent supportive housing, social and health services, benefit and entitlement programs, and other essential services, support and do not inhibit the implementation of the Housing First approach. For instance, eligibility and screening policies for benefit and entitlement programs or housing do not require the completion of treatment or achievement of sobriety as a prerequisite.

MINIMUM STANDARDS

1. Program admission/tenant screening and selection practices promote the acceptance of applicants regardless of their sobriety or use of substances, completion of treatment, and participation in services.
2. Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, minor criminal convictions, or behaviors that indicate a lack of "housing readiness." Although applicants may be rejected due to convictions for violent criminal activity, agencies will make all effort possible to remove barriers to program enrollment. A rejection is only appropriate when an applicant presents a direct threat to the health and safety of program staff and residents and that threat cannot be ameliorated.
3. Supportive services emphasize engagement and problem-solving over therapeutic goals. Services plans are highly tenant-driven without predetermined goals. Participation in services or program compliance is not a condition of permanent supportive housing tenancy. Rapid re-housing programs may require case management as condition of receiving rental assistance as required by state or federal funding.
4. Use of alcohol or drugs in and of itself (without other lease violations) is not considered a reason for eviction. Services are informed by a harm reduction philosophy that recognizes that drug and alcohol use and addiction are a part of tenants' lives, where tenants are engaged in non-judgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices.
5. If a participant's tenancy is in jeopardy, every effort is made to offer a transfer to a tenant from one housing situation to another. Whenever possible, eviction back into homelessness is avoided. If unavoidable, every effort is made to connect the participant with outreach or other housing support services.

6. Tenant selection plan for permanent housing includes a prioritization of eligible tenants based on criteria other than "first come/first serve" such as duration/chronicity of homelessness, vulnerability, or high utilization of crisis services.
7. Tenants in permanent housing are given reasonable flexibility in paying their tenant share of rent (after subsidy) on time and are offered special payment arrangements (e.g. a payment plan) for rent arrears and/or assistance with financial management including representative payee arrangements.

RECOMMENDED PROGRAM PRACTICES

1. Tenants are not required to have income for program eligibility.
2. Case managers/service coordinators are trained in and actively employ evidence-based and best practices for client/tenant engagement such as Motivational Interviewing (MI), Critical Time Intervention (CTI), client-centered care, and trauma-informed care. Agencies are recommended to participate in any trainings provided by the HSC.
3. Building and apartment units may include special physical features that accommodate disabilities, reduce harm, and promote health among tenants. These may include elevators, stovetops with automatic shut-offs, wall-mounted emergency pull-cords, ADA wheelchair compliant showers, soundproofing cushions, etc.
4. In the event a provider seeks to terminate services and/or evict a program participant, a notice of termination shall include information of local legal services providers.

PROGRAM EVALUATION FOR HOUSING FIRST[1]

In an effort to move to a system-wide orientation to ending homelessness through the use of Housing First principles, the HSC has included the following section to review agency and program adoption of Housing First. Agencies and programs should follow the guidelines below. The guidelines have been created to minimize as many barriers to housing as possible, recognizing that this may not be feasible under all circumstances. In some cases, there may be other entities, including, but not limited to, private landlords, the criminal justice system, and funders, that place additional tenant requirements upon program participants. The HSC Board will conduct an annual Housing First evaluation to inform funding decisions.

The guidelines set forth under this section have been created by the HSC in an effort to promote agency-to-agency review and technical assistance within the HSC for all community programs. All review conducted under this section will be conducted internally by the HSC.

1. Does the project provide and explain the written eligibility criteria, which are in line with the Housing First philosophy, to participants?
2. Does the project have admission/tenant screening and selection practices that promote the acceptance of applicants regardless of their sobriety, use of substances, completion of treatment, or participation in services?
3. Does the project accept participants who are diagnosed with or show symptoms of a mental illness?

[1] Program Evaluation taken from:
http://www.allchicago.org/sites/allchicago.org/files/2015%20Project%20Component%20-%20FINAL.pdf

4. Does the project have and follow a written policy for the following:
    a. Stating that taking psychiatric medication and/or treatment compliance for mental illness is not a requirement for entry into or continued participation in the project?
    b. Not rejecting participants based on previous criminal history that is not relevant to participation in the program, and accepting participants regardless of minor criminal convictions to the project?
    c. Not rejecting participants based on prior rental history or past evictions to the project?
    d. Accepting participants regardless of lack of financial resources to the project, unless program operation is dependent upon participant income?
    e. Accepting participants regardless of past non-violent rule infractions within the agency's own program and/or in other previous housing programs to the project?
5. Upon entry to the project, the project agrees to allow participants to remain in the project even if they *require* an absence of 90 days or less due to the reasons outlined below, unless otherwise prohibited by law or funder policy:
    a. Substance use treatment intervention
    b. Mental health treatment intervention
    c. Hospitalization and short-term rehabilitation
    d. Incarceration
    e. Or other reason approved by the program supervisor

5. EMERGENCY TRANSFER PLAN

The Continuum of Care is required to have an Emergency Transfer Plan in place in cases of domestic violence, dating violence, sexual assault, or stalking where a household deems their current unit an unsafe living situation. A victim may request an emergency transfer from their current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. Providers shall make their plan available upon request and publicly post the Emergency Transfer Plan on its website and in a conspicuous location on its premises 24 CFR 5.2005 (e)(11).

ELIGIBILITY CRITERIA

- A victim of domestic violence, dating violence, sexual assault, or stalking qualifies for an emergency transfer if: 24 CFR 5.2005(e)(2)
    - The tenant requests the transfer; and
    - The tenant believes there is a threat of imminent harm from further violence if the tenant remains within the same dwelling unit that the tenant is currently occupying; or
    - In cases of sexual assault when:
        - the tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains in their current unit, or
        - the sexual assault occurred on the premises during the 90-calendar-day period preceding the date of the request for transfer.
- Requests for an emergency transfer can be either written or verbal. If a verbal request is made, staff shall document the request in writing.
- In cases of two-adult households where the participant asked to leave was the eligible participant for the housing program, the remaining participant(s) who were not already eligible will have a period of 90 calendar days from the date of the eligible participant leaving to:

- Establish eligibility for the housing program
- Establish eligibility for another housing program
- If not eligible for a housing program, a provider or agency will assist with finding alternative housing.
  Agencies may extend this period up to an additional 60 calendar days if needed. Case management staff will help to obtain documentation. The provider shall give written notice to the remaining participant of the remaining participant's rights under this section, including the right to an extension. Denials of extensions shall be subject to the provider's grievance process. 24 CFR 5.2009
- For permanent supportive housing projects, members of any household who were living in an assisted unit at the time of a qualifying member's eviction from the unit because the qualifying member was found to have engaged in criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, have the right to rental assistance until the expiration of the lease in effect at the time of the qualifying member's eviction. 24 CFR 578.75(j)

- Although every effort will be made to keep the person requesting the emergency transfer in the program, there is no guarantee that continued assistance will be available in the current program or in other program housing.

MINIMUM STANDARDS

1. Persons may not be denied assistance, terminated from assistance or evicted as a result directly related to experiencing domestic violence, dating violence, sexual assault, or stalking, regardless of sex, gender identity, gender expression or actual or perceived sexual orientation, if the person otherwise qualifies for the project. 24 CFR 5.2005(b)(1)
2. Program participants may not be denied tenancy or occupancy rights solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking if:
   a. The criminal activity is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant, and
   b. The tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault or stalking. (24 CFR 5.2005(b)(2)
3. The Notice of Occupancy Rights under the Violence Against Women Act (HUD Form 5380) and Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation (HUD Form 5382) must be provided to program applicants/participants (in the language they request) when they are accepted or denied transitional or permanent housing, served an eviction notice or terminated from assistance. CoC and ESG program grantees must document that participants were informed of their rights and provided copies of the notices. A signed copy of acknowledgement must be maintained in client files. If person refuses or is unable to sign, provider will document provision of forms and attempt to get signature. For applicants who do not become participants, providers must keep files of signed documents for three years. 24 CFR 5.2005 (a)(1)(2)(3)
4. When a housing provider is entering into a lease agreement with a participant, they must include the VAWA Lease Addendum (HUD Form 91067) which is to be signed by both the tenant and the housing provider.
5. CoC and ESG-funded programs using funds for rental assistance are required to include VAWA notification and confidentiality requirements in a contract with the owner or manager of the housing unit(s). The program must ensure that the owner or manager of the housing provides

HUD forms 5380 and 5382 to the program participant with any notification of eviction. (24 CFR 578.99(j) (4)(5)

6. All information regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is or has experienced such violence or staking, must be kept confidential. This includes keeping confidential the new location of the unit of the program participant. Confidentiality also means that providers and/or property owners or managers may not:
    a. Enter the information into any shared database except the authorized DV comparable database;
    b. Allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work; or
    c. Provide the information to any other entity or individual, except to the extent that the disclosure is:
        i. Requested or consented by the individual, in writing stating permission to release the information on a time-limited basis;
        ii. Required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program; or
        iii. Otherwise required by applicable law
    d. If program disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the program will inform the victim before disclosure occurs so that safety risks can be identified and addressed. 24 CFR 5.2005 (e)(4)
7. Upon request for an emergency transfer, the housing provider must establish an individualized plan with the tenant and provide a copy of the plan to the tenant in writing. The housing provider will offer to assist participants in contacting local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.
8. Program staff must complete an immediate initial emergency transfer if a safe unit can be identified. The participant will move to the new unit without having to undergo an application process. Program staff will assist participants in planning for the move and establishing residency in new location. 24 CFR 5.2005(e)(5)(6)
9. If a participant must move outside of the current project to locate a safe unit, the program staff must communicate with the Coordinated Entry Manager to complete an external emergency transfer. The participant will move to another unit as soon as a unit is identified as available, and on its face, it appears that the tenant is eligible. The applicant will subsequently undergo an application process in order to establish permanent residency in the new unit. 24 CFR 5.2005 (e)(7)
10. Program participants requesting an emergency transfer will be prioritized above any other households for open units. 24 CFR 5.2005 (e)(3)
11. The program participant will make a decision on whether or not a unit qualifies as a safe unit.
12. Program participants may request an external emergency transfer. Participants may also request both an internal and external transfer at the same time in order to speed up the process of identifying a new unit. 24 CFR 5.2005(e)(7)(8)
13. Agencies participating in Coordinated Entry must accept emergency transfers as they have available units that are deemed safe. 24 CFR 5.2005(e)(7)
14. Program staff will work together to ensure a timely transfer to a new safe unit, ideally within 60 days. If needed, the participant may seek shelter while a permanent safe unit is being secured.

15. For families receiving tenant-based rental assistance, if the family separates in order to affect an emergency transfer, the housing provider must work with the members requesting a transfer to locate new housing *and* with the family members exiting from the program on housing stability. This may include working with the landlord so the family can stay in the unit or work towards a mutual lease termination. The housing provider will conduct a housing search with the family members for 90 days and if not housed, connect to another provider for ongoing assistance. 24 CFR 5.2005(e)(9)
16. **Housing providers are not required to request documentation.** However, the housing provider, at its discretion, may make a written request for documentation from the tenant of the occurrence of domestic violence, dating violence, sexual assault, or stalking for which the emergency transfer is requested. Housing provider's policies must include their policy for requesting documentation, if they choose to request documentation. The policy must be consistent with these standards and equally applied to all participants. Should the housing provider exercise its discretion to request documentation, it shall do so in writing. The written request shall inform the tenant of the types of additional documentation that may be provided, any one of which would be acceptable, and the period of time by which the documentation is to be provided. The period of time shall be no less than 14 days and may be extended by the provider. This documentation may include:

    a. Certification Form (see Appendix)
    b. A document:
        i. Signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking or the effects of abuse;
        ii. Signed by the applicant or tenant; and
        iii. That specifies, under penalty of perjury, that the professional believes in the occurrence of the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking (see glossary); or
    c. A record of a Federal, State, tribal or territorial or local law enforcement agency, court or administrative agency; or
    d. A statement or other evidence provided by the applicant or tenant.

    If the housing provider receives documentation that contains conflicting information, the housing provider may require third-party documentation be obtained within thirty days of the request for third-party documentation. Conflicting information cannot be the result of the housing provider's own personal biases or stereotypes about survivors. The housing provider may deny the emergency transfer request if documentation has not been provided. Participants are entitled to written notice of denials of emergency transfer requests that include specific grounds for denial, information on their right to grieve the denial, and a copy of the grievance process. 24 CFR 5.2007
17. Housing providers cannot place a limit on the number of emergency transfer requests made by a participant.
18. Housing providers must keep a record of all emergency transfers requested under this plan and the outcomes of such requests, and retain these records for a period of three years, or for a

period of time specified in program regulations. Requests and outcomes of such requests must be reported to HUD and the CoC Board of Directors annually. 24 CFR 5.2005(e)(12)

6. TERMINATION AND GRIEVANCE PROCEDURES

MINIMUM STANDARDS

1. Programs should terminate assistance only in the most severe cases, utilizing the housing first philosophy.
2. All agencies providing services with CoC and ESG funds shall be required to have a termination and grievance policy. Policies must allow an applicant to formally dispute an agency decision on eligibility to receive assistance. The policy must include the method an applicant would be made aware of the agency's grievance procedure and the formal process for review and resolution of the grievance.
3. All agencies must have policies that allow a program participant to formally dispute an agency decision to *terminate assistance.* The policy must include the method that a written notice would be provided containing clear statement of reason(s) for termination, which shall include a detailed statement of facts, the source of the information upon which it was based, and the participant's right to advance review of the agency's file and all evidence upon which the decision was based; a review of the decision in which the program participant is given the opportunity to present evidence (written or orally) before a person other than the person who made or approved the termination decision; and a prompt written notice of the final decision to the program participant. The agency has the burden to prove the basis for their decision by a preponderance of the evidence. The decision shall not be based solely on hearsay.
4. If an agency has a website, they must publicly post their termination and grievance procedures.
5. See the Emergency Shelter section for details on how these programs should handle termination and grievances.
6. Nothing in this section shall prevent an agency from reinstating services pursuant to applicable law.

7. PROGRAM TRANSFER

MINIMUM STANDARDS

1. Permanent Supportive Housing and Rapid Rehousing programs may consider transferring a program participant to another program for the reasons listed below. Approved transfer requests will be prioritized for program openings using the following order of prioritization:
    i. Emergency transfer requests (VAWA)
    ii. ADA requests for an accessible unit
    iii. Changes in household composition
    iv. Within 60 days of program termination (participant closest to program termination will be prioritized within this category)
2. Transfers are not guaranteed. Transfers may be limited by the availability of permanent housing placement options and the funding and program eligibility requirements of the program accepting the transfer request. For example, evidence of chronic homelessness prior to enrollment in the transferring housing program may be required for eligibility into the accepting housing program. Additionally, not all RRH programs are allowed to accept transfer requests per the limitations of the program funding requirements.

3. To initiate a program transfer, housing program staff must complete a Transfer Request Form (Appendix E) and submit it to the Coordinated Entry Manager. If applicable, chronic homeless documentation must also be submitted. Requests will be reviewed to determine if they fall under one of the allowable reasons listed above.
4. Approved transfer requests will be added to a list maintained by the Coordinated Entry Manager. Requests will remain active on the Transfer Request List for a period of 90 days, at which time the transferring housing program must submit a new Transfer Request Form to the Coordinated Entry Manager. If a new form is not received, the participant will be removed from the Transfer Request List and will no longer be considered for a program transfer.

8. RECORD KEEPING REQUIREMENTS

Agencies are responsible for knowing the reporting requirements for each funder and program. Documentation for the effective delivery and tracking of service will be kept up to date and the confidentiality of program participants will be maintained.

MINIMUM STANDARDS

1. Each participant file should contain, at a minimum, information required by funders, participation agreements and/or signed lease agreements, service plans, case notes, information on services provided both directly and through referral and any follow-up and evaluation data that are compiled.
2. When required by funders, client information must be entered into HMIS in accordance with the data quality, timeliness and additional requirements found in the HMIS Policies and Procedures manual. At a minimum, programs must record the date the client enters and exits the program, and update the client's information as changes occur.
3. Financial recordkeeping requirements include documentation of: all costs charged to the grant, funds being spent on allowable costs, the receipt and use of program income, compliance with expenditure limits and deadlines and match contributions.
4. The program will maintain each participant file in a secure place and shall not disclose information from the file without the written permission of the participant as appropriate except to project staff and other agencies as required by law. Participants must give informed consent to release any client identifying data to be utilized for research, teaching and public interpretation.
5. Files must be saved for a minimum of six years after program discharge. It should be noted that different funders may have different record keeping requirements.

9. USE OF SOCIAL MEDIA

Case managers should exercise caution when using social media for personal or professional purposes. In addition to the guidelines below, case managers should be aware of and adhere to their own agency's policies regarding use of personal and professional social media accounts.

Personal Use

- Keep personal and professional accounts separate.

- Do not connect with participants on personal accounts.
- Never post information that could identify participants.
- Maintain boundaries to protect confidentiality and professionalism.

Professional Use

- Organizations may authorize professional accounts for outreach or engagement.
- Maintain strict confidentiality: never share names, locations, or identifiable details.
- Obtain explicit, documented consent before sharing any participant stories or images.
- Use professional accounts only as a supplement to – not a replacement for – direct engagement methods.

SECTION II: PROGRAM REQUIREMENTS

1. PREVENTION

Homelessness prevention assistance includes rental assistance and housing relocation and stabilization services necessary to prevent an individual or family from moving into an emergency shelter, the streets, or a place not meant for human habitation.

ELIGIBILITY CRITERIA

- Participants must meet one of the following categories of HUD's Homeless Definition under CFR §576.2, AND have an annual income at or below 30% of the county median income:
    - Category 2* (Imminent Risk of Homelessness)
    - Category 3 (Homeless Under Other Federal Statutes)
    - Category 4* (Fleeing/Attempting to Flee Violence, and not living in a place described in Category 1)

  *Category 2 and category 4 participants must have no other residence AND lack the resources and support networks to obtain other permanent housing.

  OR

Individuals and families who do not meet the definition of "homeless" under any of the categories established in the HUD Homeless Definition final rule, and are "at risk of homelessness" under the McKinney-Vento Act, may receive homeless prevention assistance.

- Participants must meet one of the three categories of HUD's At Risk of Homelessness Definition under CFR §576.2, AND have an annual income at or below 30% of county median income:
    - Category 1: An individual or family who:
        - Has an annual income below 30% of median family income for the area; AND
        - Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
        - Meets one of the following conditions:
            - Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
            - Is living in the home of another because of economic hardship; OR
            - Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
            - Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
            - Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
            - Is exiting a publicly funded institution or system of care; OR

        - Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan
    - Category 2 (Children/youth who do not qualify as homeless under the homeless definition in §576.2 but qualify as homeless under another Federal statute)
    - Category 3 (Children/youth and their families who do not qualify as homeless under the homeless definition in §576.2, but who do qualify as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act)

PARTICIPANT PRIORITIZATION REQUIREMENTS FOR FINANCIAL ASSISTANCE

- All individuals and families must meet the minimum HUD requirements for eligibility for homeless prevention. Further, all participants must have experienced homelessness in an emergency shelter, safe haven or place not meant for human habitation at some point in their lives.

The HSC will use a shared prioritization scoring tool (see Appendix C) that will target participants with the most barriers to housing. This tool will be used for individuals and households that meet the initial eligibility requirements listed above. Participants with the highest score at the end of an agency's intake period will be prioritized to receive financial assistance.

Program participants requesting an emergency transfer will be prioritized above any other households for open units. 24 CFR 5.2005(e)(3)

PARTICIPANT PRIORITIZATION REQUIREMENTS FOR PREVENTION SERVICES

- Agencies providing ESG or HPP-funded prevention services not tied to financial assistance must take referrals of eligible households from the Coordinated Entry prevention hub. Agencies may also take direct referrals from eligible households.
- If services cannot be provided to all eligible households requesting the services, the agency offering the services must administer the shared prioritization scoring tool (Appendix C) used for prevention financial assistance in order to determine who should be prioritized to receive services.
- Entities that conduct program monitoring must have protocols to review the referral and prioritization process to ensure agencies are either able to provide services to all eligible households or using the prioritization scoring tool to determine service priority.
- Program participants requesting an emergency transfer will be prioritized above any other households for open units. 24 CFR 5.2005(e)(3)
- Nothing in these standards shall be interpreted to require a legal services provider to act contrary to the Rules of Professional Conduct for Attorneys, as codified in Wisconsin Statutes and Supreme Court Rules.

MINIMUM STANDARDS FOR FINANCIAL ASSISTANCE

1. Financial assistance includes the following: one-time payment for up to 6 months of rent in arrears including any late fees, short-term rental assistance up to 3 months, medium-term rental assistance up to 24 months, rental application fees, security deposits equal to no more than 2 months' rent, last month's rent, utility deposits, utility payments up to 24 months, and moving costs (or otherwise directed by the funder). Agencies may set maximum length of financial assistance based on program design and funding capacity, not to exceed 24 months.

2. Households can only receive assistance once in a three-year period or otherwise directed by the funder.
3. Households in CoC –funded Permanent Supportive Housing (PSH) can receive financial assistance if the program receives rental assistance funding, where the tenant has a lease directly with the landlord. If the PSH program is leasing or operation, the household is not eligible for financial prevention assistance.
4. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing for at least 30 days. Prevention funds may be provided for 6 months of rental arrears not to exceed two months of Fair Market Rent for the unit type.
    a. All clients are assessed to determine initial need and create a budget to outline planned need for assistance, including establishing a plan for housing stability for the next 30 days.
    b. The HSC expects that agencies will use progressive engagement and households receive the minimum amount of assistance necessary to stabilize in housing.
5. If providing short-term rental assistance (more than a one-time payment of rental arrears), eligibility and types/amounts of assistance must be re-evaluated not less than once every 3 months. At a minimum, each re-evaluation must establish and document:
    a. The program participant does not have an annual income that exceeds 30% of county median income.
    b. The program participant lacks sufficient resources and support networks necessary to retain housing without prevention assistance.
    c. Programs may require program participants receiving assistance or services to provide notification regarding changes to household income, household composition, or other circumstances that may impact need for assistance.
6. Financial assistance will be distributed in a way to ensure that programs have funds available throughout the grant period.
7. If providing ongoing rental assistance, projects will work with individual households to progress towards paying full rent. Rent includes the cost of rent and utilities as calculated using the utility allowance schedule. This may involve a scheduled tiering process where the household pays an increasing percentage of their income towards rent and the program pays less, a monthly household budget review to determine how much the household can pay or any other method that works for both the participant and the project. Financial assistance is available for households with zero income.
8. Projects must have written policies regarding the amount and duration of financial assistance which must be communicated to participants upon project entry.

MINIMUM STANDARDS FOR HOUSING RELOCATION AND STABILIZATION SERVICES

1. Housing Relocation and Stabilization Services include the following: housing search and placement, housing stability case management, mediation, legal services, and credit repair.
2. The total period for which program participants may receive the services must not exceed 24 months during any three-year period.

3. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.
4. Eligibility and types/amounts of assistance must be re-evaluated not less than once every 3 months. At a minimum, each re-evaluation must establish and document:
    a. The program participant does not have an annual income that exceeds 30% of county median income.
    b. The program participant lacks sufficient resources and support networks necessary to retain housing without prevention assistance.
5. Programs may require program participants receiving assistance or services to provide notification regarding changes to household income, household composition, or other circumstances that may impact need for assistance.
6. Homeless prevention participants receiving housing stability case management will be offered a meeting with a case manager not less than once per month to assist in ensuring long-term housing stability. Case managers and program managers are encouraged to provide more than the minimum required services through case management.

2. YOUTH SPECIFIC SYSTEM NAVIGATION (SUPPORTIVE SERVICES ONLY)

System Navigation (SSO) staff support youth from initial contact with the homelessness system through location of permanent housing and connection to ongoing services. System Navigation staff will work intensively with individuals to learn about their service needs and life goals, assist in developing an individualized plan for meeting their goals, remove barriers to accessing services and meet the specific needs of individuals seeking support, including connection to housing. These services will be low-barrier in order to provide the greatest amount of access and work towards eliminating disparities in our community.

ELIGIBILITY CRITERIA

- Participants must meet categories 1- Literally Homeless, 2- Imminent Risk of Homelessness, or 4- Fleeing Domestic Violence as outlined by the HUD definition of homelessness.

- Participants must be no older than 24 at the time of project entry. Once a participant is enrolled, there is no age limit and the participant will continue to be enrolled for up to the maximum allowed amount of time based on the project and participant's choice. For example, if someone enters the project at the age of 24, they can continue to receive services for up to the maximum allowed amount of time based on the project and participant's choice.

- *Serving Households Who Lack 3rd Party Documentation or Live in Unsafe Situations.* Youth aged 24 and under are not required to provide third-party documentation that they meet the homeless definition in 24 CFR 578.3 as a condition for receiving services funded under the YHDP NOFO. Additionally, any youth-serving provider funded under the YHDP NOFO may serve unaccompanied youth aged 24 and under (or families headed by youth aged 24 and under) who are living in unsafe situations. HUD interprets "youth-serving provider" as a private nonprofit organization whose primary mission is to provide services to youth aged 24 and under and families headed by youth aged 24 and under. HUD interprets "living in unsafe situations" as

having an unsafe primary nighttime residence and no safe alternative to that residence. This requirement supersedes any conflicting requirements under the YHDP NOFO, this appendix, the Act, or the CoC Program rule.

- Youth and young adult (YYA) referrals are generated through the CoC Coordinated Entry process to be piloted for youth-specific projects.

MINIMUM STANDARDS

1. Immediate Connection to System Navigation Staff: When a household is deemed eligible for supportive services, a system navigation staff member connects with the household to start housing planning for both immediate and permanent housing. Staff should connect with the household as quickly as possible, however specific guidance on the time frame can be found in the YYA-specific Coordinated Entry policy.

2. The maximum period of assistance for Supportive Services is 24 months, beginning once the participant is enrolled in the project.

3. System Navigation staff will walk alongside and support project participants from initial contact with the system to location of permanent housing and connection to ongoing services.

4. Peer Mentors and Navigators will work as a System Navigation team, and work intensively with project participants to learn about their service needs and life goals, prioritize immediate needs for housing stability and secure services.

5. Services will include: Peer Mentors that are paired with Navigators to work as a team, transportation, and intensive case management to help the project participant connect with housing, services, and community support.

6. System Navigation Staff may continue working with and providing support for up to six months after the project participant exits homelessness.

7. Trauma Informed Care: The six key principles of trauma informed care are safety; trustworthiness and transparency; peer support; collaboration and mutuality; empowerment, voice and choice; and responsiveness to the impact of cultural, historical, and gender discrimination and oppression. Staff will use a trauma-informed approach in all aspects of working with the clients, from initial connection, to creating plans, and partnering with the young person. Staff and organizational partners will be trained and retrained on a regular basis in trauma-informed practices. Locations where young people are accessing Navigation Services should be trauma-informed physical spaces.

8. Positive Youth Development: Focuses on identifying and developing young people's resiliencies and assets, rather than concentrating on their risks and deficits. It centralizes the role of guidance and support from caring adults and their roles in helping youth to grow up healthy, happy, and safe and to make positive contributions to their (chosen) families, schools, and

communities. Community systems and programs that embrace PYD are **strengths-based**, **forward-looking**, **protective**, **preventive**, and **empowering.** The project will partner with young people to identify their own goals, explore options, and walk alongside the young person to connect to services and housing. Staff and partners will be trained in Positive Youth Development practices.

9. Housing First: The key to the Housing First philosophy is that individuals and families are not required to first demonstrate that they are "ready" for housing. Housing First for young people involves providing young people with assistance to obtain safe, secure, and permanent housing that meets their needs as quickly as possible, without preconditions. A right to housing with no preconditions means that housing and support are separated, therefore access to housing cannot be defined by conditions such as participation in programming where non-compliance leads to a loss of, or a denial of, access to housing.

3. STREET OUTREACH

Street outreach is a strategy aimed at engaging individuals experiencing unsheltered homelessness who may not be accessing community resources. The primary goal is to connect them with emergency shelter, housing, and other critical services. The essence of street outreach lies in its mobile, non-facility-based approach, enabling outreach staff to reach out to individuals where they are, dismantling barriers to access.

ELIGIBILITY CRITERIA

The following are the federal ESG grant-specific requirements regarding participant eligibility. If the program receives funding from other sources, please refer to the grant contract for specific regulations. Complying with additional requirements or flexibilities specified by other funding sources will not be regarded as a violation of the CoC's written standards.

- Participants must be experiencing unsheltered homelessness, meaning an individual or family's primary nighttime residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation, including a car, park, abandoned building, bus or train station, airport, or camping ground (CFR 576.2 (1)(i)).

Exceptions to Eligibility Criteria:

- In some cases, determining participant eligibility for street outreach may not be immediately feasible during the initial encounter with new individuals. As part of the engagement process, street outreach staff can offer services until eligibility (i.e. unsheltered homelessness) can be verified. It is important to note that individuals who are determined not to be experiencing unsheltered homelessness during the initial engagement period are no longer eligible for street outreach services.

- Recognizing that participants' place of residence may change frequently and that the nature of effective street outreach is on creating meaningful relationship between the street outreach staff and the unsheltered participant, HUD specifies that street outreach case management can continue while participant is not unsheltered in the limited circumstances identified below:

  - Program participant is already enrolled in the Street Outreach program; AND

  - Program participant is not expected to remain in shelter, housing, or an institution for an extended period; AND

- It would be reasonably expected that the participant will end up sleeping outside or in a place not suitable for human habitation upon exit of the shelter, housing, or an institution.

MINIMUM STANDARDS

1. Client-Centered Approach: Street outreach services embrace individual needs and choices. This entails:
    a. Conducting individualized needs assessments
    b. Informing participants about emergency shelters, temporary housing, and permanent housing options
    c. Ensuring answers for Coordinated Entry questions are answered in HMIS and updating as necessary
    d. Completing the full Coordinated Entry assessment with identified participants Facilitating connections to preferred permanent housing solutions
    e. Addressing immediate physical requirements (meals, clothing, etc.)
    f. Assisting participants in accessing eligible mainstream benefits and resources.
2. Mobile Outreach Focus: Outreach efforts prioritize mobility, reaching participants on their terms, rather than expecting them to visit facilities.
3. Engagement: The engagement process is vital in street outreach, especially when individuals are initially unwilling or uncertain about seeking assistance. Building trust and rapport through persistent follow-ups and check-ins is essential, while respecting individual autonomy and choice. Coordination with other outreach teams should be explored if a person refuses engagement.
4. Long-Term Engagement and Participant Exit: Generally, outreach staff will remain committed to supporting individuals until they obtain permanent housing. Participants will be exited from the street outreach program when they have:
    a. Secured permanent housing; or
    b. Enrolled in other supportive services, such as CCS, CSP, and shelter case management services, and expressed no further desire to receive street outreach services. (Street outreach staff can continue to work with participants enrolled in other case management services if they meet the street outreach eligibility and wish to continue to work with street outreach.); or

c. Had no contact with outreach staff for a continuous period of 90 days, despite staff's efforts to connect.

5. Coordinated Entry Hub: Street outreach staff who use HMIS may become mobile hubs in the CoC's Coordinated Entry (CE) system. Initial certification and ongoing training is required to ensure competency in conducting CE assessments.
6. Collaboration and Service Coordination: To enhance effectiveness and avoid duplication, street outreach teams actively participate in CoC's outreach case conferencing meetings and ensure timely HMIS entries. Refer to the most up-to-date HUD ESG Program HMIS Manual, specifically the Street Outreach section.
7. Documentation and Eligibility: Prior to referral to a PSH program that requires chronic homelessness verification, the following documentation must be completed and submitted to the Coordinated Entry Manager within 60 days of Tier 2 prioritization:
    a. Documentation of disability
    b. Homelessness documentation: evidence of the length and frequency of homelessness consistent with HUD's chronic homeless definition

    For participants enrolled in multiple programs, the program designated to complete the Tier 2 assessment will take the lead on collecting documentation and providers will collaborate to ensure documentation is completed.

4. DIVERSION

Diversion[2] is a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. Diversion specialists connect with people as they are requesting shelter or within 7-10 days of shelter entry. Diversion is not about keeping people out of the shelter system. It is about supporting self-resolution and should always be safe and appropriate according to the participant. Diversion services may include: short term case management; limited financial assistance; conflict mediation; connection to mainstream services/benefits; and housing search.

ELIGIBILITY CRITERIA

- A standard assessment tool is used to screen for diversion. See Appendix D for the Diversion Assessment Tool.

MINIMUM STANDARDS

1. Immediate Connection to Case Management: When a household is deemed eligible for diversion services, a case manager connects with the household to start housing planning for both immediate and permanent housing.

[2] Diversion section taken from: National Alliance to End Homelessness, "Closing the Front Door: Creating a Successful Diversion Program for Homeless Families"

2. Resourceful Staff Members: Staff should be familiar with the intake and assessment processes, have experience with landlord mediation and conflict resolution, and be knowledgeable about rental subsidies and financial literacy programs.
3. Screening Tool and Process: All households requesting shelter are screened for diversion eligibility using the Diversion Assessment Tool.
4. Flexible Funding: Funds should ensure households obtain housing, allow them to stay longer in a doubled up situation or unify them with family members.
5. Participant safety must be considered first. Participants decide what is safe and appropriate for themselves.
6. If a participant requests funds to relocate to another community, service providers must confirm they have housing in that community.
7. All participants who enter a diversion program must be entered into HMIS.

5. EMERGENCY SHELTER

Emergency shelter is any facility whose primary purpose is to provide a temporary shelter for the homeless in general or for specific populations of people experiencing homelessness. Emergency shelters do not require occupants to sign leases or occupancy agreements.

ELIGIBILITY CRITERIA

Individuals and families defined as homeless under the following categories are eligible for assistance:

- Category 1: Literally Homeless
- Category 2: Imminent Risk of Homelessness
- Category 3: Homeless Under Other Federal Statutes
- Category 4: Fleeing/Attempting to Flee Domestic Violence

MINIMUM STANDARDS

1. Shelter staff and volunteers will treat guests with respect and dignity. Shelter policies and procedures will promote a welcoming, safe and non-intimidating environment for shelter guests and staff. These policies and procedures must be explained to applicants prior to entering shelter. In addition, they must be posted in the shelter and on the agency's website.
2. Shelters must conduct an initial evaluation to determine the eligibility of each household for shelter and the essential services the household needs to regain stability in permanent housing, such as case management, life skills training, child care, mental health services, education services, transportation, employment assistance and job training, legal services, and health services. Essential service needs must be regularly reassessed.
3. Shelters must provide risk assessment and safety planning with shelter guests who identify as victims of domestic violence, dating violence, sexual assault, and stalking. Referrals will be made to domestic violence resources as needed.

4. Supportive services are available to assist persons in obtaining housing either on-site or through a daytime resource center. All shelter guests are notified of the availability of support services and how to access these services.
5. Shelters in the CoC will assess eligibility for mainstream resources and refer guests to applicable resources. Shelters will document referrals using the Dane CoC Mainstream Benefits Checklist and/or case notes. Documentation must be kept in the file for each household.
6. Shelter operates every day of the year. In the event of a temporary shelter closure for rehabilitation or major maintenance work, as much notice as possible should be provided to guests, and efforts should be made to find a short-term replacement facility.
7. Each shelter will have a policy of respect for each individual's self-identified gender. Guests who request shelter services will be admitted to the shelter operated for the gender to which an individual identifies. Transgender and gender non-conforming guests will be offered the same services and resources as all other guests. While shelter staff will take reasonable steps to accommodate specific needs, it may not be possible to segregate the guest from the rest of the shelter population. Staff will not share or in any way advertise the fact that certain guests may have identified themselves as transgender or gender non-conforming. Staff will not segregate guests in sleeping and restroom spaces unless requested by the guest.
8. All households with children, regardless of age, gender identification, sexual orientation, or marital status who identify as a household will be served as such in family shelter. Households will not be separated when entering family shelter. There can be no inquiry, documentation requirement or "proof" related to family status, gender identification and/ or sexual orientation. The age and/or gender of a child under the age of 18 or, if over 18, enrolled in high school cannot be used as a basis for denying any family's admission to a program that uses ESG funding or services if those programs serve families with children under age 18.[3]
9. There is no charge to a shelter guest for emergency shelter.
10. Documentation (including Photo ID, birth certificate, etc.) is not a barrier to shelter.
11. The CoC does not prescribe a maximum length of stay. Agencies may establish the maximum length of stay based on project design and resources available. Length of stay polices must be communicated to shelter guests at intake.
12. Guests may be asked to leave for a period of time in the event of serious infraction and only in the most severe cases such as for behavior that is deemed seriously threatening or harmful to other guests and staff. Suspending a shelter guest is allowed only when all other options have been explored and a suspension is necessary to protect the health and safety of staff and guests. All shelter guests will be notified of the agency's grievance policy. When it is not possible to serve a guest because of the guest's behavior, efforts will be made by shelter staff to assist the guest in finding alternatives. See Dane County Ordinance 30.04 for details on the procedure for discontinuing shelter services to a guest.
13. Shelters are required to give notice of changes regarding access to the Homeless Services Consortium via hsc@cityofmadison.com. The Homeless Services Consortium's website will be updated to reflect the changes.

[3] From *(24 CFR § 576.102 Prohibition against involuntary family separation) (24 CFR § 5.403 Definitions- Family) (24 CFR §570.3 Definitions - Household) (24 CFR 5.105(a) Nondiscrimination and equal opportunity)*

ACCESS TO SHELTER

Information on how to access shelter can be found on the Homeless Services Consortium website (https://www.danecountyhomeless.org/get-help).

PRIORITIZATION FOR FAMILY SHELTER

Shelter is provided for households with children on a nightly basis. Priority is given to families with newborns (3 months and younger from May-October, 6 months and younger from November –April) and then to families who were denied the night before. As many families as possible are accommodated, based on space available. A factor that is accounted for is where the family sleeps when not accepted into EFS.

RECOMMENDED PROGRAM PRACTICES

Shelters will continue to work towards the following[4]:

1. Housing First Approach: Align shelter eligibility criteria, policies and practices with a Housing First approach so that anyone experiencing homelessness can access shelter without prerequisites, make services voluntary, and assist people to access permanent housing options as quickly as possible.
2. Safe & Appropriate Diversion: Provide diversion services to find safe and appropriate housing alternatives to entering shelter through problem-solving conversations, identifying community supports, and offering lighter touch solutions.
3. Immediate & Low-barrier Access: Ensure immediate and easy access to shelter by lowering barriers to entry and staying open 24/7. Eliminate sobriety and income requirements and other polices that make it difficult to enter shelter, stay in shelter, or access housing and income supports.
4. Housing-focused, Rapid Exit Services: Focus services in shelter on assisting people to access permanent housing options as quickly as possible.
5. Data to Measure Performance: Measure data on percentage of exits to housing, average length of stay in shelter, and returns to homelessness to evaluate the effectiveness of shelter and improve outcomes.

6. TRANSITIONAL HOUSING

Transitional Housing (TH) facilitates the movement of homeless individuals and families to permanent housing within 24 months of entering TH. Programs will provide safe, affordable housing that meets participants' needs.

ELIGIBILITY CRITERIA

- Participants must meet categories 1 - Literally Homeless, 2 - At Imminent Risk, or 4 - Fleeing Domestic Violence as outlined by the HUD definition of homelessness.
- All TH program participants must fall into at least one of the categories below:
    a. Individuals or head of household struggling with a substance use disorder

[4] National Alliance to End Homelessness: The Five Keys to Effective Emergency Shelter infographic

b. Individuals in early recovery from a substance use disorder who may desire more intensive support to achieve their recovery goals
c. Survivors of domestic violence or other forms of severe trauma who may require and prefer the security and onsite services provided in a congregate setting to other available housing options
d. Unaccompanied and pregnant or parenting youth (age 18-24) who are unable to live independently or who prefer a congregate setting with access to a broad array of wraparound services to other available housing options
e. Individuals listed on a sex offender registry
f. People re-entering the community after a stay in jail or prison

MINIMUM STANDARDS

1. Maximum length of stay cannot exceed 24 months.
2. Staff must assist participants with creating a housing stabilization plan which may include the following: creating a housing history, completion of subsidized housing applications, repair credit history, make payment plans on past debts, increase income, create positive housing history in current place, and advocate with landlords as needed. Additional supportive services are provided as needed.
3. Program participants in transitional housing must enter into a lease agreement for a term of at least one month. The lease must be automatically renewable upon expiration, except on prior notice by either party, up to a maximum term of 24 months.

7. PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) is defined by the following criteria:

- Affordable – Housing is subsidized to ensure fiscal sustainability of household
- Safe – Housing meets standards of habitability
- Low-barrier – No required preconditions to access housing
- Supportive – Household has indefinite access to client-driven supportive services that follow household through housing transitions
- Community–focused – Housing is integrated, to its greatest extent, into the surrounding community and services support household in connecting to and interacting with community

ELIGIBILITY CRITERIA

- Participants must meet categories 1- Literally Homeless or 4 – Fleeing Domestic Violence as outlined by the HUD definition of homelessness.
- PSH programs can only provide assistance to individuals with disabilities and families in which at least one adult or child has a disability
- PSH referrals are generated through the CoC Coordinated Entry process and the CoC-wide priority lists for families and individuals.

A. PRIORITIZATION FOR BEDS DEDICATED OR PRIORITIZED FOR PERSONS EXPERIENCING CHRONIC HOMELESSNESS

FIRST PRIORITY **-** Individuals and Families experiencing chronic homelessness with the Longest History of Homelessness and with the Most Severe Service Needs.

An individual or head of household experiencing chronic homelessness as defined in 24 CFR 578.3 for whom both of the following are true:

i. The chronically homeless individual or head of household of a family has been homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter for at least 12 months either continuously or on at least four separate occasions in the last 3 years, where the cumulative total length of the four occasions equals at least 12 months; and

ii. The CoC or CoC program recipient has identified the chronically homeless individual or head of household, who meets all of the criteria in paragraph (1) of the definition for chronically homeless, of the family as having severe service needs[5].

SECOND PRIORITY - Individuals and Families experiencing chronic homelessness with the Longest History of Homelessness.

An individual or head of household experiencing chronic homelessness, as defined in 24 CFR 578.3, for which both of the following are true:

i. The individual or head of household of a family experiencing chronic homelessness has been homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter for at least 12 months either continuously or on at least four separate occasions in the last 3 years, where the cumulative total length of the four occasions equals at least 12 months; and,

ii. The CoC or CoC program recipient has not identified the individual or the head of household experiencing chronic homelessness, who meets all of the criteria in paragraph (1) of the definition for chronically homeless, of the family as having severe service needs.

THIRD PRIORITY - Individuals and Families experiencing chronic homelessness with the Most Severe Service Needs.

An individual or head of household experiencing chronic homelessness as defined in 24 CFR 578.3 for whom both of the following are true:

i. The individual or head of household of a family experiencing chronic homelessness has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter on at least four separate occasions in the last 3 years, where the total length of those separate occasions equals less than one year; and

ii. The CoC or CoC program recipient has identified the individual or the head of household experiencing chronic homelessness, who meets all of the criteria in paragraph (1) of the definition for chronically homeless, of the family as having severe service needs.

FOURTH PRIORITY - All Other Individuals and Families experiencing chronic homelessness.

An individual or head of household experiencing chronic homelessness as defined in 24 CFR 578.3 for whom both of the following are true:

[5] See Section I.D.3. of the HUD Notice for definition of severe service needs.

i. The individual or head of household of a family experiencing chronic homelessness has been homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter for at least four separate occasions in the last three years, where the cumulative total length the four occasions is less than 12 months; and

ii. The CoC or CoC program recipient has not identified the individual or the head of household experiencing chronic homelessness, who meets all of the criteria in paragraph (1) of the definition for chronically homeless, of the family as having severe service needs.

B. PRIORITIZATION FOR BEDS NOT DEDICATED OR NOT PRIORITIZED FOR PEOPLE EXPERIENCING CHRONIC HOMELESSNESS

FIRST PRIORITY – Individuals and families experiencing homelessness with a Disability and Long Periods of Episodic Homelessness and Severe Service Needs

An individual or family that is eligible for CoC Program-funded PSH who has experienced fewer than four occasions where they have been living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter but where the cumulative time homeless is at least 12 months **and** has been identified as having severe service needs.

SECOND PRIORITY – Individuals and Families Experiencing Homelessness with a Disability with Severe Service Needs

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or in an emergency shelter and has been identified as having severe service needs. The length of time in which households have been homeless should also be considered when prioritizing households that meet this order of priority, but there is not a minimum length of time required.

THIRD PRIORITY – Individuals and Families Experiencing Homelessness with a Disability Coming from Places Not Meant for Human Habitation, Safe Haven, or Emergency Shelter Without Severe Service Needs

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or an emergency shelter where the individual or family has not been identified as having severe service needs. The length of time in which households have been homeless should be considered when prioritizing households that meet this order of priority, but there is not a minimum length of time required.

FOURTH PRIORITY – Individuals and Families Experiencing Homelessness with a Disability Coming from Transitional Housing

An individual or family that is eligible for CoC Program-funded PSH who is currently residing in a transitional housing project, where prior to residing the transitional housing lived in a place not meant for human habitation, in an emergency shelter, or safe haven. This priority also includes individuals and families residing in transitional housing who were fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking and prior to residing in that transitional housing project even if they did not live in a place note meant for human habitation, an emergency shelter, or a safe haven prior to entry in the transitional housing.

RECORD KEEPING REQUIREMENTS FOR DOCUMENTING CHRONIC HOMELESS STATUS[6]

1. Programs must have written intake procedures that establish the order of priority for obtaining evidence. The acceptable order of obtaining evidence as defined by HUD is:
   i. third party documentation,
   ii. intake worker observations, and
   iii. certification from the person seeking assistance.

Records found in HMIS, including intake worker observations, are acceptable evidence of third-party documentation if there is a history of all entries including who entered the data, date of entry, and the change made AND if HMIS prevents overrides or changes of dates of entries made.

2. CoC-funded PSH programs whose grant agreement includes beds that are dedicated or prioritized for the chronic homeless must maintain records showing that those receiving assistance meet the definition of chronically homeless. Records must include evidence of homeless status, duration of homelessness and documentation of disability.

A. EVIDENCE OF HOMELESS STATUS

Evidence of a household's current living situation may be documented by written observation of an outreach worker, written referral by housing or service provider or self-certification from the person seeking service that they are homeless and living in a place not meant for human habitation, an emergency shelter or a safe haven. For paragraph 2 of the definition for persons residing in an institution, acceptable evidence includes:

i. Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution that demonstrate the person resided there for less than 90 days. All oral statements must be recorded by the intake worker; or

ii. Where the evidence above is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in the paragraph i. above and a certification by the individual seeking assistance that states that they are exiting or have just exited an institution where they resided for less than 90 days; and

iii. Evidence that the individual was homeless and living in a place not meant for human habitation, a safe haven, or in an emergency shelter, and met the criteria in paragraph (1) of the definition for chronically homeless in 24 CFR 578.3, immediately prior to entry into the institutional care facility.

B. EVIDENCE OF THE DURATION OF THE HOMELESSNESS

[6] CDP-14-012, *Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status*, U.S. Department of Housing and Urban Development, July 28, 2014. http://portal.hud.gov/hudportal/documents/huddoc?id=14-12cpdn.pdf AND CPD-16-11, *Notice on Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing*, U.S. Department of Housing and Urban Development, July 25, 2016. https://www.hudexchange.info/resources/documents/notice-cpd-16-11-prioritizing-persons-experiencing-chronic-homelessness-and-other-vulnerable-homeless-persons-in-psh.pdf

Recipients documenting chronically homeless status must also maintain the evidence described in paragraph i. or in paragraph ii. below, and the evidence described in paragraph iii. below:

i. Evidence that the homeless occasion was continuous, for at least one year.

Recipients must provide evidence that the homeless occasion was continuous, for a year period, without a break in living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter. A break is considered at least seven or more consecutive nights not residing in a place not meant for human habitation, in shelter, or in a safe haven.

At least 9 months of the 1-year period must be documented by one of the following: (1) HMIS data, (2) a written referral, or (3) a written observation by an outreach worker. In only rare and the most extreme cases, HUD would allow a certification from the individual or head of household seeking assistance in place of third-party documentation for up to the entire period of homelessness. Where third-party evidence could not be obtained, the intake worker must obtain a certification from the individual or head of household seeking assistance, and evidence of the efforts made to obtain third-party evidence as well as documentation of the severity of the situation in which the individual or head of household has been living. An example of where this might occur is where an individual has been homeless and living in a place not meant for human habitation in a secluded area for more than 1 year and has not had any contact with anyone during that entire period.

Note: A single encounter with a homeless service provider on a single day within 1 month that is documented through third-party documentation is sufficient to consider an individual or family as homeless for the entire month unless there is any evidence that the household has had a break in homeless status during that month (e.g., evidence in HMIS of a stay in transitional housing).

ii. Evidence that the household experienced at least four separate homeless occasions over 3 years that combined total at least 12 months.

The recipient must provide evidence that the head of household experienced at least four, separate, occasions of homelessness in the past 3 years that combined total at least 12 months.

Generally, at least three occasions must be documented by either: (1) HMIS data, (2) a written referral, or (3) a written observation. Any other occasion may be documented by a self-certification with no other supporting documentation.

In only rare and the most extreme cases, HUD will permit a certification from the individual or head of household seeking assistance in place of third-party documentation for the three occasions that must be documented by either: (1) HMIS data, (2) a written referral, or (3) a written observation. Where third-party evidence could not be obtained, the intake worker must obtain a certification from the individual or head of household seeking assistance, and must document efforts made to obtain third-party evidence, and document of the severity of the situation in which the individual has been living. An example of where this might occur is where an individual has been homeless and living in a place not meant for human habitation in a secluded area for more than one occasion of homelessness and has not had any contact with anyone during that period.

iii. Evidence of diagnosis with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability. Evidence of this criterion must include one of the following: (1) Written verification of the condition from a professional licensed by the state to diagnose and treat the condition; (2) Written verification from the Social Security Administration; (3) Copies of a disability check (e.g., Social Security Disability Insurance check or Veterans Disability Compensation); (4) Intake staff (or referral staff) observation that is confirmed by written verification of the condition from a professional licensed by the state to diagnose and treat the condition that is confirmed no later than 45 days of the application for assistance and accompanied with one of the types of evidence above; or (5) Other documentation approved by HUD

iv. Evidence of Severe Service Needs: Evidence of score on VI-SPDAT, VI-F-SPDAT, or TAY-VI-SPDAT. This can be documentation found in HMIS. If a participant was brought into a program based on a medical exception, there must be case notes from the decision.

v. Evidence that the recipient is following the CoC's Written Standards for Prioritizing Assistance: Order of prioritization must be incorporated into project's intake procedures and the project is following the procedures when accepting new program participants.

vi. Evidence that there are no households meeting higher order of priority within the CoC's geographic area:

   a. If a dedicated and prioritized PSH project fills a vacancy with a person not experiencing chronic homelessness, there must be documentation showing that there were no households in the CoC experiencing chronic homelessness. Documentation should include evidence of outreach efforts undertaken to locate eligible households experiencing chronic homelessness. If there are people experiencing chronic homelessness, but have not accepted assistance, documentation should specify the number of persons that meet this criteria and the attempts that have been made to engage the individual or families.

   b. If a non-dedicated and non-prioritized PSH project serves a household who meets a lower order of priority, the project must document how the determination was made that there were no eligible households within the CoC's geographic area that met a higher priority.

MINIMUM STANDARDS

1. There can be no predetermined length of stay for a PSH project.
2. Supportive services designed to meet the needs of the project participants must be made available to the project participant throughout the duration of stay in the PSH project.
3. Project participants in PSH must enter into a lease agreement that is terminable for cause for an initial term of at least one year. The lease must be automatically renewable upon expiration for a minimum term of one month, except on prior notice by either party.
4. Turnover beds in PSH projects will be prioritized for chronically homeless participants.

5. Brief periods of stays in institutions, not to exceed 90 days for each occurrence, are not considered vacancies and the project is required to keep the unit for the participant's return.
6. PSH project will use Housing First approaches. (See Section I: General Requirements, Housing First)

8. RAPID RE-HOUSING

Rapid rehousing (RRH) is an intervention designed to help individuals and families exit homelessness as quickly as possible, return to permanent housing, and achieve stability in that housing. Rapid rehousing assistance is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are tailored to the unique needs of the household.

The core components of a rapid rehousing program are housing search and placement services, housing stabilization case management, short- and/or medium-term rental assistance and financial assistance. Program staff are expected to remain engaged with the households from first contact to program exit, using a progressive engagement approach and tailoring services to the needs of the household in order to assist the household to maintain permanent housing. According to the National Alliance to End Homelessness, progressive engagement is,

> "a person-centered approach to ending someone's homelessness. It is based on tailoring assistance to each individual or household's needs and assessing what works best for them, with their specific strengths, and in their specific situation."

PRIORITIZATION

RRH referrals are generated through the CoC Coordinated Entry process and the CoC-wide priority lists for families and individuals.

MINIMUM STANDARDS

1. RRH projects will use Housing First approaches, following the Minimum Standards listed in the Housing First section of the Written Standards.

2. Upon project entry, RRH projects will assess participants for their needs for supportive services, including housing search and placement, housing stability case management, mediation, legal services, and credit repair.

3. Program staff will assist participants in locating housing for a minimum of 90 days. The frequency and level of housing search and placement assistance will vary based on program participant need. Initial contacts with the participant will typically be at least weekly and continued contacts will be at least monthly. In-person contact is preferred whenever possible.

4. Supportive services designed to meet the needs of the project participants must be made available throughout the duration of participation in the RRH project. If services such as

mediation, legal services or credit repair is not provided by the project, staff will make appropriate referrals.

5. RRH programs will connect households with community resources and mainstream benefits to allow for individual resources to be used for housing costs.

6. Rental and financial assistance and services will be provided by using a progressive engagement approach. Assistance and services should be tailored to each individual household based on each household's needs. See Appendix G for additional resources on progressive engagement.

7. In order to help households quickly stabilize in housing, projects may pay up to 100% of move-in costs including security deposit, first month rent, and any required utility payments, unless the funding source has a minimum participant payment requirement. If a household moves into housing between the 1st and the 15th of the month, that month will be considered the "first month". If the household moves into housing between the 16th and the end of the month, the following month will be considered the "first month." In this situation, the program will provide 100% of the prorated rent in addition to the first month's rent.

8. Following the first month, projects will work with individual households to progress towards paying full housing expenses (rent and utilities). This may involve a scheduled tiering process where the household pays an increasing percentage of their income toward rent and the program pays less, a monthly household budget review to determine how much the household can pay or any other method that works for both the participant and the project.

9. Agencies must have policies related to the program's method of progressive engagement for financial assistance and services. Except for the maximum number of months the program participant receives assistance (24 months) and funding source specific requirements described in the chart below, the CoC does not prescribe maximum amount of assistance or maximum number of times that a program participant may receive assistance. However, agencies may set program specific limits in addition to those requirements.

   Program policies and expectations must be communicated to project participants at program entry and must address the following:

Financial Assistance

- Maximum length of financial assistance
- Maximum amount of financial assistance, if any
- Type of financial assistance to be provided (e.g. security deposit, first month rent, monthly rental assistance, monthly utility assistance)
- (If security deposit was paid by the agency) what happens to security deposit at move out
- Proposed payment schedule, including participant and agency portions of rent, expected length of financial assistance
- Method used to adjust the payment schedule if needed

Services

- Required minimum frequency of case management meetings including housing search and placement and housing stabilization services, if any
- Maximum length of housing services including program extensions, if applicable

Different funding sources have varying participant eligibility criteria, eligible costs, and rental assistance requirements for Rapid Rehousing programs. A summarized overview of these variations can be found in the charts on the following pages. For more detailed information, please refer to the full regulations available for ESG/HPP, CoC, TBRA and HAP programs. (Note that State HAP funded programs must adhere to ESG/HPP requirements when utilizing HAP funds to match ESG funds.)

Participant Eligibility Criteria

	Initial Evaluation				Annual Re-Evaluation (On or before one-year mark)			
	ESG/HPP	**CoC**	**HOME TBRA**	**State EHH-HAP**	**ESG/HPP**	**CoC**	**HOME TBRA**	**State EHH-HAP**
Homeless Eligibility	Yes, see below for eligible categories	Yes, see below for eligible categories	Based on the Participating Jurisdiction (PJ) program design	Yes, see below for eligible categories	No**	No**	No**	No**
Category 1 Literally homeless -in emergency shelter and unsheltered, *not in TH*	✓	✓		✓				
Category 2 Imminent risk of homelessness	No	No, CoC funds allow but Dane CoC written standards do not		No, EHH funds allow but Dane CoC written standards do not				
Category 3 Homeless under other Federal statutes	No	No, CoC funds allow but CoC written standards and NOFOs do not		No, EHH funds allow but CoC written standards do not				
Category 4* Fleeing/attempting to flee domestic violence	✓*	✓*		✓*				

* Eligible only if also literally homeless ** Unless the household is still doing housing search at annual re-evaluation

	Initial Evaluation				Annual Re-Evaluation (On or before one-year mark)			
	ESG/HPP	**CoC**	**HOME TBRA**	**State EHH-HAP**	**ESG/HPP**	**CoC**	**HOME TBRA**	**State EHH-HAP**
Income Evaluation Required, based on County Median Income (CMI)	ESG- No, not at initial evaluation; only required at annual re-evaluation; HPP- Yes, at or below 80% CMI	No	Yes - Based on the PJ program design (can't be higher than 80% CMI and can be lower)	No	Yes – at or below 30% CMI	No	Yes - Based on the PJ program design (can't be higher than 80% CMI)	No, unless HAP funds are matched with ESG or HPP
Need (amount and type of assistance)	✓	✓			✓	✓		
Lacking Resources and Support Networks					✓	✓		

Eligible Costs

	ESG/HPP	CoC	HOME TBRA	State EHH-HAP
Maximum Length of Program Participation* **	● Up to 24 months of program participation, may be shorter depending on the agency program design ● Maximum number of months for rental assistance- not to exceed 24 months in a three-year period, including rental arrears	● Up to 24 months of rental assistance, may be shorter depending on the agency program design. ● Supportive services may be provided until 6 months after the rental assistance stops.	● Up to 24 months of program participation, may be shorter depending on the agency program design	● Up to 24 months of program participation, may be shorter depending on the agency program design
Rental Assistance	● Short-term rental assistance (up to 3 months) ● Medium-term rental assistance (4 to 24 months) ● Rental arrears (one-time payment of up to 6 months of rent in arrears, including any late fees on those arrears)	● Short-term rental assistance (up to 3 months) ● Medium-term rental assistance (4 to 24 months)	● Rental assistance for up to 24 months *Rental assistance can be renewed depending on the funder program design and availability of funds *PJ must establish the payment standards, maximum amount of assistance	● Rental assistance up to 24 months (HAP does not have specific requirements, but Dane CoC Written Standards do) ● Rent arrears *Participants must pay at least 25% of their gross income toward rent, including security deposit and first month's rent.
Rental Assistance Type	● Tenant-based rental assistance ● Project-based rental assistance	● Tenant-based rental assistance only	● Tenant-based rental assistance only	● Tenant-based rental assistance ● Project-based rental assistance

******* Except for the maximum number of months the program participant receives assistance described above, the CoC does not prescribe maximum amount of assistance or maximum number of times that a program participant may receive assistance. However, projects must set policies regarding a maximum amount of assistance or maximum number of times assistance is received.

	ESG/HPP	CoC	HOME TBRA	State EHH-HAP
Utilities	● Utility deposits and payments*(up to 24 months) ● Utility arrears (up to 6 months) *Gas, electric, water/sewer are eligible; telephone, internet, and cable are not eligible *Utilities may only be provided if the participant has an account in their name with a utility company or proof of responsibility to make utility payments (cannot use utility allowance)	● Utility deposits and payments* *Gas, electric, water/sewer are eligible; telephone, internet, and cable are not eligible *Utility allowance is used	● Utility deposits and payments* *Gas, electric, water/sewer, trash are eligible; telephone, internet, and cable are not eligible *Only for participants who are receiving rental assistance are eligible to receive utility payments	● Utility deposits and payments ● Utility arrears *Gas, electric, water/sewer are eligible; telephone, internet, and cable are not eligible
Other Eligible Financial Assistance	● Rental application fees ● Security deposits (up to 2 months) ● Last month's rent ● Moving costs	● Rental application fees, only paid under supportive services ● Security deposits (up to 2 months) ● First and last month's rent ● Property damage	● Security deposits (up to 2 months)	● Rental application fees ● Security deposits ● Utility deposits and payments (gas, electric, water, sewer) ● Utility arrearages (gas, electric, water, sewer) ● Moving costs
Supportive Services	● Housing search and placement ● Housing stability case management	● Case management ● Child care ● Education services	● (TBRA funds cannot be used for supportive services. However, PJ may require providing	● Housing search and placement ● Housing stability case management

	● Mediation ● Legal services ● Credit repair	● Employment assistance and job training ● Food ● Housing search and counseling services, including mediation, credit repair, and payment of rental application fee ● Legal services ● Life skills training ● Mental health services ● Moving costs ● Outpatient health services ● Outreach services ● Substance abuse treatment services ● Transportation	supportive services with matching and leveraging funds.)	● Tenant/Landlord mediation ● Legal services
Frequency of Supportive Services * *Also see the case management services section (page 6-7) for minimum standards for case management services.	Rapid rehousing projects must require the program participant to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability (§ 576.401(e)(i)).	Rapid rehousing projects must require the program participant to meet with a case manager not less than once per month to assist the program participant in maintaining long-term housing stability (§ 578.37(a)(1)(ii)(F)).	No frequency requirement	No frequency requirement

Rental Assistance Requirements

	ESG /HPP	CoC	HOME TBRA	STATE EHH-HAP
Housing Standards	Units must meet HUD Habitability Standards, using the Habitability Standards Checklist	Units must meet HUD Housing Quality Standards (HQS), using HQS Inspection Form	Units must meet HUD Housing Quality Standards (HQS), using HQS Inspection Form	Units must meet HUD Habitability Standards, using the Habitability Standards Checklist
Fair Market Rent (FMR)	Rent must be at or below FMR	FMR is not required as long as rent reasonableness is documented	No specific FMR requirement, but PJ's rent standard may be tied to the FMR (e.g. 105% of FMR)	FMR is not required as long as rent reasonableness is documented
Rent Reasonableness	Must comply with HUD's rent reasonableness standards, using the Rent Reasonableness Form	Must comply with HUD's rent reasonableness standards, using the Rent Reasonableness Form	Must comply with HUD's rent reasonableness standards, using the Rent Reasonableness Form	Must comply with HUD's rent reasonableness standards, using the Rent Reasonableness Form
Lead Safety	Must follow HUD's Lead Safe Housing Rule. Use the HSC Lead Safe Housing Rule Form for required action and documentation.	Must follow HUD's Lead Safe Housing Rule. Use the HSC Lead Safe Housing Rule Form for required action and documentation.	Must follow HUD's Lead Safe Housing Rule. Use the HSC Lead Safe Housing Rule Form for required action and documentation.	Must follow HUD's Lead Safe Housing Rule. Use the HSC Lead Safe Housing Rule Form for required action and documentation.
Lease Standards	● Clients must have a legally binding lease. ● "Master-leasing" is not allowed, meaning that agencies may not sign a lease and sublet the unit to a program participant. Leases must be between the owner and the client. ● Leases must include VAWA addendum.	● Client must be the tenant on a lease for a term of at least one year, which is renewable for terms that are a minimum of one month long, and is terminable only for cause. ● Leases must be automatically renewable upon expiration for terms	● Clients must have a legally binding lease. ● "Master-leasing" is not allowed, meaning that agencies may not sign a lease and sublet the unit to a program participant. Leases must be between the owner and the client. ● Leases must include VAWA addendum.	● Clients must have a legally binding lease. ● Leases must include VAWA addendum. ● Leases are *encouraged* to have an initial term of one year, but month-to-month lease is permitted. Leases may be renewed or extended as needed

	● Leases are *encouraged* to have an initial term of one year, but month-to-month lease is permitted for a scattered site model tenant-based rental assistance. (Project based rental assistance must have an initial term of one year.)	that are a minimum of one month long, except on prior notice by either party. ● Leases must include VAWA addendum.	● Leases must be for at least one year, unless the owner/manager and the tenant mutually agree to a shorter period. If the tenant has agreed to a different lease term, that agreement should be noted in writing in the tenant's file. A lease may not be for a period less than 30 days.	for as long as a client remains eligible.

9. YOUTH-SPECIFIC JOINT TRANSITIONAL HOUSING – RAPID REHOUSING

Joint transitional - rapid rehousing projects provide a safe place for people to stay – crisis housing – with financial assistance and wrap-around supportive services determined by program participants to help them move to permanent housing as quickly as possible. Stays in the crisis housing portion of these projects should be brief and without preconditions, and participants should quickly move to permanent housing.

The project must be able to provide both components, including the units supported by the transitional housing component and the tenant-based rental assistance or leasing and services provided through the TH-RRH component, to all program participants depending on each household's needs, for up to the maximum amount of time allowed under the funding source, as needed by the program participants. For example, a program participant may only need a temporary stay in a transitional housing unit, but the provider must be able to make available the financial assistance and supportive services that traditionally comes with rapid re-housing assistance to that program participant. After the participant exits the project, they may be provided up to 6 months of aftercare supportive services to help prevent returns to homelessness.

Youth-Specific Joint TH-RRH can consist of:

- Site-based TH paired with scattered-site RRH
    - When implementing this TH-RRH model, CoCs utilize a building in the community for the transitional housing portion of the project. When a youth or young adult in transitional housing has made clear that they are ready to move to permanent housing, project staff work with them to identify a unit in the community where they would like to be permanently housed and use the rapid rehousing portion of the project to assist the YYA.
- Scattered-site TH paired with scattered-site RRH (different unit)
    - When implementing this TH-RRH model, CoCs utilize scattered-site units in the community for the transitional housing portion of the project. A project may elect to use this model when it has a landlord partner in the community who is willing to rent their units for the TH portion, but the project wants to retain youth choice in the rapid rehousing portion and allow YYA to choose their unit within the community. When a youth or young adult has made clear that they are ready to transition to permanent housing using rapid rehousing assistance, project staff work with them to identify another unit in the community where they would like to be permanently housed.
- Scattered-site TH paired with scattered-site RRH (same unit)
    - When implementing this TH-RRH model, CoCs utilize scattered-site units in the community for the transitional housing portion. When a youth or young adult has made clear that they are ready to transition to permanent housing using rapid rehousing assistance, project staff work to transition the lease with the landlord to the youth or young adult.

For more information about Joint Transitional Housing - Rapid Rehousing please visit : https://files.hudexchange.info/resources/documents/YHDP-TH-RRH-Joint-Component-Project.pdf

ELIGIBILITY CRITERIA

- Participants must meet categories 1- Literally Homeless, 2- Imminent Risk of Homelessness, or 4- Fleeing Domestic Violence as outlined by the HUD definition of homelessness.
- Participants must be no older than 24 at the time of project entry. Once a participant is enrolled, there is no age limit and the participant will continue to be enrolled for up to the maximum allowed amount of time based on the project and participant's choice. For example, if someone enters the project at the age of 24, they can continue to receive services for up to the maximum allowed amount of time based on the project and participant's choice.
- *Serving Households Who Lack 3rd Party Documentation or Live in Unsafe Situations.* Youth aged 24 and under must not be required to provide third-party documentation that they meet the homeless definition in 24 CFR 578.3 as a condition for receiving services funded under the YHDP NOFO. Additionally, any youth-serving provider funded under the YHDP NOFO may serve unaccompanied youth aged 24 and under (or families headed by youth aged 24 and under) who are living in unsafe situations. HUD interprets "youth-serving provider" as a private nonprofit organization whose primary mission is to provide services to youth aged 24 and under and families headed by youth aged 24 and under. HUD interprets "living in unsafe situations" as having an unsafe primary nighttime residence and no safe alternative to that residence. These requirements supersede any conflicting requirements under the YHDP NOFO, this appendix, the Act, or the CoC Program rule.
- YYA TH-RRH referrals are generated through the CoC Coordinated Entry process designed for youth-specific projects.

MINIMUM STANDARDS

1. Immediate Connection to Housing Advocate and Peer Support staff: When a household is deemed eligible for TH-RRH services, a TH-RRH staff member connects with the household to start housing planning for both immediate and permanent housing. Staff should connect with the household as quickly as possible, however specific guidance on the time frame can be found in the YYA specific Coordinated Entry policy.
2. YYA should not be required to have income or obtain a source of income as part of the project requirements.
3. There is no minimum length of stay in the TH portion, but the project must offer an occupancy agreement of at least 1 month.
4. The maximum period of assistance is dependent on the funding source, and as needed by the program participants.
5. YYA do not have to utilize both portions of the project, and can reside in only the TH or only the RRH.
6. Service teams will include a peer support specialist and Housing Advocate (case manager.) YYA will lead the development of a service plan in order to ensure the program is working for them. YYA will be connected with crisis and permanent housing, develop community connections, and have self-determination and access to support services that meet their identified needs.
7. The TH-RRH staff will remove barriers for people experiencing homelessness by identifying and supporting landlords through networking with friendly/interested landlords and providing

financial incentives (i.e. deposits, etc.) as well as connections to supportive services for problem solving. It is also essential that the program proactively engages in enforcing Fair Housing & Anti-Discrimination Rules by reporting violations and advocating with enforcement agencies. TH-RRH staff will partner with cross-system agencies for intersecting needs (disability, LGBTQ+, racism, etc.). This will require education and continued training for young people to be aware of their rights, options, and how to advocate for themselves when needed.

8. Financial assistance and case management should be flexible and based on a household's individual needs using progressive engagement.
    - Financial Assistance:
    a. In order to help households quickly stabilize in housing, projects may pay up to 100% of move-in costs including security deposit, first and last month's rent and any required utility payments. Projects are encouraged to also pay for furniture and furnishings for the rental unit, moving costs, relocation costs, and any other allowable costs based on the funding source.
    b. If the provider cannot find another suitable project that meets the needs of the participant within the CoC and the participant wants to move, the provider may relocate the participant to a unit that is located in a different CoC's geographic area and continue to provide assistance. In this case, providers should check on specific requirements based on the project's funding source.
    c. Following the first month, projects will work with participants to create an individualized plan for rental contributions. Rent includes the cost of rent and utilities as calculated using the utility allowance schedule. This may involve a scheduled tiering process where the household pays an increasing percentage of their income towards rent and the program pays less, a monthly household budget review to determine how much the household can pay or any other method that works for both the participant and the project.
    d. Projects must have written policies regarding the amount and duration of financial assistance which must be communicated to participants upon project entry.
9. The TH-RRH staff will attempt to connect with participants on a monthly basis. Case management should be flexible and available more often if requested and needed. Connection is considered to be making an attempt to meet with or communicate with participants in person, over the phone, virtually or by text or email. The preferred method of communication should be determined by the participant. Non-response is not grounds for removal from the project or termination of supports. In the event of non-response, the TH-RRH staff should document their attempt for engagement in participant's files.
10. Trauma Informed Care: The six key principles of trauma informed care are safety; trustworthiness and transparency; peer support; collaboration and mutuality; empowerment, voice and choice; and responsiveness to the impact of cultural, historical, and gender discrimination and oppression. Staff will be competent in safety planning and practices, project policies and procedures will be designed with trauma-informed practices in mind at every stage of the connection with the client from referral, to eligibility documentation, and housing and service planning.
11. Positive Youth Development: Focuses on identifying and developing young people's resiliencies and assets, rather than concentrating on their risks and deficits. It centralizes the role of guidance and support from caring adults and their roles in helping youth to grow up healthy, happy, and safe and to make positive contributions to their (chosen) families, schools, and communities. Community systems and programs that embrace PYD are **strengths-based**,

forward-looking, **protective**, **preventive**, and **empowering.** The project will partner with young people to identify their own goals, explore options, and walk alongside the young person to connect to services and housing. Staff and partners will be trained in Positive Youth Development practices.

12. Housing First : The key to the Housing First philosophy is that individuals and families are not required to first demonstrate that they are "ready" for housing. Housing First for young people involves providing young people with assistance to obtain safe, secure, and permanent housing that meets their needs as quickly as possible, without preconditions. A right to housing with no preconditions means that housing and support are separated, therefore access to housing cannot be defined by conditions such as participation in programming where non-compliance leads to a loss of, or a denial of, access to housing. Projects should have low-barriers to entry and accommodate people with possessions, partners, pets, or other needs. Incorporate client-choice by helping participants find permanent housing based on their unique strengths, needs, preferences, and financial resources. Participants will choose when they are ready to exit the crisis housing portion of the project and move to permanent housing, with providers assisting participants with this move.

10. COORDINATED ENTRY

Coordinated Entry is an important process through which people experiencing or at risk of experiencing homelessness can, have their strengths and needs assessed, and connect to appropriate, tailored housing and mainstream services within the community or designated region. Standardized assessment tools and practices used within local coordinated assessment processes take into account the unique needs of households. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choice, rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.[7]

The Coordinated Entry (CE) policies and procedures are put in place by the Dane County Homeless Services Consortium to provide an effective Coordinated Entry System. The system is intended to match people in a housing crisis (either homeless or at-risk of homelessness) with the level of service needed to end the crisis and assist them in housing stability. All programs that receive Continuum of Care Program, Emergency Solutions Grant (ESG) or State of Wisconsin EHH Grant funding must abide by these policies and procedures. Programs funded through other sources may be required, and are highly encouraged to participate in CE and follow these policies and procedures.

Coordinated Entry responsibilities are completed at assessment hubs, which include both permanent and mobile locations. Coordinated Entry staff refers to staff paid though the CoC grant for Coordinated Entry.

ACCESS TO COORDINATED ENTRY

A. FULL COVERAGE

The Coordinated Entry System is accessible throughout Dane County. Households accessing emergency shelters, including domestic violence shelters, and those enrolled in street outreach programs will have

[7] Opening Doors: Federal Strategic Plan to Prevent and End Homelessness, p. 57

access to Coordinated Entry. Assessment hubs are located at emergency shelters contracting with the CoC's CE lead .

Street outreach workers serve as mobile hubs, and will seek out people sleeping in places not meant for human habitation or other locations that serve vulnerable populations that are not assessment hubs. Street Outreach staff serving as Coordinated Entry mobile assessment hubs will complete the full Tier 2 assessment with clients who are invited to do so. The CoC will ensure the availability of at least one street outreach program that can serve the entire CoC geographic area.

If youth between the ages of 17.5 and 24 presents to overnight shelter or street outreach services, they should be referred to Youth System Navigation for additional support.

Households at-risk of experiencing homelessness, can access the Coordinated Entry Prevention Hub through the Tenant Resource Center.

The Homeless Services Consortium website has up-to-date information regarding access to Coordinated Entry: https://www.danecountyhomeless.org/get-help.

B. EMERGENCY SERVICES

All emergency shelters will participate in Coordinated Entry. This means that shelter staff will ask clients the intake questions including those used for Coordinated Entry Tier 1 and 2 assessments at program entry and enter the data into HMIS, updating the information as necessary. Shelter staff at Coordinated Entry assessment hubs will complete the full Tier 2 assessment with shelter guests who are invited to do so.

C. NONDISCRIMINATION

The CE system, programs that receive CoC, EHH, or ESG funds, and other participating housing and supportive services must comply with the nondiscrimination and equal opportunity provisions of Federal civil rights laws, including the following:

- Fair Housing Act prohibits discriminatory housing practices based on race, color, national origin/ancestry, religion, sex, age, family/familial status, disability/handicap, actual or perceived sexual orientation, lawful source of income, gender identity, marital status, domestic abuse/sexual assault/stalking victims, military discharge status, physical appearance, political beliefs, student status, domestic partnership, tenant union association, genetic identity, citizenship status, Section 8 housing voucher participant, non-religion, and homelessness.
- Section 504 of the Rehabilitation Act prohibits discrimination on the basis of disability under any program or activity receiving Federal financial assistance.
- Title VI of the Civil Rights Act prohibits discrimination on the basis of race, color, or national origin under any program receiving Federal financial assistance.
- Title II of the Americans with Disabilities Act prohibits public entities, which includes State and local governments, and special purpose districts, from discriminating against individuals with disabilities in all their services, programs and activities, which include housing, and housing-related services such as housing search and referral assistance.
- Title III of the Americans with Disabilities Act prohibits private entities that own, lease and operate places of public accommodation, which include shelters, social service establishments, and other public accommodations providing housing, from discriminating on the basis of disability.

If Coordinated Entry participants feel they have been treated unfairly by a specific agency or representative of that agency due to any of the above reasons, they may file a complaint with the agency through the agency's nondiscrimination complaint process. If after filing a complaint with an agency, the participant is not satisfied with the result, they may file a discrimination complaint with the City of Madison. Information on how to file a complaint can be found on the City of Madison's website at http://www.cityofmadison.com/civil-rights. Information and complaint forms are available at assessment hubs. Assessment hubs will post information on how/where to file a complaint.

D. ACCESSIBILITY

Assessment hubs may be accessed by all people who are currently in Dane County, and are experiencing homelessness or are at risk of homelessness. People experiencing chronic homelessness, veterans, families with children, youth, and survivors of domestic violence may present at any of the assessment hubs for which they qualify as a target population and be assessed for housing. Referrals will be made to agencies who specialize in serving specific populations.

A participant who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking will not be denied access to the Coordinated Entry process. CE staff will work with survivors to create safe and confidential access to the CE process based on individual needs.

Auxiliary aids and appropriate services must be provided to ensure effective communication with individuals with disabilities. This will include providing information in accessible formats such as Braille, audio, large type, assistive listening devices and using Wisconsin Relay. Whenever these services are provided, Coordinated Entry staff must document the accessible format provided.

Assessment hubs must be accessible to individuals who use wheelchairs.

Services are accessible to individuals with Limited English Proficiency (LEP). When an individual needs services in a language other than English, every effort will be made to find a qualified person who speaks the needed language. If a qualified person is not available, then a language line will be used to communicate with the individual. Individuals needing language assistance will be served as they present. They will not be asked to wait for services.

E. MARKETING

A marketing plan will be created to target those who may be least likely to access services. Data will be used to identify and target marketing materials toward potentially underserved groups. Outreach workers act as mobile assessment hubs and engage with those who traditionally do not access services. Marketing materials will indicate that physical assessment hubs are accessible to those with disabilities, that accommodations will be made if requested, and language services are provided. Marketing materials will be provided in English and Spanish. Posters will contain the words "Lus Hmoob" to indicate that Hmong speakers are available. In addition, marketing materials indicate that services are available to all people regardless of race, color, national origin/ancestry, religion, sex, age, family/familial status, disability/handicap, actual or perceived sexual orientation, lawful source of income, gender identity, marital status, domestic abuse/sexual assault/stalking victims, military discharge status, physical appearance, political beliefs, student status, domestic partnership, tenant union association, genetic identity, citizenship status, Section 8 housing voucher participant, non-religion, and homelessness.

The lead CE agency will develop and update marketing materials. Posters will be provided to area agencies and businesses that may serve people experiencing homelessness to display in prominent

areas. In addition, business cards will be provided to agencies and businesses to distribute to consumers. Marketing materials will be reviewed at least annually and updated if necessary. Updated materials will be distributed to agencies and businesses.

All information regarding CE will be available on the HSC website. Up-to-date materials and information will be available via the Homeless Services Consortium website.

Additionally, CE staff will present to agencies who want information on how the CE System operates. Initial presentations will be provided to agencies identified by the Core Committee. Future presentations will be provided as requested or if major changes are implemented in the operation of CE.

ASSESSMENT

A. ASSESSMENT PROCESS

The Dane CoC Coordinated Entry system utilizes a two-tier assessment and prioritization process.

When households present to CE, they will receive referrals to basic housing resources such as diversion services, housing location assistance, and/or case management. Households enrolled in street outreach programs or overnight shelters will answer Tier 1 Coordinated Entry assessment questions at program entry. These questions and information in HMIS regarding homeless history and service use will be used to prioritize households for RRH and PSH. The Tier 1 assessment evaluates these key factors and assigns priority points accordingly. Tier 1 assessment questions should be updated if there are major events that will affect someone's score.

The CE Manager will run the Tier 1 Rapid Rehousing and Tier 1 Permanent Supportive Housing reports on a regular basis. Households that score highly on the Tier 1 assessment will be invited to complete the Tier 2 assessment. The CE Manager will identify individuals to invite to complete the Tier 2 assessment based on the number of anticipated annual openings and the ratio specified in the Dane CoC Coordinated Entry Procedures (e.g., three times the number of annual expected openings). The CE Manager will connect with staff to complete the assessment with invited individuals. Staff conducting the Tier 2 assessment will ensure that individuals sign the Coordinated Entry Release of Information before completing the Tier 2 assessment. A household may be re-assessed with the Tier 2 assessment if there is a major life change. A major life change includes, but is not limited to the following: change in health status, and additional interactions with emergency services.

A household may decline to complete the Tier 2 assessment. If a household declines, staff must continue to work to engage with them. It is important to continue to learn and document their needs for appropriate housing/service provision.

The Coordinated Entry assessment process does not screen out people due to perceived barriers to housing or services, including, but not limited to, too little or no income, active or a history of substance use, domestic violence history, resistance to receiving services, the type or extent of disability-related services or supports that are needed, history of evictions or poor credit, lease violations or history of not being a leaseholder, mental health issues, medical need, perceived ability to live independently or criminal history.

B. COORDINATED ENTRY RELEASE OF INFORMATION

Agencies participating in Coordinated Entry (i.e. accepting referrals from Coordinated Entry to fill housing vacancies and operating overnight shelter or street outreach programs) are listed on the

Release of Information. Additional agencies may be added to the list if they assist in providing documentation of chronic homeless status or they can determine eligibility for mainstream housing benefits such as HUD-VASH or Section 8. If an agency would like to be added to the Release of Information, they should contact the Coordinated Entry Manager. The Coordinated Entry Manager will determine if it is appropriate to add the agency to the ROI based on their participation in Coordinated Entry and/or their involvement in providing chronic documentation on an ongoing basis. Agencies should **not** be added to the Coordinated Entry Release of Information for one-time needs. In these instances, a separate release of information form should be used.

Agencies may be removed if they no longer participate in Coordinated Entry, have not provided chronic documentation in the past 12 months, or violate the Homeless Services Consortium of Dane County Case Conferencing Agreement. The release is reviewed biannually by the HSC Core Committee (recommended in June and December).

C. SAFETY PLANNING

During the assessment, if a household indicates that they are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or community violence, CE staff will work with them to create a safe and confidential space to access Coordinated Entry. Community violence is defined as exposure to intentional acts of interpersonal violence committed in public or private areas by individuals who are not intimately related to the victim. CE staff will make a referral and provide immediate access to connect to a victim services provider. If a household ends up in shelter with a non-victim services provider, staff at the shelter will work on safety planning with the household including ensuring confidentiality and flexibility with regular procedures to ensure safety.

D. PARTICIPANT CHOICE

Members of the Dane County CoC understand that households know best their needs and wants. When a household is referred to a housing program, staff must let them know about their housing and service options. This should include location of the unit if in a single site location or assistance provided in locating a unit with a community landlord. Housing agency staff should provide a full menu of services the agency can provide and services they will refer out. .

E. ASSESSOR TRAINING

The Coordinated Entry Manager is responsible for developing trainings about the Coordinated Entry System. Trainings may be offered live but can be recorded and posted on the Homeless Services Consortium website.

Required training for new Coordinated Entry staff includes:

- HMIS Licensure
- Madison / Dane CoC Coordinated Entry Workflow Training

Required training for participating agencies of the Coordinated Entry System includes:

- HMIS Licensure
- Madison / Dane CoC Coordinated Entry Workflow Training

Ongoing trainings will be developed based on the needs of the CoC. The CE Manager will seek input from the Core Committee and the CoC Board on needed trainings.

Training protocols will be updated and distributed annually. The Coordinated Entry Manager will review the protocols and receive feedback from the Core Committee.

ASSESSMENT TOOL AND PRIORITIZATION

Data collected during the assessment process is not used to discriminate or prioritize households for housing and services based on a protected class (see nondiscrimination section).

The following factors are assessed for RRH prioritization in the Tier 1 assessment:

- History of homelessness, including domestic violence shelter use – frequency and length of enrollment
- Income
- History of eviction
- Criminal legal system involvement
- Family size (family only)
- New to homeless but unable to self-resolve

In addition to the above factors, the following factors are also considered for PSH prioritization:

- Age
- Behavioral health crisis program utilization
- Medical crisis

The VI-SPDAT will continue to be used as the Tier 2 assessment until the Madison/Dane CoC determines an updated tool.

The Tier 2 prioritization for RRH is determined by the following components:

- Tier 2 assessment score (VI-SPDAT)
- New to homelessness points
- Length of shelter stay/number of bed nights

The Tier 2 prioritization for PSH is determined by the following components:

- Tier 2 assessment score (VI-SPDAT)
- Adjusted Tier 1 assessment score

When a household is eligible for Homeless Prevention Funds, they will be prioritized using the Prevention Scoring Tool (see Appendix C). The tool considers the following factors in prioritization:

- Eviction process
- Lives in subsidized housing
- Eviction history
- History of homelessness
- Criminal history
- Disability/Needs accessible unit
- Household of five or more members

Entrance to emergency shelter will not be prioritized in order to allow for an immediate crisis response. If a shelter has capacity issues, they will need to institute a prioritization policy.

Prioritization policies will be made publicly available via the CoC's website and notices placed at assessment hubs.

Please note that eligibility (see Assessment section) and prioritization are different. A household may be prioritized for an intervention, but they still must meet eligibility for that intervention.

REFERRAL

A. REFERRAL PROCESS

When there is an anticipated opening in a housing program, housing program staff will email the CE staff (cehousing@icalliances.org) to request a referral. A response is expected within 24 business hours.

The Coordinated Entry Manager will send a referral to Permanent Housing Programs (PSH and RRH) through HMIS after receiving email notification from the housing provider about the vacancy. This email serves as documentation of compliance with coordinated entry.

For PSH and RRH program openings, CE will provide one referral per opening. Once a participant is referred to a PSH or RRH program, they are removed from the CE list and cannot be referred to another program until the current referral is resolved.

Households shall not be steered toward any particular housing facility or neighborhood based on a protected class (see nondiscrimination section).

Housing providers may not reject a household for assistance based on perceived barriers to housing or services. CoC, EHH and ESG funded programs must use the Coordinated Entry process as the only referral source from which they fill vacancies in housing or services.

C. HOLDING A UNIT FOR CLIENT PLACEMENT

When an agency receives a name from the priority list, staff must initiate contact with the person within two business days. There may be circumstances where two agencies work together to connect with someone. It is the receiving agency's responsibility to ensure contact is made. Staff must adhere to the due diligence requirements outlined in the Dane CoC Coordinated Entry Procedures before proceeding to the next household referral. All attempts must be documented in HMIS under the Coordinated Entry Referral Follow Up section.

D. GRIEVANCE PROCEDURE FOR COORDINATED ENTRY

Households have the right to file a grievance if there is a violation of the Coordinated Entry Policies and Procedures received through the Dane County Coordinated Entry System. Households are informed about the grievance policy during their initial meeting with Coordinated Entry staff. The policy is accessible on the Homeless Services Consortium website (www.danecountyhomeless.org).

Households have the right to be assisted by an advocate of their choice (agency staff person, co-worker, friend, family member, etc.) at each step of the grievance process. Households have the right to withdraw their grievance at any time.

If a household has a grievance regarding a specific agency or representative of that agency, they should be directed to that agency's grievance policy. Agencies should post their grievance policies on their websites.

There are two levels of review available for each grievance.

- Level 1: The first person to review the grievance is the CoC Coordinator. Households should contact the CoC Coordinator for Dane County to start the process. Contacts can be made through the HSC website (www.danecountyhomeless.org) via the "contact us" function, hsc@cityofmadison.com or 608-266-6254. Grievances can be made in writing or verbally and should state the alleged violation of the Coordinated Entry policies and procedures. Within two business days, the CoC Coordinator will contact the agency/staff in question to request a response to the grievance, including any actions that were taken to attempt to resolve the issue. The response must be provided to the CoC Coordinator within five business days of request. Once the CoC Coordinator has gathered relevant information about the incident, they will decide what, if any, action needs to be taken. The CoC Coordinator will provide a written decision within 15 days of the initial complaint.

If both the household and the provider agree, the process ends and the resolution is implemented.

If the household or provider disagrees, the grievance moves to the next level.

- Level 2: The Dane County CoC Board of Directors President reviews the grievance within five business days of being informed of dissatisfaction with the Coordinator's resolution. The Board President may designate one or more Board members to review the situation. The grievant has the right to present any additional information and may present it in person. The Board will have 10 business days to gather and review relevant information. Within 30 days of the grievance being moved to Level 2, the Board President will provide a written decision. The decision of the Board of Directors is final.

DATA MANAGEMENT

The Coordinated Entry System uses a Homeless Management Information System (HMIS) to track data and store the community queue. The HMIS Lead Agency, the Institute for Community Alliances (ICA), has policies and procedures in place to ensure the adequate privacy protections of all household information. All HMIS users are required to abide by the HMIS Policies and Procedures.

All HMIS users are required to complete an annual Security Training provided by ICA. The training covers the privacy rules associated with collection, management and reporting of client data.

Coordinated Entry staff will post the HMIS Consumer Notice in an area visible for program participants. The only information to be shared is that for which the household has been provided notice. Households will not be denied services for refusal to have their information shared in HMIS.

EVALUATION

The CoC must develop and update the Coordinated Entry evaluation plan. At minimum, the plan must include a review of the CE policies and procedures, assessment by households accessing the system and feedback from housing and service providers. The evaluation may look at the intake, assessment and referral process of Coordinated Entry. All participating agencies may be asked to evaluate the system. Surveys may be distributed to households at participating agencies including emergency shelters, street outreach programs, and participating housing programs. Any household information collected during

the evaluation period will be kept private. Surveys will be kept confidential and identifying information will not be collected.

The surveys for participants and housing and service providers will be developed by the Core Committee, and distributed according to a timeline set by the Core Committee. The Core Committee or other HSC designee will present the survey results and a plan to implement suggested changes to the CE System.

Based on the regular evaluation of the Coordinated Entry system, the CoC will consider adjustments for improvements. All evaluation findings and recommended changes will be presented to the HSC's Core Committee and Board of Directors for review and approval.

The Core Committee will receive updates from the CE Manager as requested. The CE Manager will seek feedback from the Core Committee as needed, in order to facilitate ongoing evaluation of the system.

APPENDIX A: DEFINITIONS OF HOMELESSNESS

1. 24 CFR §583.5 HUD HOMELESS DEFINITION

1. An individual or family who lacks a fixed, regular and adequate nighttime residence, meaning:
    i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, camping ground;
    ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low income individuals); or
    iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

2. An individual or family who will imminently lose their primary nighttime residence, provided that:
    i. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
    ii. No subsequent residence has been identified; and
    iii. The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

3. Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
    i. Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C.2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
    ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
    iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
    iv. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

4. Any individual or family who:

i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
ii. Has no other residence; and
iii. Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

2. 24 CFR §578.3 HUD CHRONICALLY HOMELESS DEFINITION

1. A ''homeless individual with a disability,'' as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:
    i. Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
    ii. Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;
2. An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
3. A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

3. 24 CFR §576.2 HUD AT RISK OF HOMELESSNESS DEFINITION

At risk of homelessness means:

1. An individual or family who:
    i. Has an annual income below 30 percent of median family income for the area, as determined by HUD;
    ii. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the ''homeless'' definition in this section; and
    iii. Meets one of the following conditions:

a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

b. Is living in the home of another because of economic hardship;

c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;

f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

2. A child or youth who does not qualify as ''homeless'' under this section, but qualifies as ''homeless'' under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e– 2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or
3. A child or youth who does not qualify as ''homeless'' under this section, but qualifies as ''homeless'' under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

APPENDIX B: CERTIFICATION FOR EMERGENCY TRANSFER

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING, AND ALTERNATE DOCUMENTATION

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OMB APPROVAL NO. 2577-0286, EXP. 06/30/2017

PURPOSE OF FORM

The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

USE OF THIS OPTIONAL FORM

If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

1. A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
2. A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
3. At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

SUBMISSION OF DOCUMENTATION

The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

CONFIDENTIALITY

All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that

disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1. Date the written request is received by victim: _____

2. Name of victim: _____

3. Your name (if different from victim's):_____

4. Name(s) of other family member(s) listed on the lease: _____

_____

5. Residence of victim: _____

6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim:_____

8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s):_____

In your own words, briefly describe the incident(s):

_____

_____

_____

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

PUBLIC REPORTING BURDEN

The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

APPENDIX C: PREVENTION PRIORITIZATION TOOL

The information provided for the prioritization is based on self-report.

Factor	Score	Participant Score
Eviction Process (choose only one)		
Has a stipulated dismissal (court order) which requires payment of money	**10**	
Has an eviction court date scheduled	**5**	
Has a 5, 14, or 30 day notice but no court date scheduled	**3**	
Lives in Subsidized Housing (choose only one)		
Has Section 8 voucher or lives in CDA/DCHA public housing	**5**	
Lives in other subsidized housing (i.e. Northport, Meridian, etc.)	**4**	
Lives in Section 42 or comparable housing	**2**	
Eviction History (choose only one)		
Has 1 or more eviction judgement in CCAP in the past 2 years	**5**	
Has 1 or more eviction judgement in CCAP in the past 5 years	**3**	
Has ever had an eviction filed in CCAP	**2**	
Other eviction record or evictions that are not in CCAP	**1**	
Criminal History (choose one)		
On sex offender registry	**5**	
Past Felony(ies)	**3**	
Past misdemeanors	**1**	
Other Factors (may choose more than one)		
Needs and lives in wheelchair accessible unit	**1**	
Household of 5 or more members	**1**	
	Total	

APPENDIX D: DIVERSION ASSESSMENT TOOL

1. Where did you sleep last night?

2. If staying in someone else's housing:

(things to consider: rental/owned unit, landlord, total length of stay thus far, landlord's knowledge of situation)

a. What issues exist with you remaining in your current housing situation?

b. Can those issues be resolved with financial assistance, case management, etc.?

c. Are you currently experiencing domestic violence?

3. If coming from their own unit:

a. Is it possible and safe to stay in your current housing unit?

b. What resources would you need to do that? (give the examples below)

- ☐ financial assistance
- ☐ case management
- ☐ mediation
- ☐ transportation
- ☐ other:_____

5. What other safe housing options do you have for the next few days or weeks?

6. Is there anywhere safe you could stay for at least the next three (3) to seven (7) days if you were able to receive case management services/transportation assistance/limited financial support?

☐ Yes ☐ No

Help individual think through potential places – with family, friends, co-workers. Have them identify what barriers they think exist to staying in a certain location and how they might be overcome

APPENDIX E: TRANSFER REQUEST FORM

TO BE COMPLETED BY PROGRAM COORDINATOR OR PROPERTY MANAGER AND SUBMITTED TO CE MANAGER.

Note: *This form will only remain active for 90 days. If household is still in need of transfer after 90 days, a new form must be submitted.*

Date:_____ Name of Staff Requesting Transfer: _____

Head of Household Name: _____

Current Housing Program:_____Program Entry Date: _____

Number of People in Household:_____ Number of Minor Children: _____

Transfers are limited to those that meet eligibility and prioritization standards listed in the *Program Transfer* section of the Dane County Written Standards. Please indicate which of the following standards the household meets:

_____ Emergency transfer request (VAWA) [attach emergency transfer documentation]
_____ ADA request for an accessible unit [attach documentation regarding accessibility needs]
_____ Change in household composition*
_____ Within 60 days of program termination**

*If transfer is due to a change in household composition, please describe the size of unit needed: _____

**If transfer is due to impending program termination, please list the following:

Lease Violation(s) that is causing termination:

_____
_____

Landlord/Property Manager Notices that directly relate to termination (types and dates):

_____
_____

Please indicate all attached documentation:

_____ Verification of Disability [required for permanent supportive housing (PSH) transfers]
_____ Homeless History [required for PSH]/Proof of Homelessness at Project Entry [required for rapid rehousing (RRH)]
_____ Emergency Transfer Documentation [for VAWA requests]
_____ Documentation re: Accessibility Needs
_____ Other [please list]: _____

Staff Signature: _____Date: _____

COORDINATED ENTRY MANAGER USE ONLY

_____ Transfer granted | Participant to transfer to the following program: _____
_____ Transfer denied | Notes: _____

APPENDIX F: LIST OF ACRONYMS AND GLOSSARY

Affordable Housing: Housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities. (US Department of Housing and Urban Development)

AHAR = Annual Homeless Assessment Report: A HUD report to the U.S. Congress that provides nationwide estimates of homelessness, including information about the demographics of people experiencing homelessness, service use patterns and the capacity to house homeless persons. (US Department of Housing and Urban Development)

Chronic Homelessness: A homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven. (US Department of Housing and Urban Development)

CoC = Continuum of Care: A HUD-mandated program designed to promote community wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and state and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. (US Department of Housing and Urban Development) The Homeless Services Consortium (HSC) is Dane County's CoC.

CE = Coordinated Entry: A process designed to quickly identify, assess, refer and connect people in crisis to housing and assistance, no matter where they show up to ask for help. It can pave the way for more efficient homeless assistance systems by: helping people move through the system faster to housing, reducing new entries into homelessness by consistently offering prevention and diversion resources upfront, and improving data collection and quality and providing accurate information on what kind of assistance consumers need. (National Alliance to End Homelessness)

Dating Violence: Violence committed by a person:

1. Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
2. Where the existence of such a relationship shall be determined based on a consideration of the following factors:
    - The length of the relationship;
    - The type of relationship; and
    - The frequency of interaction between the persons involved in the relationship. (U.S. Department of Justice)

DV = Domestic Violence: includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. The term spouse or intimate partner of the victim includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, they type of the relationship, and the frequency of interaction between the persons involved in the relationship. (U.S. Department of Justice)

Diversion: A strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. (National Alliance to End Homelessness)

Doubled-up: sharing the housing of other persons due to loss of housing, economic hardship or a similar reason (Department of Education)

EHH = Emergency Solutions Grant, Housing Assistance Program, Homeless Prevention Program: These programs are collectively referred to as the EHH Program. ESG is Federally administered by the United States Department of Housing and Urban Development (HUD). HUD awards ESG funding to the State of Wisconsin Department of Administration Division of Energy, Housing and Community Resources (DEHCR) to distribute to eligible applicants. HAP and HPP are State of Wisconsin funding sources. (State of Wisconsin, Dept. of Administration)

ES = Emergency Shelter, EFS = Emergency Family Shelter: A facility that plays a critical role in ending homelessness. It provides a safe, short term, nighttime residence for homeless persons, and help them find safe affordable housing outside the shelter. Emergency shelters do not require occupants to sign leases or occupancy agreements. Effective shelters embrace a Housing First approach, offer immediate and low-barrier access to anyone facing a housing crisis, and measure shelter performance in order to improve results. (National Alliance to End Homelessness)

ESG = Emergency Solutions Grant: Federally administered by HUD. Funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance and HMIS; as well as administrative activities. (US Department of Housing and Urban Development)

FEMA = Federal Emergency Management Agency: FEMA provides funds to the Emergency Food and Shelter Program to support social service agencies to supplement food, shelter, rent mortgage and utility assistance programs for people with non-disaster related emergencies.

Functional Zero: A community has ended veteran homelessness when the number of veterans experiencing homelessness falls below the average monthly housing placement rate. A community has ended chronic homelessness when the number of people experiencing chronic homelessness falls to 3 or fewer, or else .1% of the most recent point-in-time count (whichever is greater). (Community Solutions)

GIW = Grant Inventory Worksheet: The GIW is used to record all grants that are eligible for renewal funding within a CoC's geographic area for the Continuum of Care (CoC) Program Competition. (Dane County GIW for FY 2018 CoC Competition)

Harm Reduction: A set of practical strategies and ideas aimed at reducing negative consequences associated with drug use. Harm Reduction is also a movement for social justice built on a belief in, and respect for, the rights of people who use drugs. (Harm Reduction Coalition)

HSC = Homeless Services Consortium: Dane County's Continuum of Care (CoC). The HSC is a partnership of agencies, funders, advocates and formerly homeless persons committed to preventing and ending homelessness.

HMIS = Homeless Management Information System: HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care is responsible for selecting an HMIS software solution that complies with HUD's data collection, management and reporting standards. Institute for Community Alliances is the HMIS lead for the Dane County CoC. (US Department of Housing and Urban Development)

Housing First: An approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry. (Department of Housing and Urban Development)

Housing Locator: A person who identifies and recruits landlords and encourages them to rent to homeless households served by programs (National Alliance to End Homelessness)

Housing Navigator: A person who works alongside households who are looking for housing. The navigator assists with development of a housing stability plan, assists in completion of housing search and applications, addresses barriers to housing placement, assists in appeal process for denials, helps in understanding of leases and helps to secure move-in costs.

HIC = Housing Inventory Count: The HIC is a point-in-time inventory of projects within the CoC that provide beds and units dedicated to serving persons who are homeless. It is intended to provide HUD and CoCs with information about the shelter and housing capacity of homeless crisis response systems. (US Department of Housing and Urban Development)

Housing Stability: the extent to which a household's access to safe and permanent housing is secure.

HUD = Department of Housing and Urban Development: HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination, and transform the way HUD does business.

ICA = Institute for Community Alliances: HMIS Lead for Madison/Dane County CoC

LSA = Longitudinal Systems Analysis: An annual report, produced from HMIS and submitted to HUD, providing critical information about how people experiencing homelessness use the system of care.

McKinney-Vento Act: A federal law that ensures immediate enrollment and educational stability for children and youth experiencing homelessness (Department of Education)

NOFA = Notice of Funding Availability: Each year HUD releases a NOFA that establishes the funding criteria for the Continuum of Care (CoC) Program. (US Department of Housing and Urban Development)

PIT = Point-In-Time Count: A point-in-time count is an unduplicated count on a single night of the people in a community who are experiencing homelessness that includes both sheltered and unsheltered populations (National Alliance to End Homelessness)

PSH = Permanent Supportive Housing: Permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability to achieve housing stability. (US Department of Housing and Urban Development)

Racial Justice: The systematic fair treatment of people of all races, resulting in equitable outcomes for all. (Race Forward)

RRH = Rapid Rehousing: An informed by a Housing First approach that is a critical part of a community's effective homelessness crisis response system. Rapid re-housing rapidly connects families and individuals experiencing homelessness to permanent housing through housing location services, rental assistance, and access to support services. (US Department of Housing and Urban Development)

Sexual Assault: any nonconsensual sexual contact proscribed by Federal, Tribal, or State law, including when the victim lacks capacity to consent. (U.S. Department of Justice)

SPDAT = Service Prioritization Decision Assistance Tool: An evidence-informed approach to assessing a household's acuity. The tool, across multiple components, prioritizes who to serve next and why, while concurrently identifying the areas in the household's life where support is most likely necessary in order to avoid housing instability. (OrgCode Consulting Inc.)

Stalking: engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

1. Fear for the person's individual safety or the safety of others; or
2. Suffer substantial emotional distress. (U.S. Department of Justice)

SO = Street Outreach: Street outreach workers engage with people experiencing unsheltered homelessness in order to connect them with emergency shelter, housing or other critical services. Street outreach services are provided in non-facility-based settings for people experiencing unsheltered homelessness who are not accessing emergency shelter, housing or an appropriate health facility. (Dane County Written Standards)

TAY = Transition Age Youth: Young people between the ages of 18-24.

TH = Transitional Housing: Housing designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing (US Department of Housing and Urban Development)

Trauma Informed Care: An organizational structure and treatment framework that involves understanding, recognizing, and responding to the effects of all types of trauma. Trauma Informed Care also emphasizes physical, psychological and emotional safety for both consumers and providers, and helps survivors rebuild a sense of control and empowerment. (The Trauma Informed Care Project)

Unaccompanied Youth: A youth not in the physical custody of a parent or guardian. (United States Interagency Council on Homelessness)

VA = Veteran's Administration: The VA's mission is to provide veterans the world-class benefits and services they have earned – and to do so by adhering to the highest standards of compassion, commitment, excellence, professionalism, integrity, accountability, and stewardship.

VAWA = Violence Against Women Act: Creates and supports comprehensive, cost-effective responses to domestic violence, sexual assault, dating violence and stalking. Programs are administered by the U.S. Departments of Justice and Health and Human Services. (National Network to End Domestic Violence)

VI-SPDAT = Vulnerability Index-Service Prioritization Decision Assistance Tool: A pre-screening tool that helps identify who should be recommend for types of housing and support interventions, moving the discussion from simply who is

eligible for a service intervention to who is eligible and in greatest need of that intervention. This tool helps prioritize people for interventions. (OrgCode Consulting Inc.)
VI-F-SPDAT = VI-SPDAT for families
TAY-VI-SPDAT= VI-SPDAT for transition age youth

APPENDIX G: WEBSITES FOR ADDITIONAL INFORMATION

Case Management Resources

- Social Work Case Management
- Wisconsin Balance of State CoC – Case Management Toolkit
- HUD Exchange Case management Resources
- Northwest Michigan Coalition to End Homelessness – Warm Transfer Process

Community Plan to Prevent and End Homelessness

Community Solutions – Built for Zero

Dane County Homeless Services Consortium

National Alliance to End Homelessness

National Center for Homeless Education

National Health Care for the Homeless Council: Engaging Youth Experiencing Homelessness

National Homelessness Law Center

Progressive Engagement

- What is Progressive Engagement? - National Alliance to End Homelessness
- Rapid Rehousing Handbook - Point Source Youth
- Progressive Engagement - Veterans Administration
- What is Progressive Engagement - Safe Housing Partnerships
- Rapid Rehousing Toolkit - National Alliance to End Homelessness

State of Wisconsin – EHH Funding

U.S. Department of Housing and Urban Development, HUD Exchange

U.S. Department of Veterans Affairs

U.S. Interagency Council on Homelessness

APPENDIX H: CASE MANAGEMENT GUIDE & TIPS

This appendix provides supplemental guidance for case managers. While not part of the written standards, these practices and reflections can help case managers build effective relationships with participants.

Support vs. Enabling

Support fosters long-term growth and responsibility. Enabling provides short-term relief but undermines stability. Understanding the difference between support and enabling is critical in case management relationships.

	Support	**Enabling**
Goal	Empowers participants toward stability and independence	Eases immediate distress but hinders long-term growth
Impact on Growth	Builds skills, confidence, and resilience	Protects from consequences, limiting learning
Responsibility	Encourages accountability and problem-solving	Excuses or assumes responsibilities that belong to the participant
Boundaries	Maintains clear, professional boundaries	Blurs professional lines, leading to dependency
Outcome	Increased independence, sustainable progress, improved quality of life	Dependency, worsening challenges, diminished responsibility

Serving vs. Helping

While both involve assisting others, serving emphasizes partnership and mutual respect. Serving fosters deeper relationships, holistic understanding, and shared responsibility. Case managers should aim to serve participants—building trust, recognizing strengths, and collaborating as equals.

	Serving	**Helping**
Approach	Focuses on "working *with*" the participant, recognizing their expertise in their own life.	Implies "doing *for*" for the participant, which can feel one-directional or transactional.

Centering Program Participants

Case management should empower participants to make their own choices. The case manager's role is to provide information, options, and possible outcomes—not personal opinions.

- Seek to understand participants' perspectives before offering guidance.

- Approach services as collaborative, non-judgmental, and adaptable to changing needs and desires.
- Respect participant autonomy, even when choices differ from professional recommendations.

Creative Problem—Solving

Effective case management often requires flexible, innovative approaches. Examples include:

- Partnering with community groups to expand resources (e.g., hygiene kits, skill-sharing).
- Using technology thoughtfully to maintain communication or share resources. Refer to the General Requirements: Use of Social Media section.
- Exploring nontraditional housing options (e.g., shared housing).

Creative solutions should always align with participant goals, maintain boundaries, and respect confidentiality.

When Contact is Lost

Consistent contact is critical to ensure participants receive support. When engagement becomes difficult, case managers should respond with persistence, empathy, and flexibility while respecting safety, privacy, and participant autonomy. Early in the relationship, case managers should explain the importance of staying engaged, outline follow-up expectations, and obtain emergency or alternative contacts.

Strategies for Re-Establishing Contact

- Check HMIS for other program enrollments or referrals.
- Visit or call overnight or day shelters.
- Coordinate with outreach teams, especially around known encampments or public spaces.
- Connect with meal sites or drop-in programs.
- Check health clinics, hospitals, or crisis centers.
- Determine if the participant is in custody or a correctional facility.
- Engage social networks (family, friends, employer) with participant permission.
- Contact community or faith-based organizations.
- Monitor social media/community forums cautiously, ensuring confidentiality.

All outreach efforts must be documented. If contact cannot be re-established, follow procedures for case closure and update the participant's file for potential re-engagement later.

APPENDIX I: LIST OF DOCUMENT REVISIONS

4/4/2016

Original version approved by the Madison/Dane County CoC Board of Directors.

8/26/2016

Revised the participant eligibility scoring criteria for permanent supportive housing and rapid re-housing programs to place a greater emphasis on a participant's VI-SPDAT score.

11/1/2016

Revised the participant eligibility criteria for rapid re-housing programs. Limited the eligible VI-SPDAT score range to the rapid re-housing score range suggested by the creators of the VI-SPDAT, OrgCode Consulting.

1/27/2017

Added prevention program standards.

5/19/2017

Board approved update to Street Outreach standards and approved Diversion standards and Diversion tool.

11/16/2017

Board approved addition of Emergency Transfer section.

01/19/2018

Board approved addition of Coordinated Entry Policies and Procedures appendix.

09/21/2018

Board approved revisions to Section 1.

10/19/2018

Board approved addition of Transfer Request Form appendix.

12/21/2018

Board approved update to Permanent Supportive Housing section.

03/15/2019

Board approved updates to Street Outreach, Diversion, Emergency Shelter and Transitional Housing sections.

05/17/2019

Board approved updates to Coordinated Entry section.

08/16/2019

Board approved updates to the prioritization policy.

11/22/2019

Board approved updates to the Rapid Rehousing section.

02/21/2020

Board approved updates to the Emergency Transfer Section. Removed language from PSH Minimum Standards around ensuring participant safety during extreme weather. Removed language from Termination and Grievance Procedures around holding participant property for 30 days.

10/16/2020

Board approved addition of prioritization requirements for prevention services.

12/18/2020

Board approved revisions to Introduction, Program Standards, Appendix G: List of Acronyms and Glossary, and Appendix H: Websites for Additional Information

9/23/2021

Board approved revisions to Prevention, Emergency Shelter, and Rapid Rehousing sections to meet State of Wisconsin funding requirements.

11/23/2021

Board approved removal of medical exception language.

04/15/2022

Board approved addition of program transfer section.

01/20/2023

Board approved change in the Coordinated Entry section to allow removal of names from priority list if they have not accessed services in the past six months (previously was in the last two years).

05/03/2023

Board approved addition of Youth Specific System Navigation and Joint Transitional Housing – Rapid Rehousing Sections.

07/05/2023

Board approved updates to Rapid Rehousing Section and addition of Progressive Engagement Resources to Appendix G.

01/03/2024

Board approved updates to the Street Outreach section.

04/03/2024

Board approved updates to standards pertaining to informing households about their educational rights and a new policy related to the Coordinated Entry Release of Information.

01/08/2025

Board approved updates related to Coordinated Entry based on the work of the Re-imagine Coordinated Entry Workgroup.

11/05/2025

Board approved addition of social media section and enhanced case management section and case management appendix.

City of Madison Recapture Policy

The Community Development Division will use recapture provisions for all assistance provided as direct subsidies allowable in homebuyer activities per 92.254. This provision will be the policy for all homebuyer assistance programs administered by the City of Madison and/or any direct subsidies provided by a subrecipient or developer.

Direct subsidies are defined as the mortgage reduction assistance and closing costs awarded to the homebuyer to purchase the property. Direct subsidies provided to homebuyers are given in the form of a 0% interest-bearing loan with shared appreciation due upon the sale, transfer of title, or the unit no longer remaining owner-occupied. CDD will recoup the amount invested in the property, plus shared appreciation. The calculation of the recapture amount is based on the net proceeds available from the sale, rather than the entire amount of the HOME investment. "Net proceeds" is defined as the sales price, minus superior loan repayment and any closing costs incurred by the borrower(s).

Recapture provisions permit homebuyers to sell their unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. CDD will record with the Register of Deeds a mortgage and a written agreement between the homebuyer and the City of Madison to enforce the recapture provisions and period of affordability requirements of 92.254 on each property. At the time of sale, CDD will be notified by either the homeowner or the title company, requesting a review of the recapture amount and removal of the lien on the property.

When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then the City of Madison will recapture the net proceeds (if any).

City of Madison

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

Master

File Number: 93184

File ID:	93184	**File Type:**	Resolution	**Status:**	Report of Officer
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:

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:**	

History of Legislative File

Version:	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	06/15/2026		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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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:**	Report of Officer
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:

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:**	

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		06/15/2026	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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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:**	Report of Officer
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:

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	**Published Date:**	

History of Legislative File

Version:	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	06/15/2026		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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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
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Master

File Number: 93247

File ID:	93247	**File Type:**	Resolution	**Status:**	Report of Officer
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:

Sponsors:	Ellen Zhang	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	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	06/15/2026		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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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
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Master

File Number: 93270

File ID:	93270	**File Type:**	Resolution	**Status:**	Report of Officer
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:

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	**Published Date:**	

History of Legislative File

Version:	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		06/15/2026	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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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.

City of Madison

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

Master

File Number: 93270

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 457,895[1], 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

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.
- Inspect, 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:

Designated Recipient	**TMA**
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,

Governor Scott Walker

Enclosures

WISCONSIN IS OPEN FOR BUSINESS
WWW.WISGOV.STATE.WI.US ▪ (608) 266-1212 ▪ FAX: (608) 267-8983

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 (TI) 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]
Category A Projects - 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**		
Category B Projects - 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: 93417

File ID:	93417	**File Type:**	Resolution	**Status:**	Report of Officer
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:

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:**	

History of Legislative File

Version:	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		06/15/2026	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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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:

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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/employeenet/policies-procedures/position-descriptions.

City of Madison

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

Master

File Number: 93419

File ID:	93419	**File Type:**	Resolution	**Status:**	Report of Officer
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:

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:**	

History of Legislative File

Version:	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	06/15/2026		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.					

1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. 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 Wacther
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.

City of Madison

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Master

File Number: 93437

File ID:	93437	**File Type:**	Resolution	**Status:**	Report of Officer
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:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	bsloat@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	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	06/15/2026		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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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

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Master

File Number: 93444

File ID:	93444	**File Type:**	Resolution	**Status:**	Report of Officer
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:

Sponsors:	Noah L. Lieberman, Derek Field And Sabrina V. Madison	**Effective Date:**	
Attachments:	MacWilliams_Madison Crushing Dane County Parks Acquistion 199 FINAL.pdf, Scott_Dane County-MC&E Appraisal_Report.pdf, Madison Crushing Park Land Acquisition Memo.pdf, 13221 Madison Crushing PSA Owner Signed.pdf	**Enactment Number:**	
Author:	Melissa Hermnn, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/03/2026	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	06/15/2026		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 COMMISSIONERS	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 Recommendation for Approval	FINANCE COMMITTEE	06/15/2026	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.

1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass

Action Text: A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The 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 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.*

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).

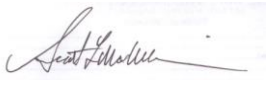
We have made a personal inspection of the property that is the subject of this report.

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 — Date Signed
S. L. MacWilliams Company, Inc.

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.

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.

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

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.

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.*

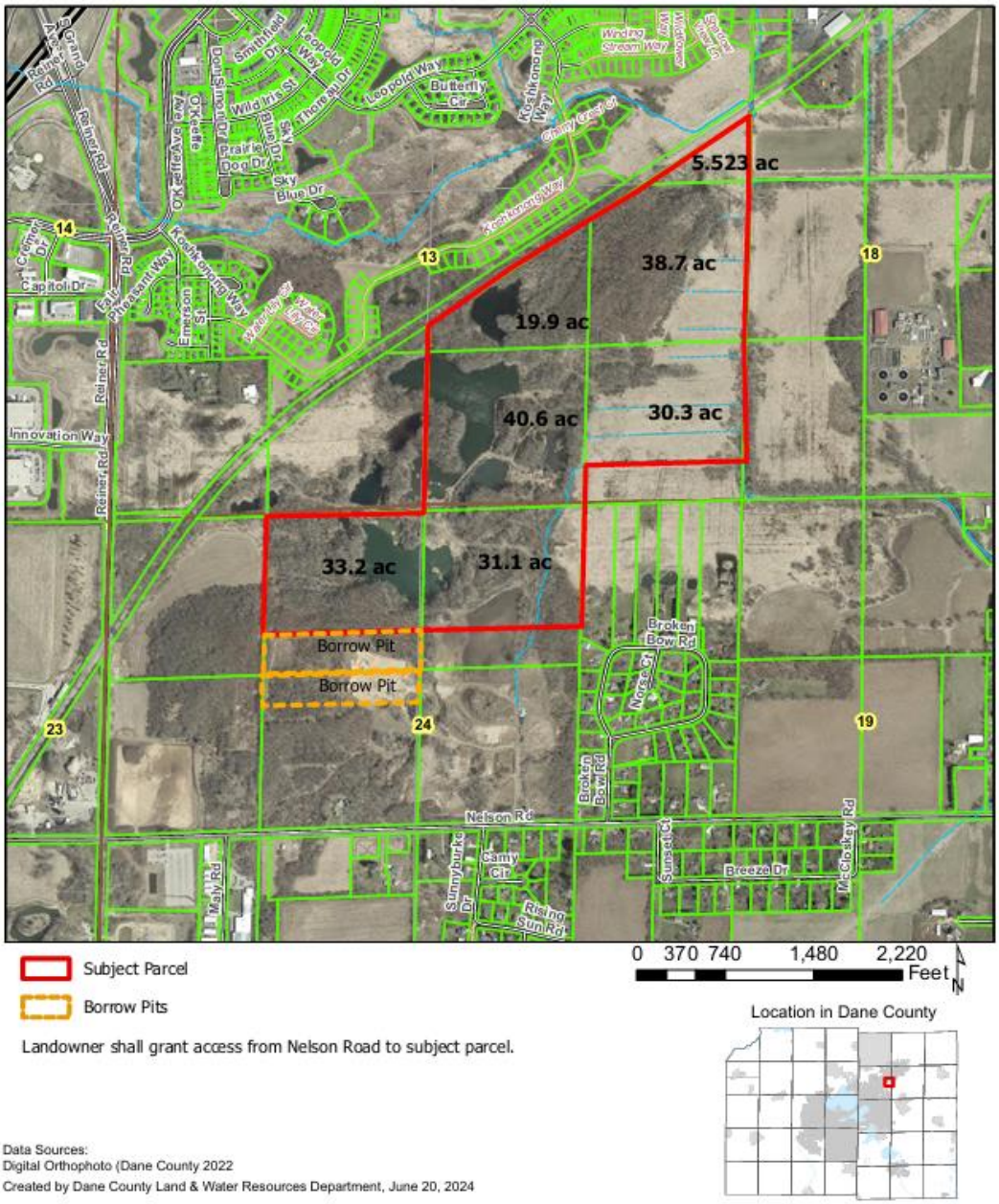
Exposure Time
Exposure time is the estimated length of time that a property being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. The estimated exposure time for the subject property is 12-24 months.

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**.

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



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

Neighborhood Area

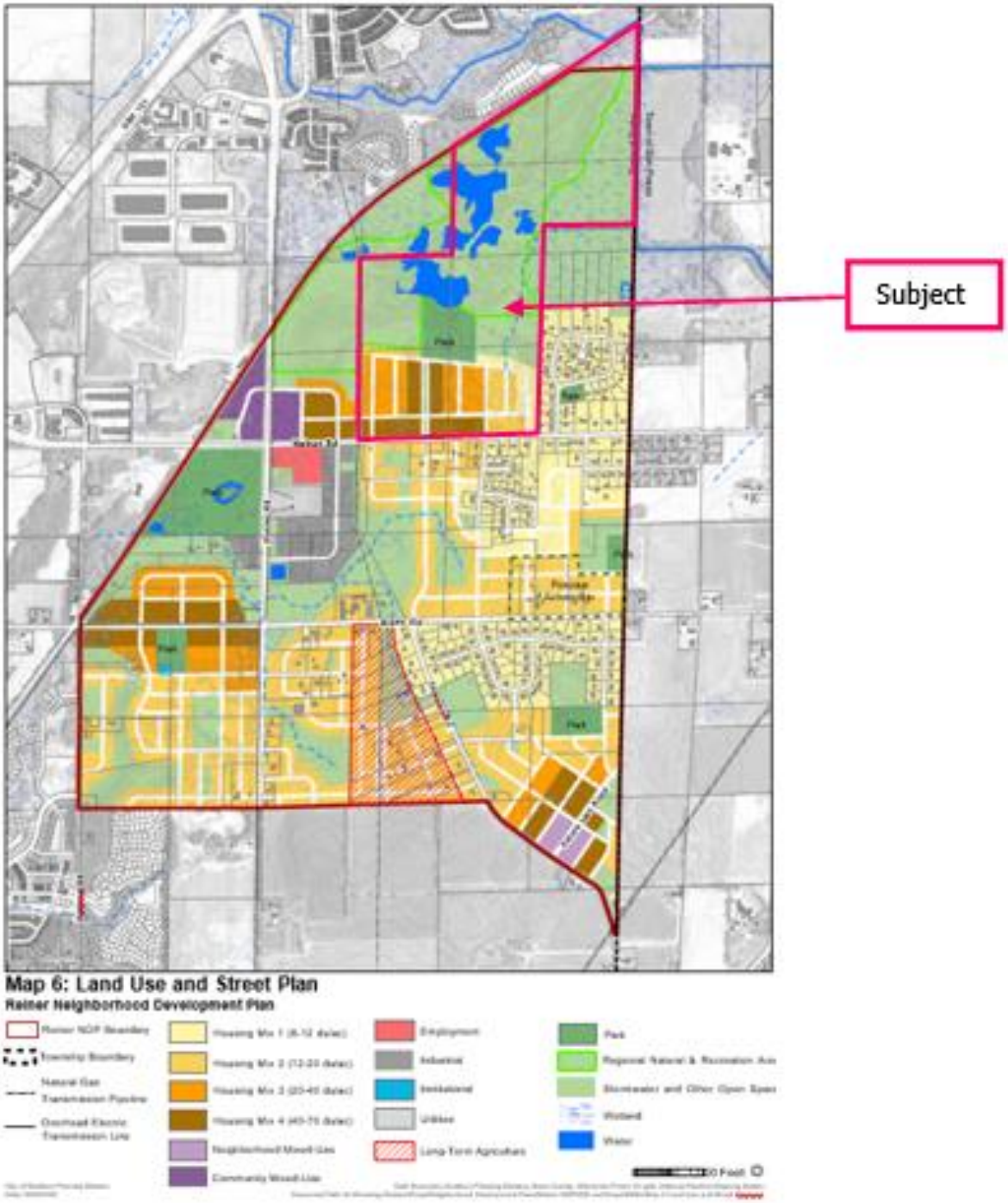
The subject is adjacent to the city of Madison, Wisconsin together with the perimeter lands in surrounding townships, villages and cities.

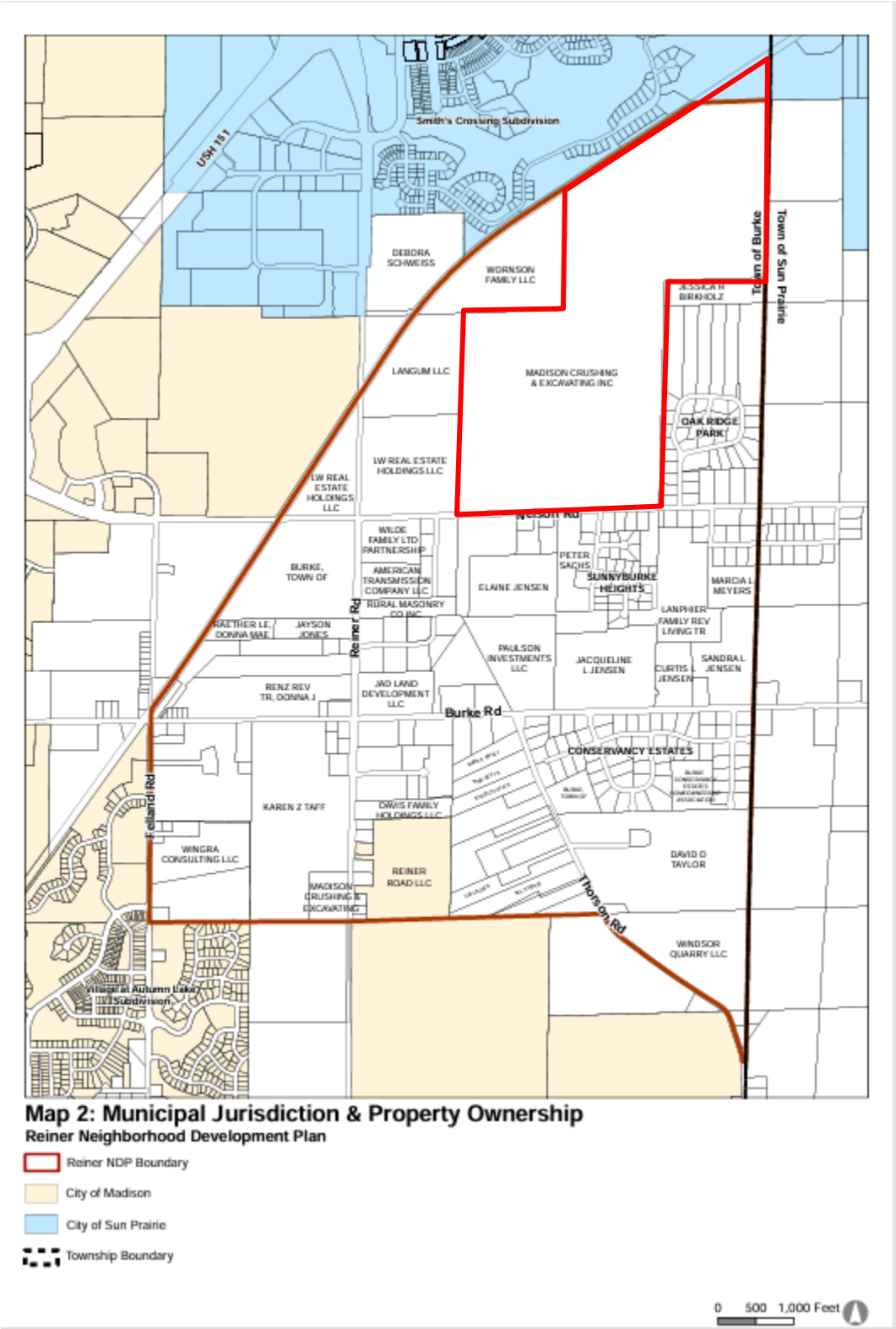
As Wisconsin's state Capitol, second largest city and the county seat, Madison is large enough to serve as a starting point from which to view the market conditions influencing the subject property. Needs of the area's population are largely provided by goods, services and employment found in Madison. 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 Felland 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


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


Smith's Crossing Subdivision
USH 151
DEBORA SCHWEISS
WORNSON FAMILY LLC
JESSICA H BIRKHOLZ
Town of Burke
Town of Sun Prairie
LANGUM LLC
MADISON CRUSHING & EXCAVATING INC
OAK RIDGE PARK
LW REAL ESTATE HOLDINGS LLC
LW REAL ESTATE HOLDINGS LLC
NELSON RD
WILDE FAMILY LTD PARTNERSHIP
BURKE, TOWN OF
AMERICAN TRANSMISSION COMPANY LLC
RURAL MASONRY CO INC
PETER SACHS
SUNNYBURKE HEIGHTS
ELAINE JENSEN
MARCIA L MEYERS
LANPHIER FAMILY REV LIVING TR
RAETHER LE, DONNA MAE
JAYSON JONES
Reiner Rd
PAULSON INVESTMENTS LLC
JACQUELINE L JENSEN
CURTIS L JENSEN
SANDRA L JENSEN
RENZ REV TR, DONNA J
JAD LAND DEVELOPMENT LLC
Burke Rd
CONSERVANCY ESTATES
Felland Rd
KAREN Z TAFF
DAVIS FAMILY HOLDINGS LLC
WINGRA CONSULTING LLC
REINER ROAD LLC
DAVID D TAYLOR
MADISON CRUSHING & EXCAVATING
Thorson Rd
WINDSOR QUARRY LLC
Village of Autumn Lake Subdivision
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

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 f armed 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

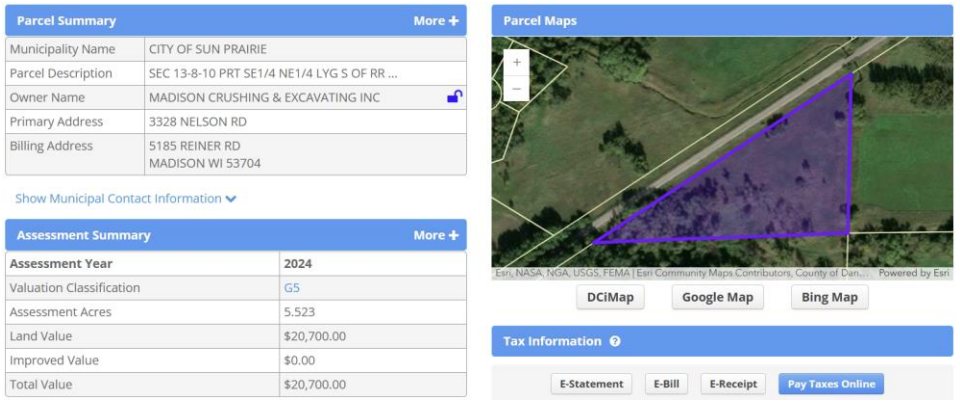
Land Use	Acres	% Of Total
Agriculture/Vacant Subdivided Land	393.8	26.7%
Open Land	326.9	22.1%
Residential	244.5	16.6%
Woodlands	192.1	13.0%
Transportation, Communication, and Utilities	102.2	6.9%
Mineral Extraction	92	6.2%
Recreation	41.7	2.8%
Water	41.2	2.8%
Commercial/Employment	23.2	1.6%
Institutional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

Property Data

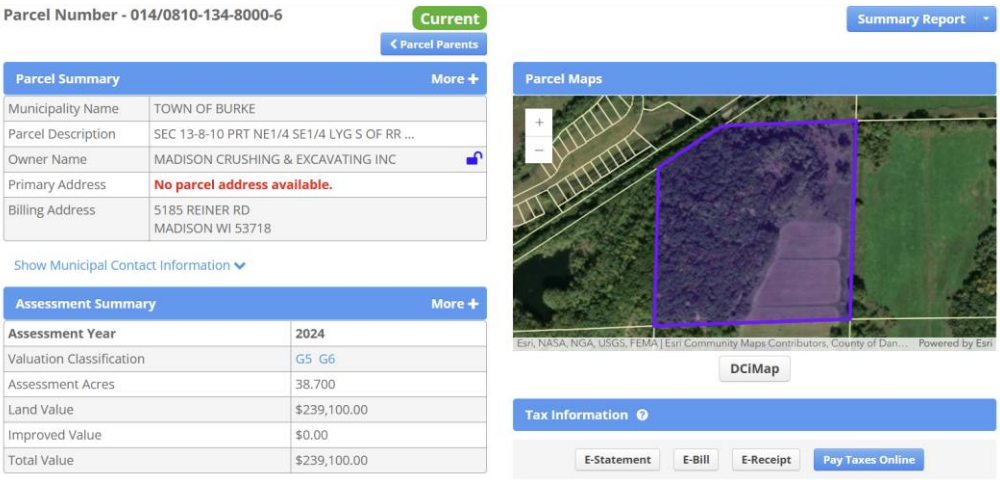
The subject property consists of 297.323 acres located in the Town of Burke/and the City of Sun Prairie, in Dane County, the subject property consists of nine separate tax parcels identified below.

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

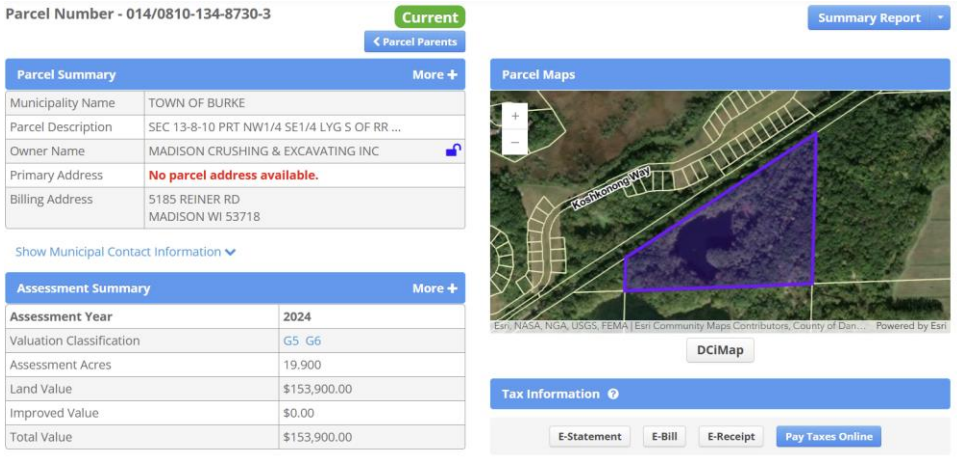
Parcel Number - 282/0810-131-9790-2



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



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



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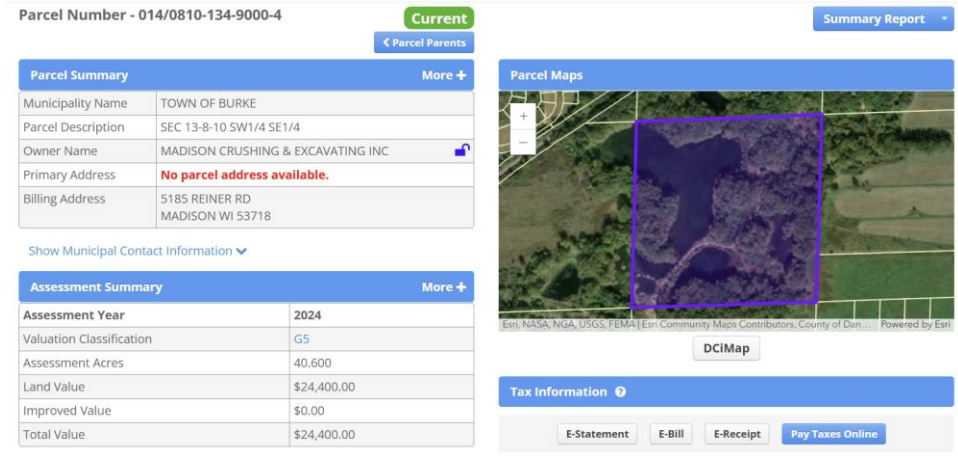

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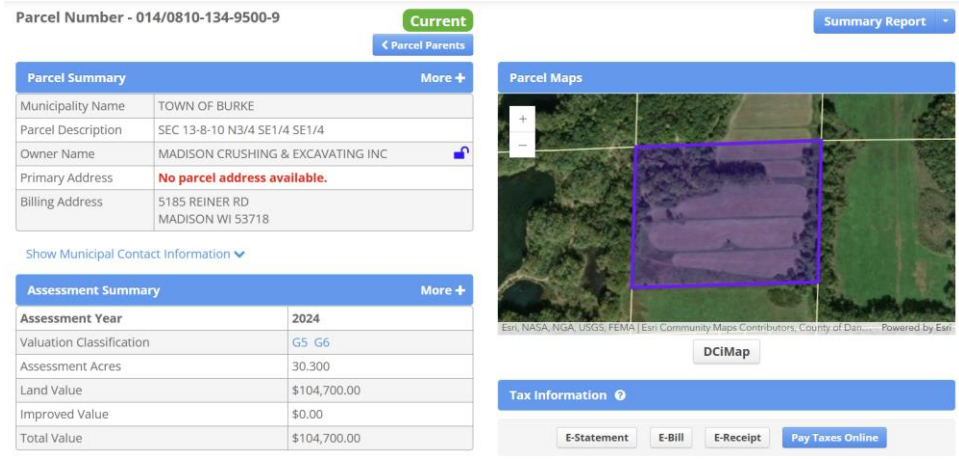

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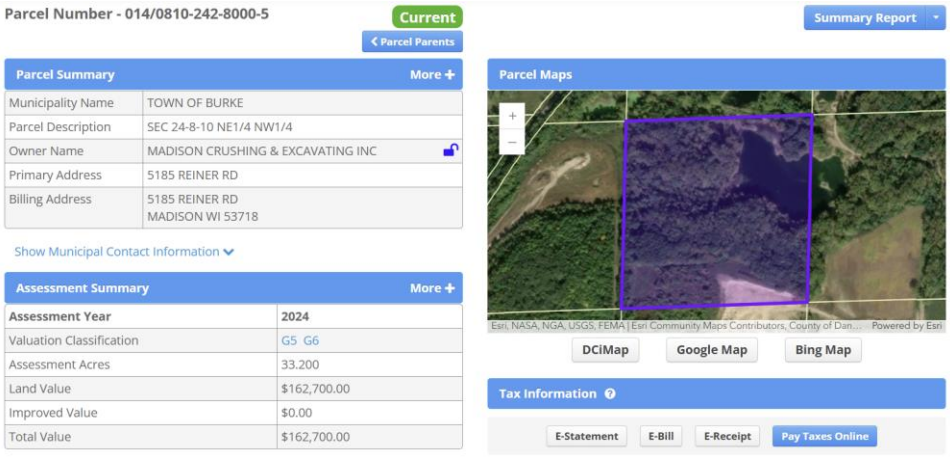

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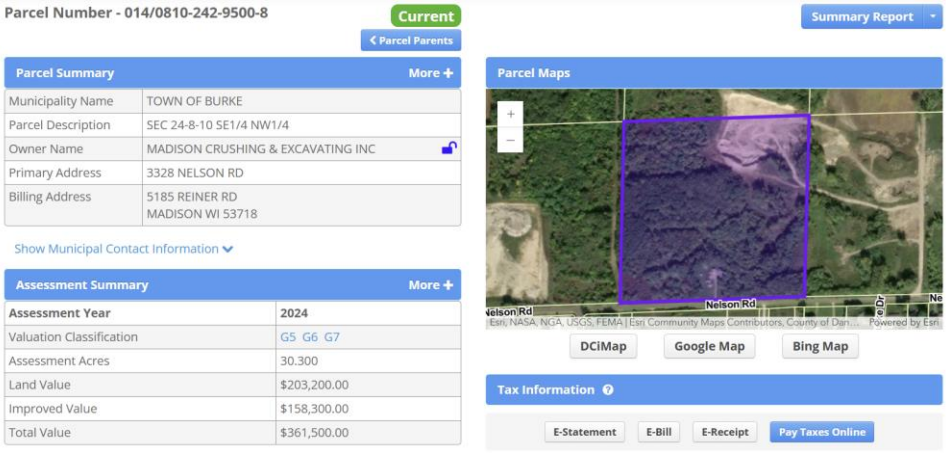
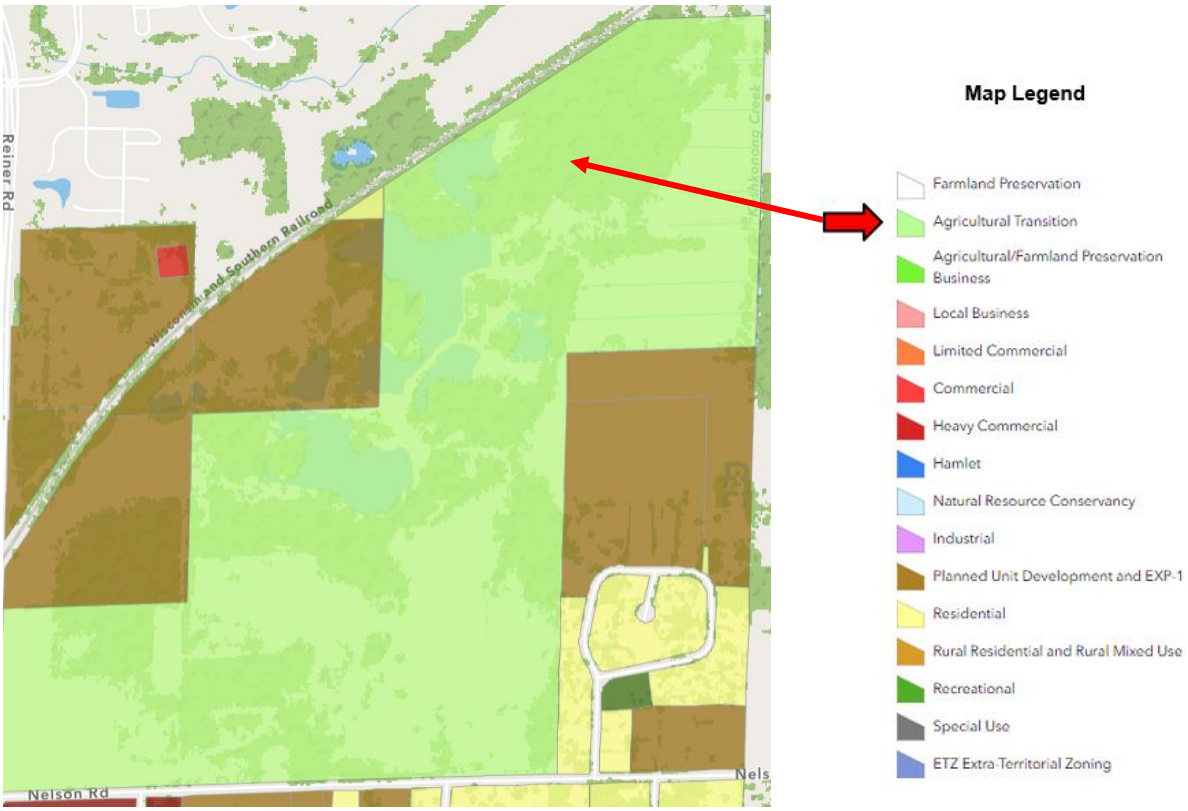


Zoning

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.

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
Maximum: None
Minimum lot width: 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.

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

- 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.

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.

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 Felland 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.

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.

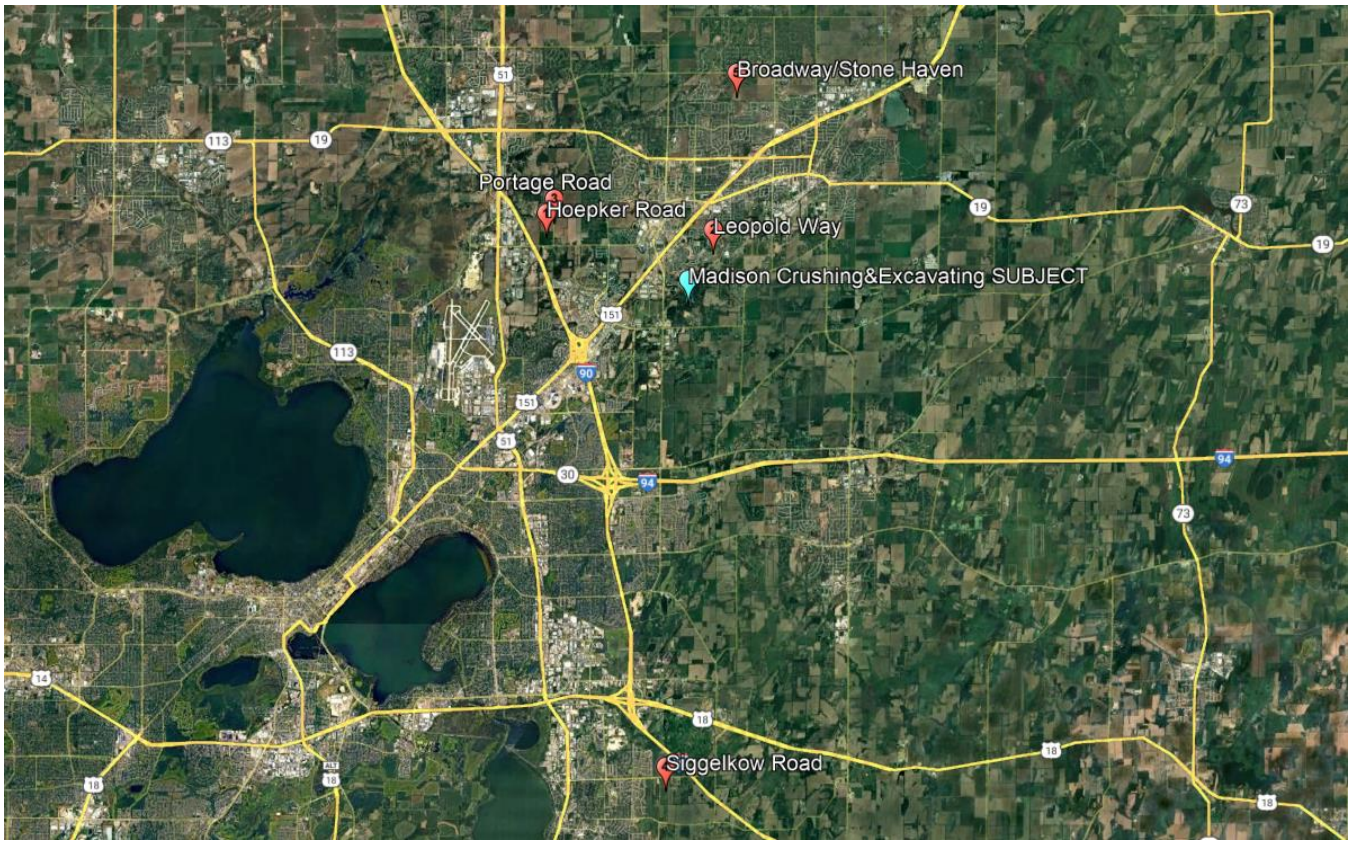
Income Approach - The Income Approach to value is a set of procedures through which appraisers derive a value indication for an income producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's 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.

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



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.

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.

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 anis identified by Tax Parcels 081010300979 (522559 sf – 12 acres) and 081010300987 (1,549,520 sf – 35.57 acres).

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.

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.

S.L. MacWilliams Company

109 South Main Street Oregon, WI 53575

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	Appreciatio	1.10	Appreciation	1.14	Appreciation	1.15	Appreciation	1.07	Appreciatio	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**

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%.

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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.

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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.

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:

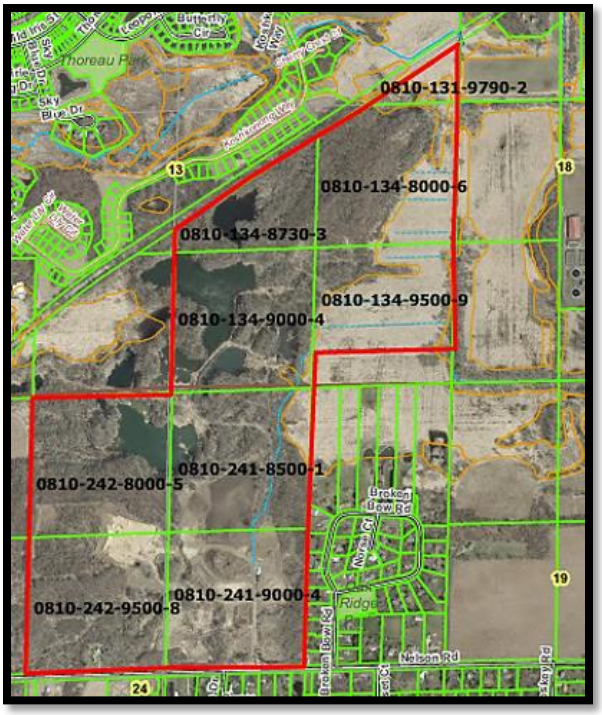
Value of Proposed Acquisition	Unit Size	Unit Value	Total
Allocation			
Acquition	199.000	$45,000	$8,955,000

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:

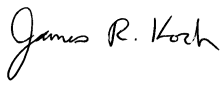
At your request, I have completed an appraisal on real estate owned by Madison Crushing & Excavating, Inc. in the town of Burke and city of Sun Prairie. Relevant addresses for the property considered in this appraisal are 3262 Nelson Rd and 3328 Nelson Rd. The mailing address is Sun Prairie, WI 53590. 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 constructure 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 (Yello 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.

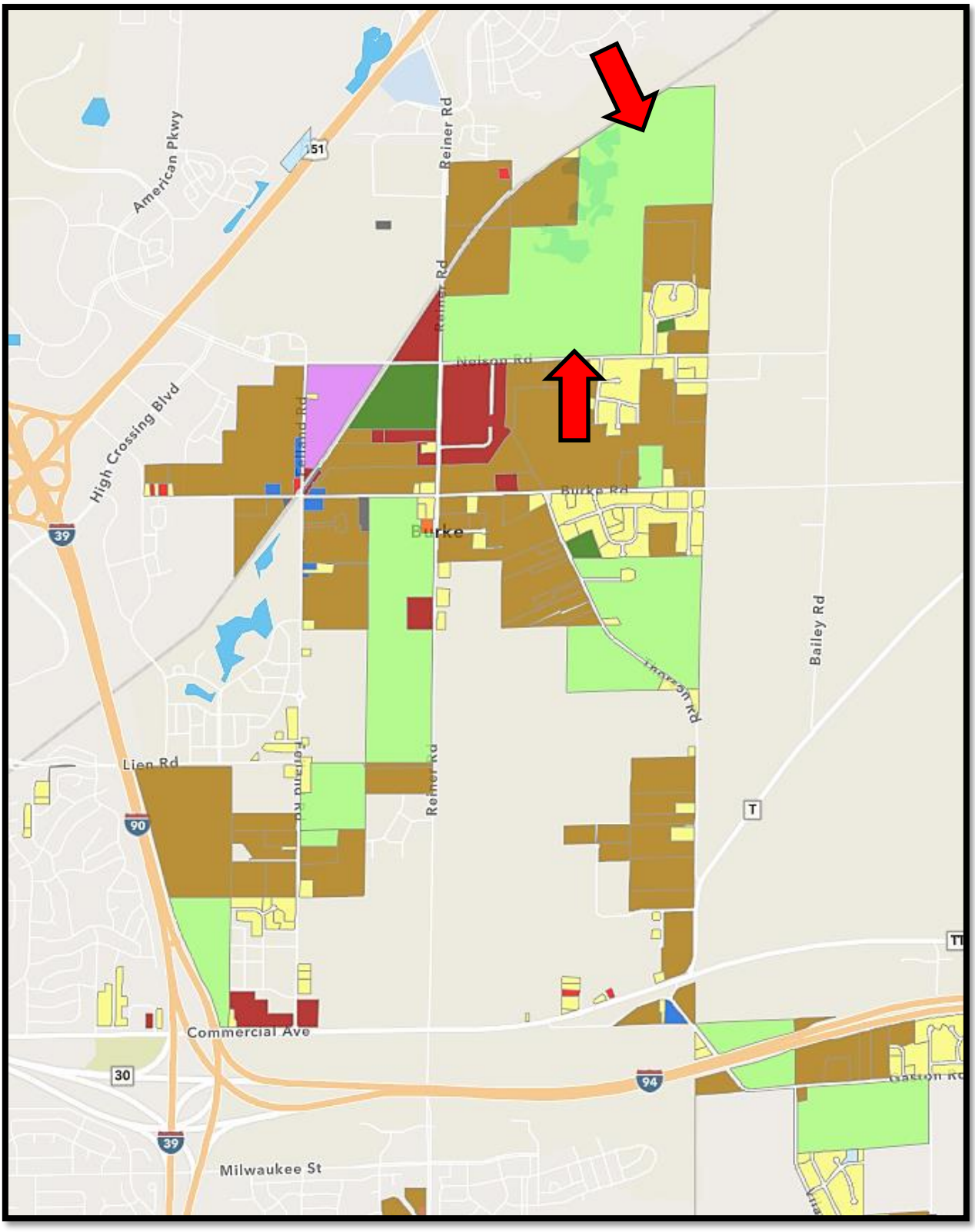
There are no known purchase contracts at this point in time. Specific negotiations for a public acquisition would commence after the appraisal is completed.

ZONING/LEGAL INFLUENCES

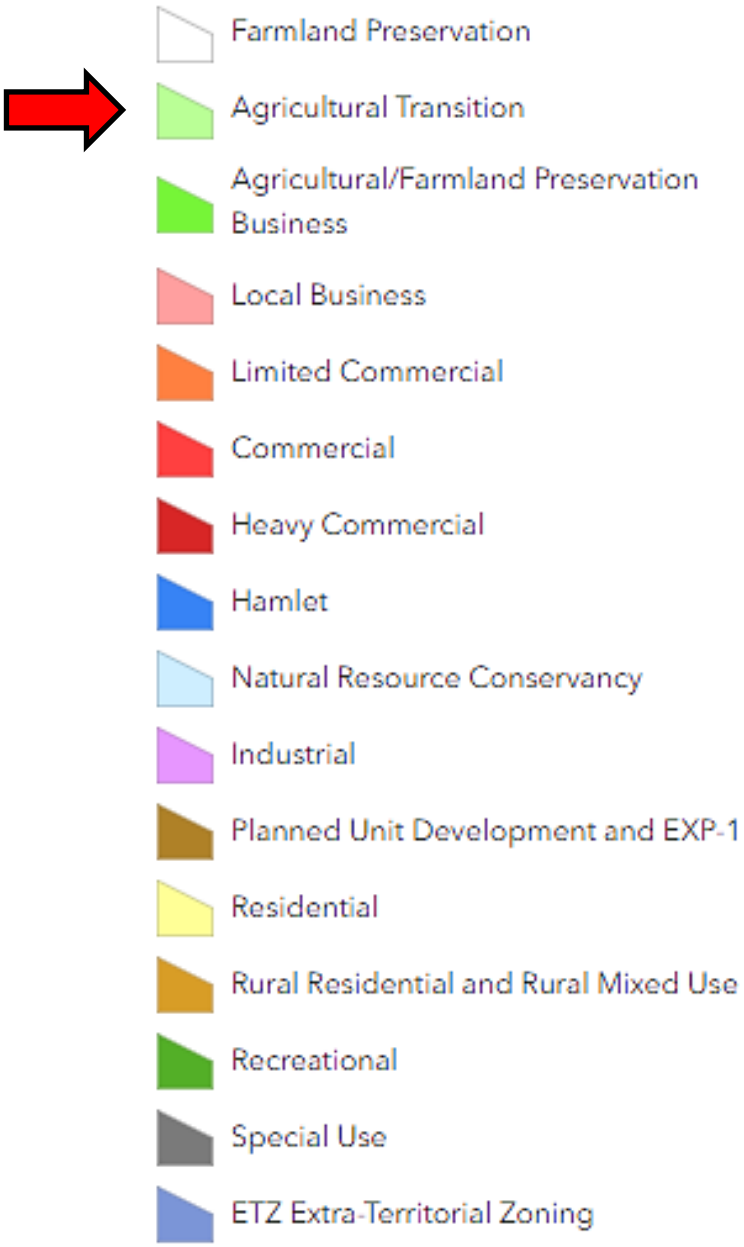
Zoning

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

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
Maximum: None
Minimum lot width: 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.

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

- 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 the continue so long as there is no 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. 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

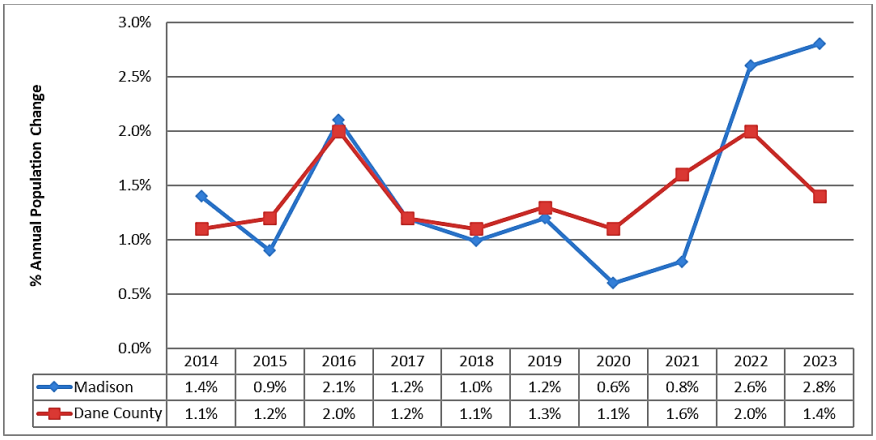
Dane County Parks reports on its website that it hosts nearly 4,000,000 visitors annually and that it manages over 17,000 acres of land. There are 25 recreation parks (including eight dog parks), 20 wildlife areas, 16 natural resource areas, four historical/cultural sites, two county forests, over 100 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

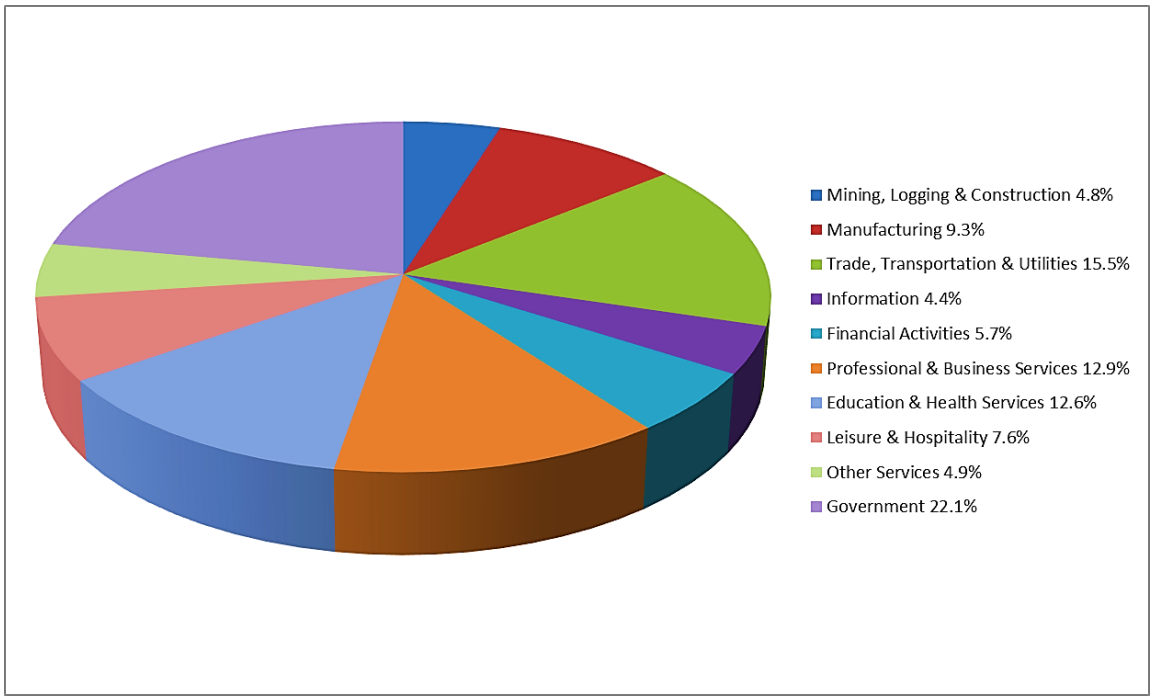
Population growth for both Madison and Dane County have been steady. Growth in the city of Madison escalated in 2022, and it has outperformed the relative growth for Dane County as a whole over the last two years. The 2020 census data revealed that Dane County accounted for about 1/3 of the population 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.



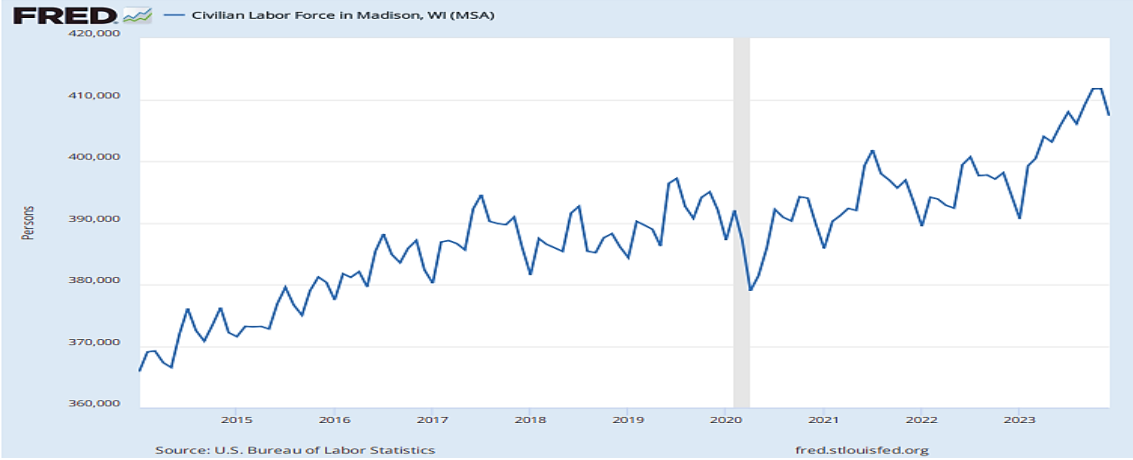
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Madison	1.4%	0.9%	2.1%	1.2%	1.0%	1.2%	0.6%	0.8%	2.6%	2.8%
Dane County	1.1%	1.2%	2.0%	1.2%	1.1%	1.3%	1.1%	1.6%	2.0%	1.4%

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.

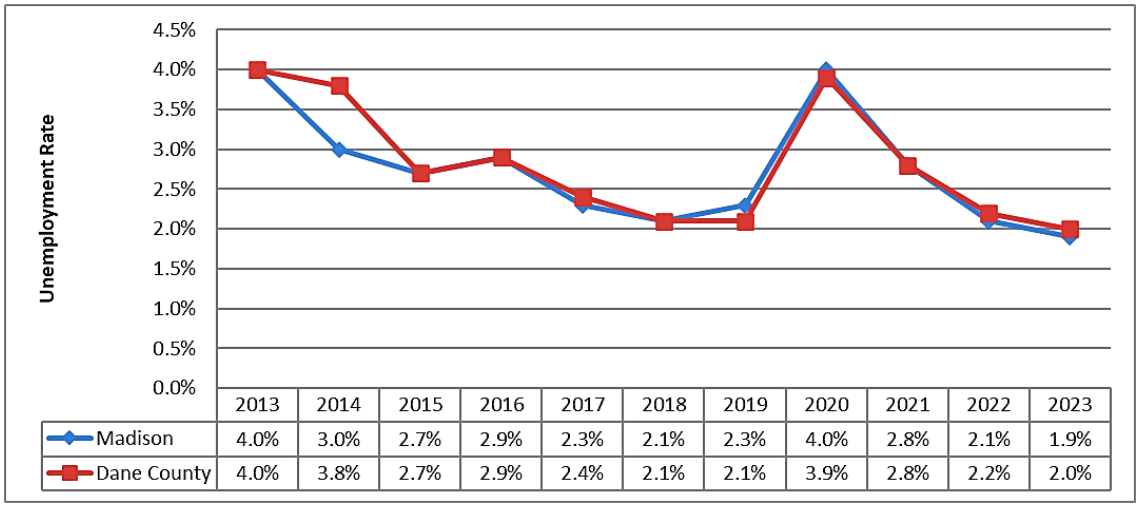


The December 2023 data shows that the economy has grown steadily over a 20+ year time horizon. There were major employment declines in 2020 amid the height of the Covid-19 pandemic, but there has been a complete recovery. The labor force fluctuates over time, but it does tend to decline in the first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



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Madison	4.0%	3.0%	2.7%	2.9%	2.3%	2.1%	2.3%	4.0%	2.8%	2.1%	1.9%
Dane County	4.0%	3.8%	2.7%	2.9%	2.4%	2.1%	2.1%	3.9%	2.8%	2.2%	2.0%

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 note 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 lager, 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

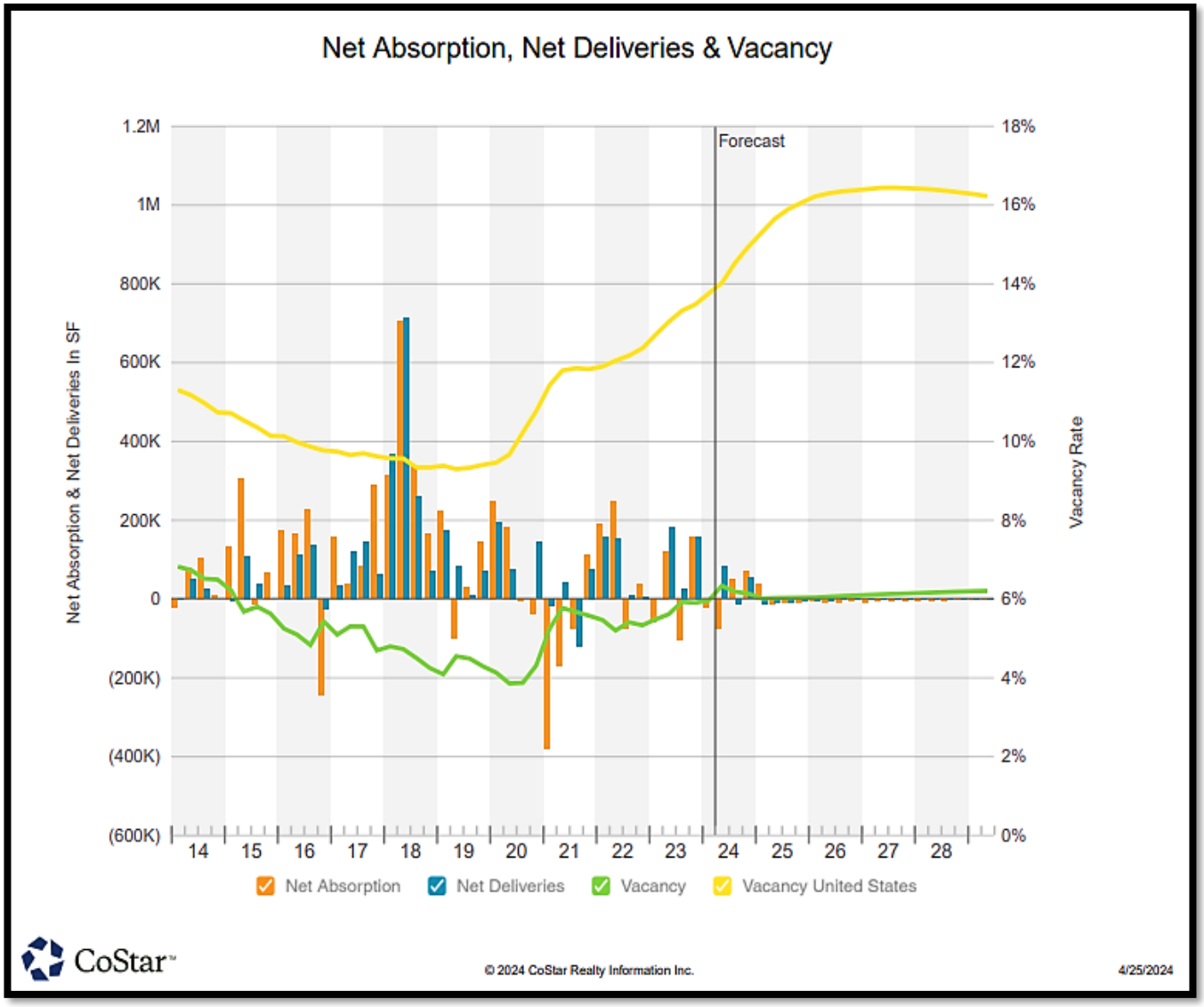
Segment/Year	2022			2023			2024 - March		
Dane County	# Sold	DOM	Median Price	# Sold	DOM	Median Price	# Sold	DOM	Median Price
Single Family	5,660	6	$412,500	4,604	6	$435,000	824	8	$456,000
Condominium	1,653	6	$268,000	1,313	6	$300,000	236	7	$290,555
Apartments	325	9	$420,000	228	8	$452,800	34	17	$527,500

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.

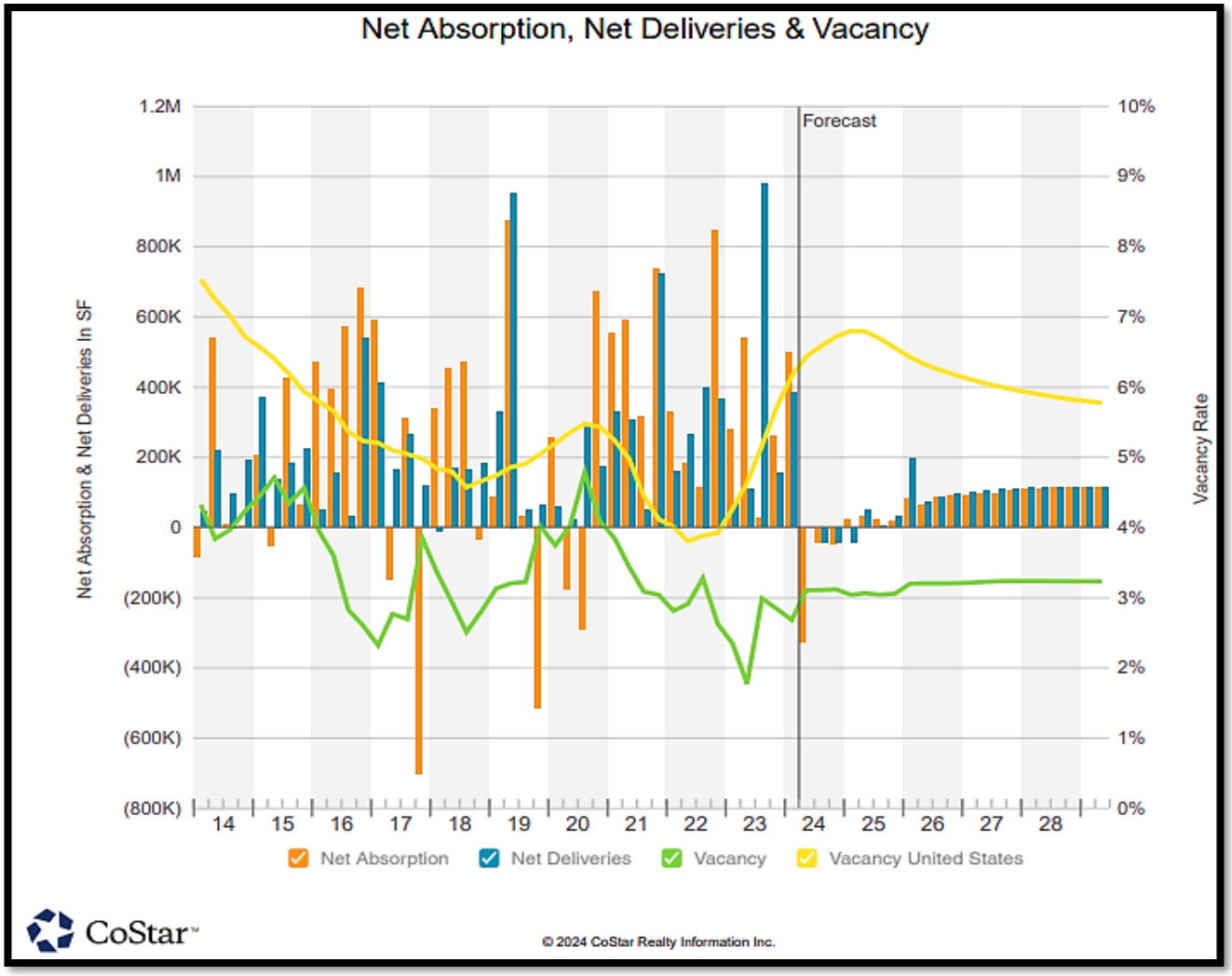
The four most prominent office development areas in the City of Madison are Old Sauk Trails on the far west side, the University Research Park on the near west side, the Central Business District concentrated around the Capitol building and further east along East Washington Ave., and the American Center 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.

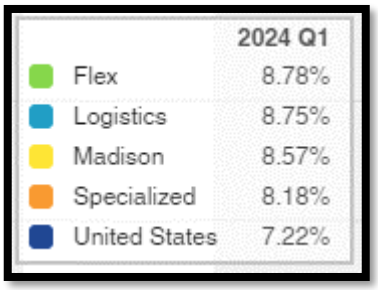
Madison is recognized as a Silicon Prairie metro based on its combination of a burgeoning tech sector paired with an educated workforce. Several large business parks emerged at the same time offering large spec. spaces, including near the airport off Hoepker Rd and Hwy 51, Highway 151 and Reiner Rd between 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.

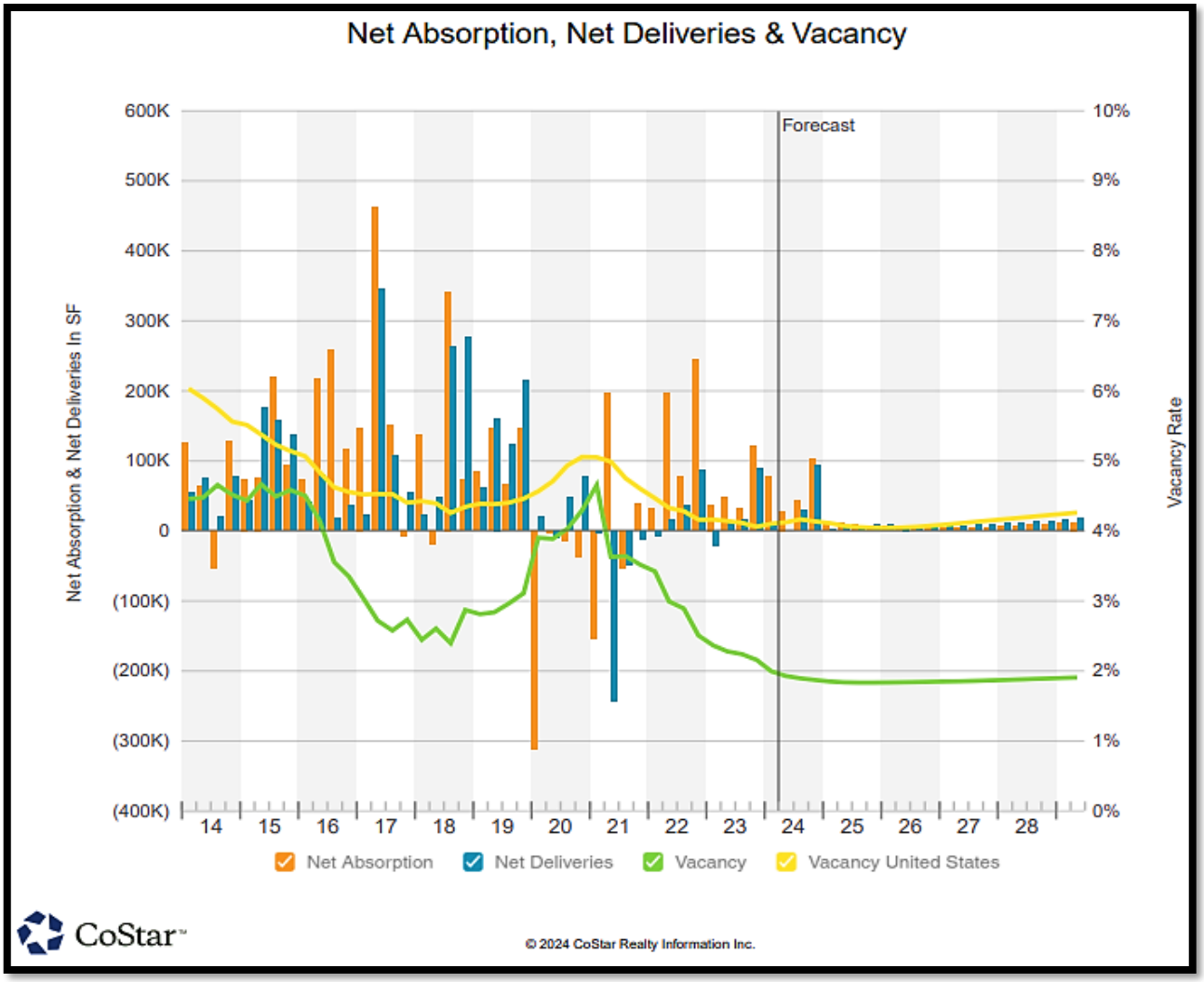
Major changes have also happened on the west side of Madison at Whitney Way and Odana Rd. Whitney Square was a series of big box, junior box and smaller format retail spaces; most of the big/junior box spaces were rebranded with Sierra, Five Below, and TJ Maxx stores opening, Office Depot remains as 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 Intestate 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’ 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. 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.

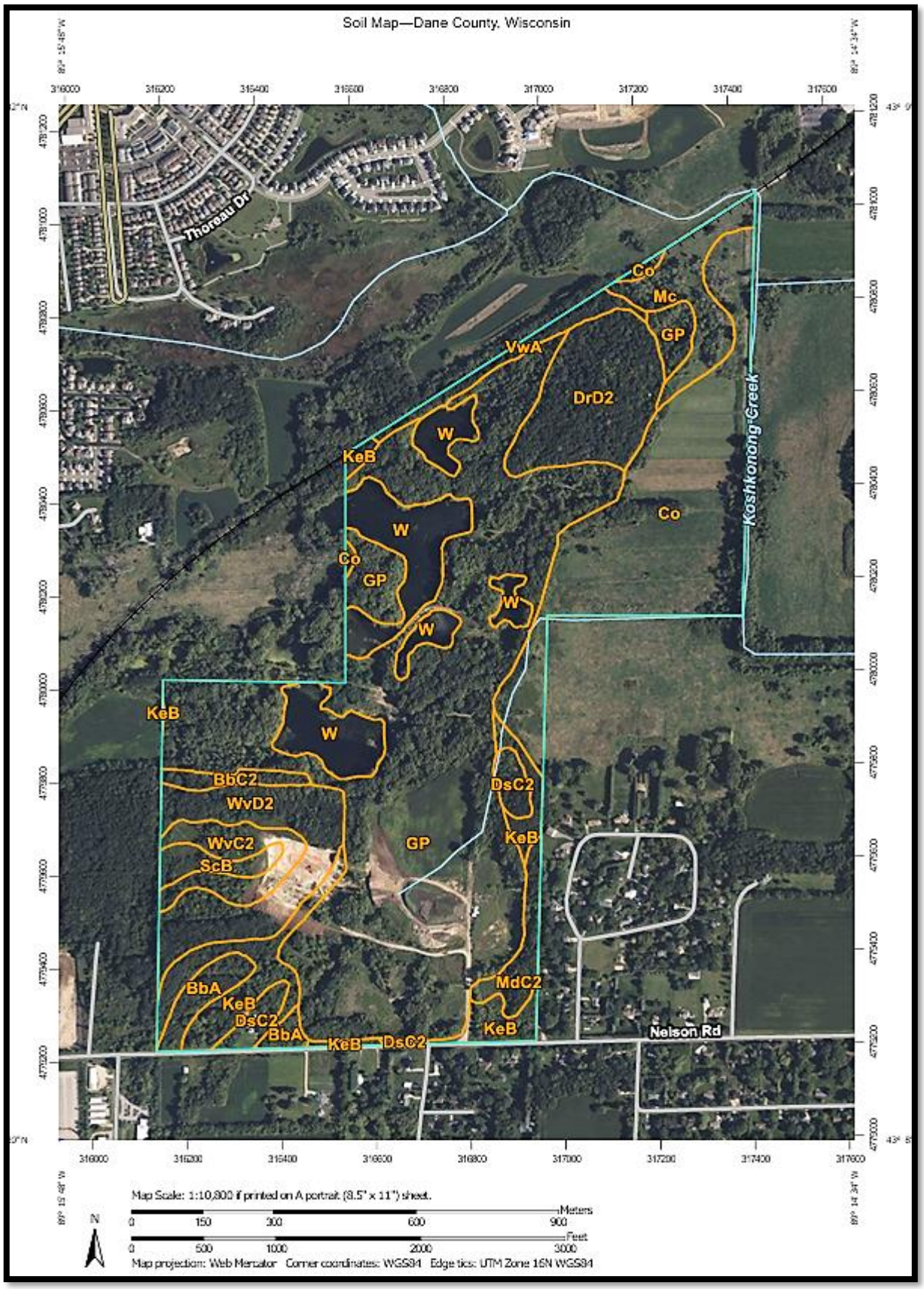
Borrow Pit: The borrow pit is ~3.5 acres as noted above, but potentially expandable to a GIS estimated size of 30+ acres based on the soil types and elevation contours.

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


Soil Map—Dane County, Wisconsin
Thoreau Dr
Koshkonong Creek
Nelson Rd
Co
Mc
GP
VwA
DrD2
W
KeB
BbC2
WvD2
WvC2
ScB
DsC2
MdC2
BbA
Map Scale: 1:10,800 if printed on A portrait (8.5" x 11") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

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 contaminates 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 contaminates 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 remainer. 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

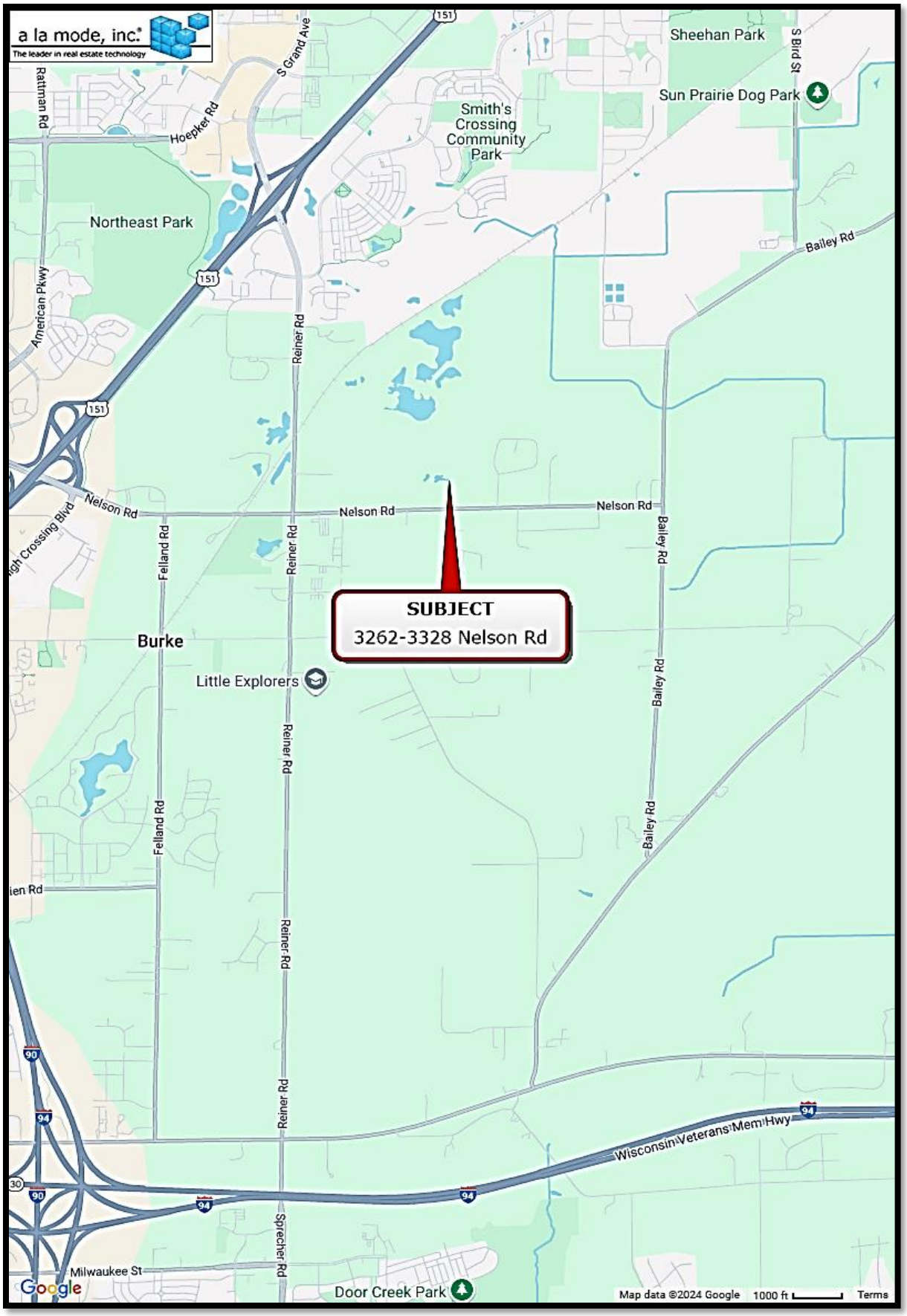
Hazardous Waste: No hazardous materials were observed and no detrimental contaminates are known to exist. However, the property history suggests that it is possible. This appraisal specifically assumes there is no unusual contamination or hazardous waste that is detrimental to marketability. The appraiser 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.

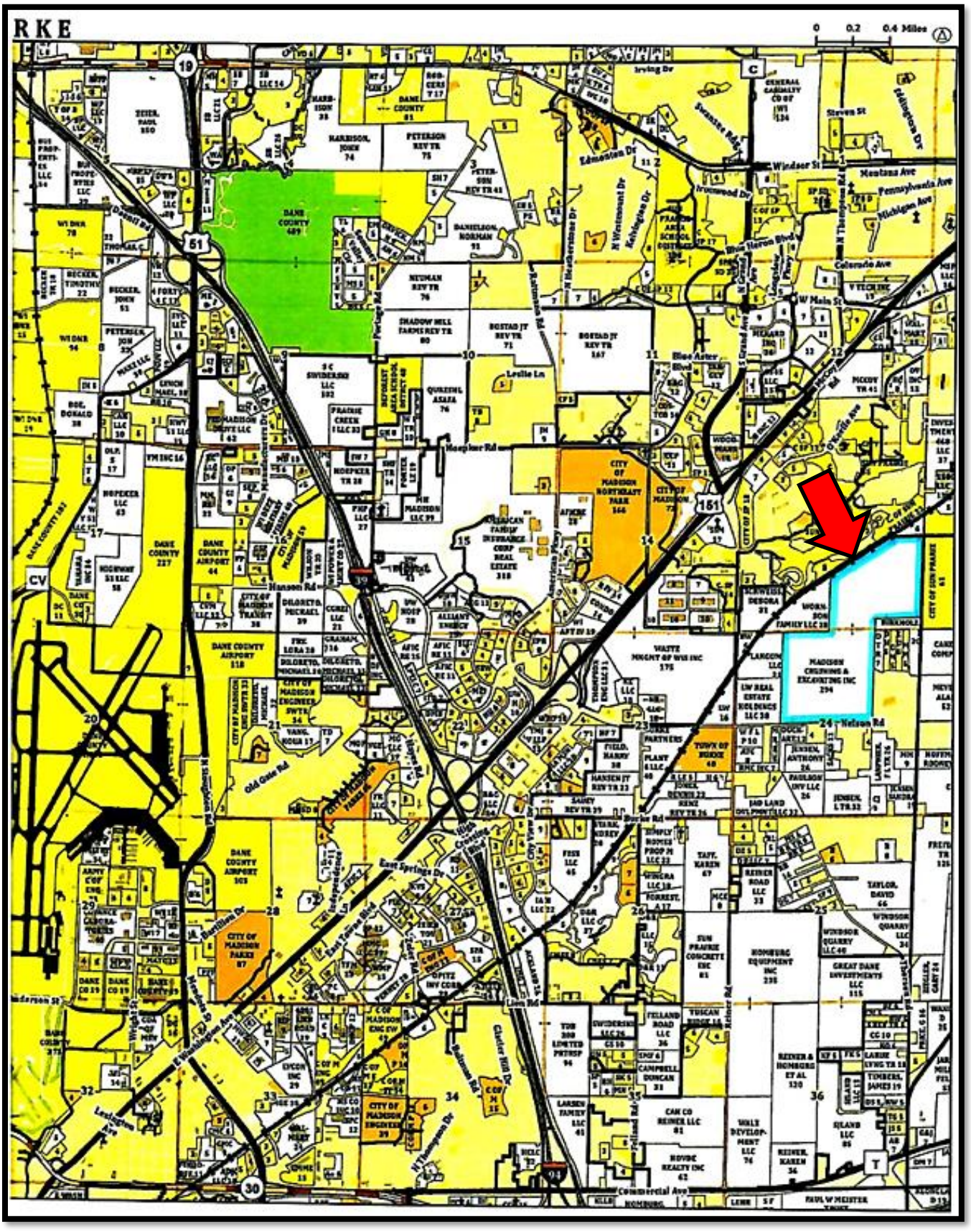
Surrounding Uses: Surrounding uses include single-family residential in Oak Ridge Park, the remainder property with the active borrow pit, vacant land, Sun Prairie's wastewater treatment plant, railroad corridor and single-family residential in Smith's Crossing Subdivision.

Subject Exhibits

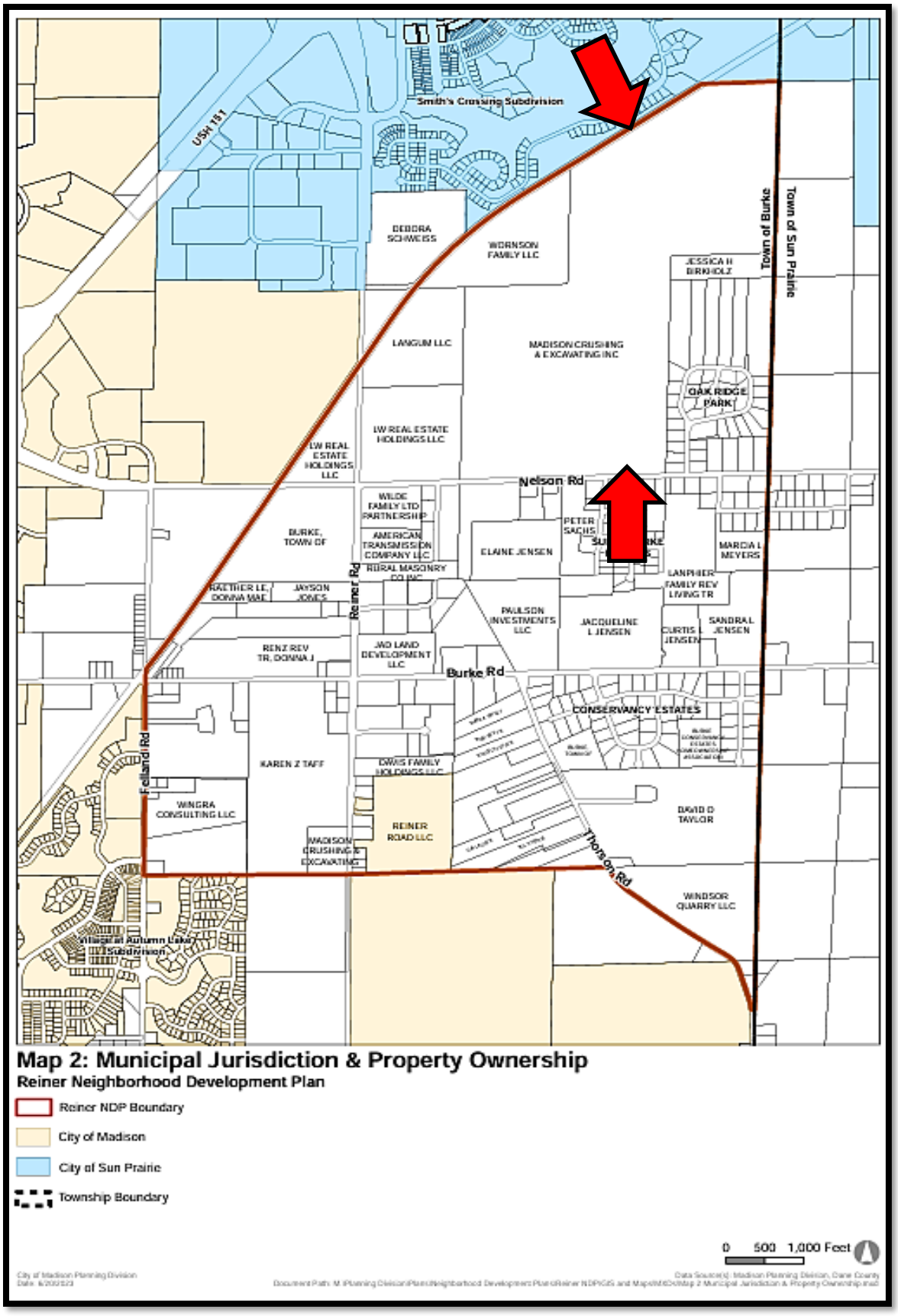
Location Map



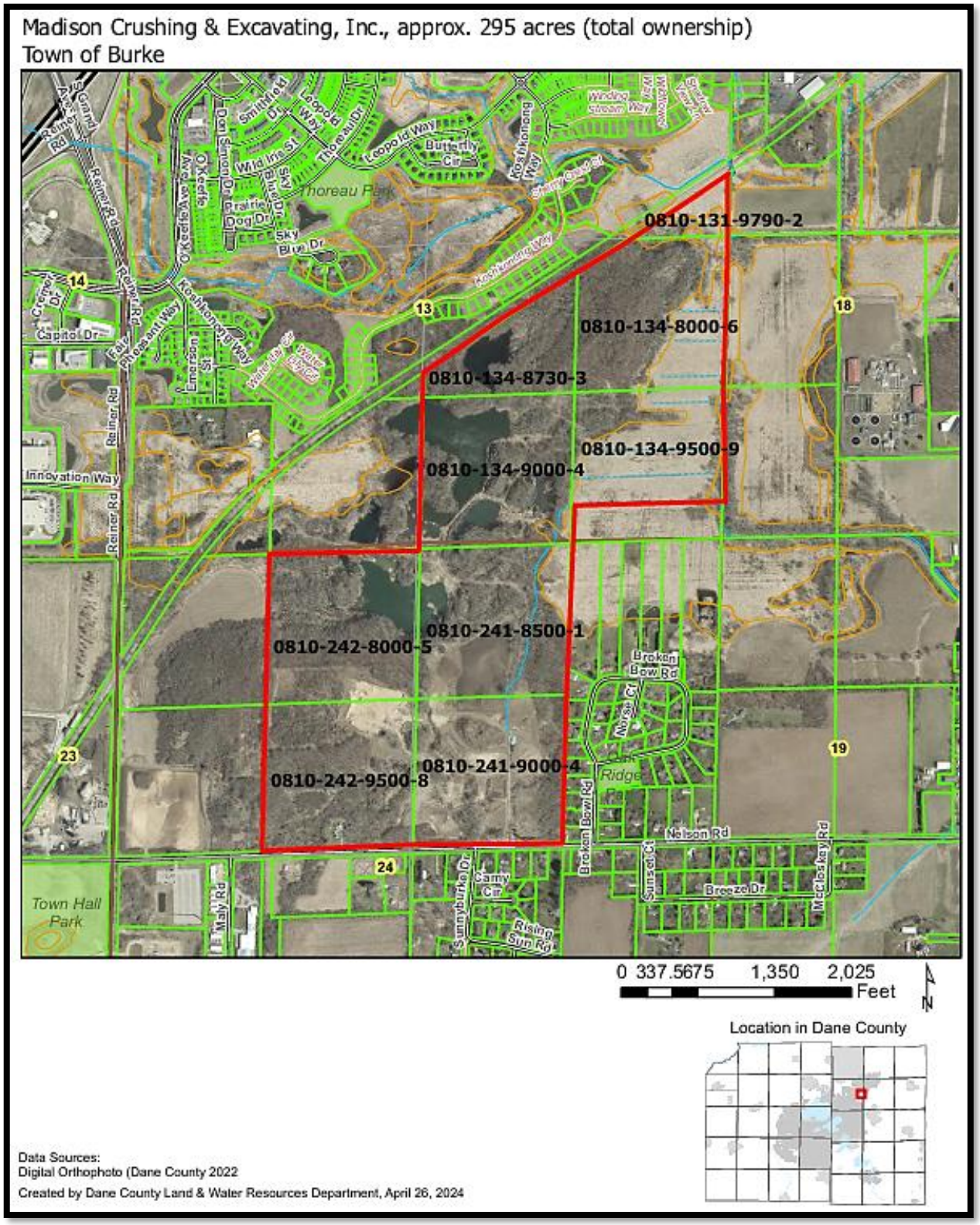
Plat Map


RKE
0 0.2 0.4 Miles
Nelson Rd
Hanson Rd
Lien Rd
Commercial Ave
Reiner Rd
Milland Rd
Acker Rd
Portage Rd
Packers Ave
Aberg Ave
Blue Aster Blvd
Leslie Ln
Meadow Rd
Old Gate Rd
East Springs Dr
Bartillon Dr
Lexington Ave
Windsor St
Irving Dr
Edmonton Dr
Stevens St
Montana Ave
Pennsylvania Ave
Michigan Ave
Colorado Ave
W Main St
Irondale Dr
Ironwood Dr
Swenson Rd
Eddington Dr
N Thompson Rd
N Grand Ave
N Whitehaven Dr
N Rutledge Dr
N Brentwood Dr
Kensington Dr
Lincoln Pkwy
Blue Heron Blvd
Dunnett Rd
Thomas Ct
Becker Rd
Nobel Dr
Nobel Ct
Nobel Pl
Nobel Trl
Nobel Cir
Nobel Ln
Nobel Way
Nobel Ave
Nobel Rd
Nobel St
Nobel Blv

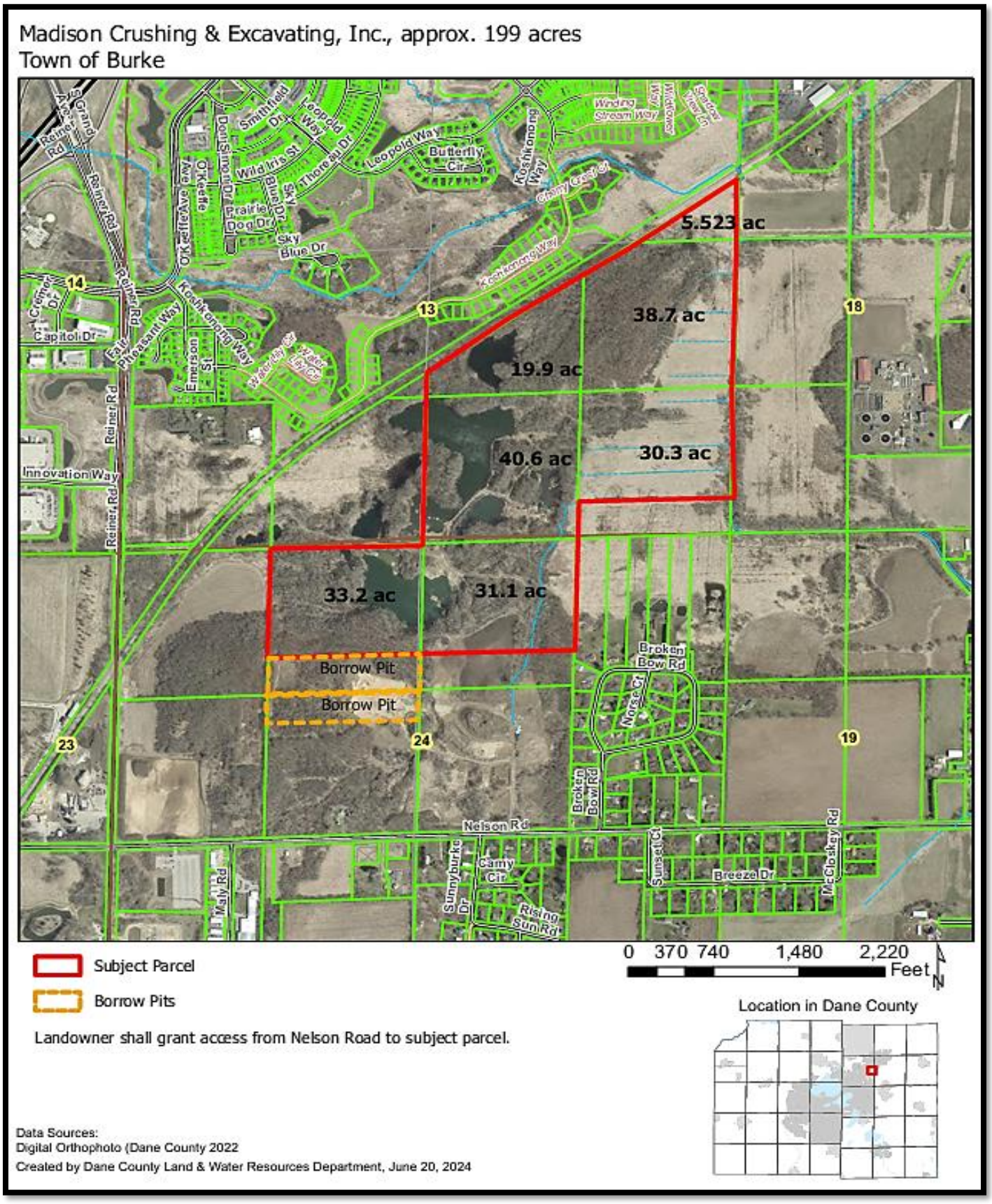
Municipal Jurisdiction & Property Ownership



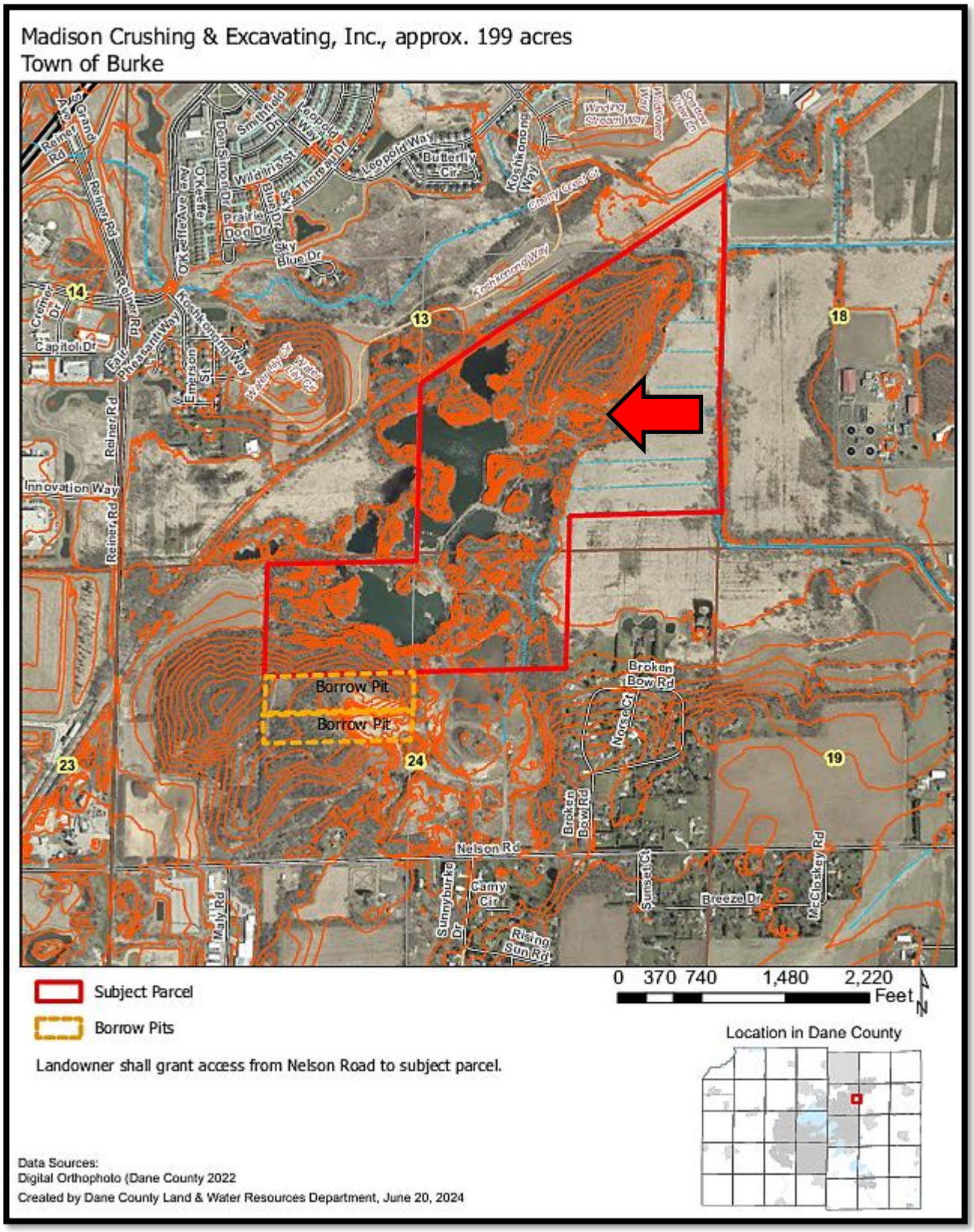
Parcel/Aerial Map – Total Ownership (~295 Acres)



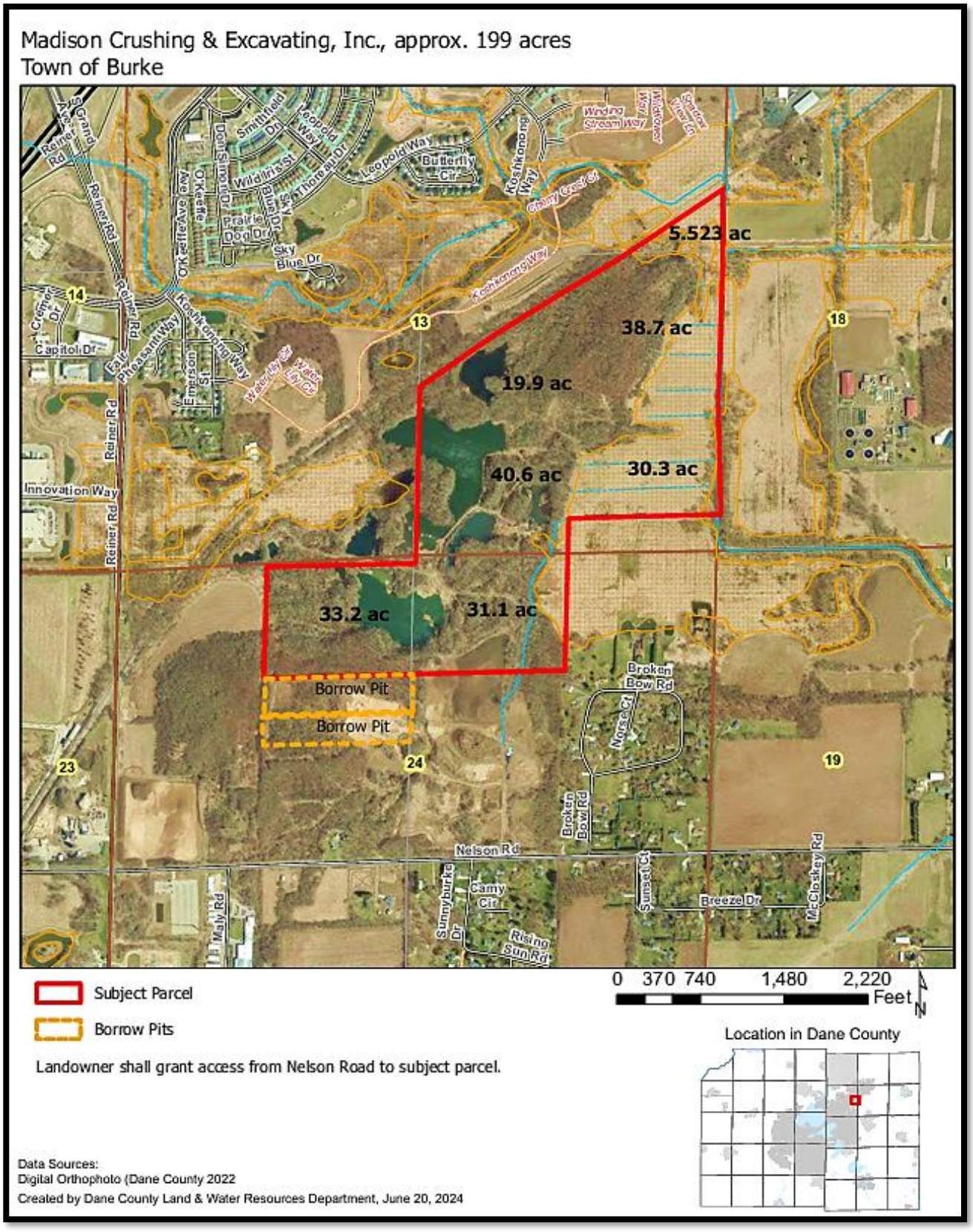
Parcel/Aerial Map – Partial Acquisition (~199 Acres)



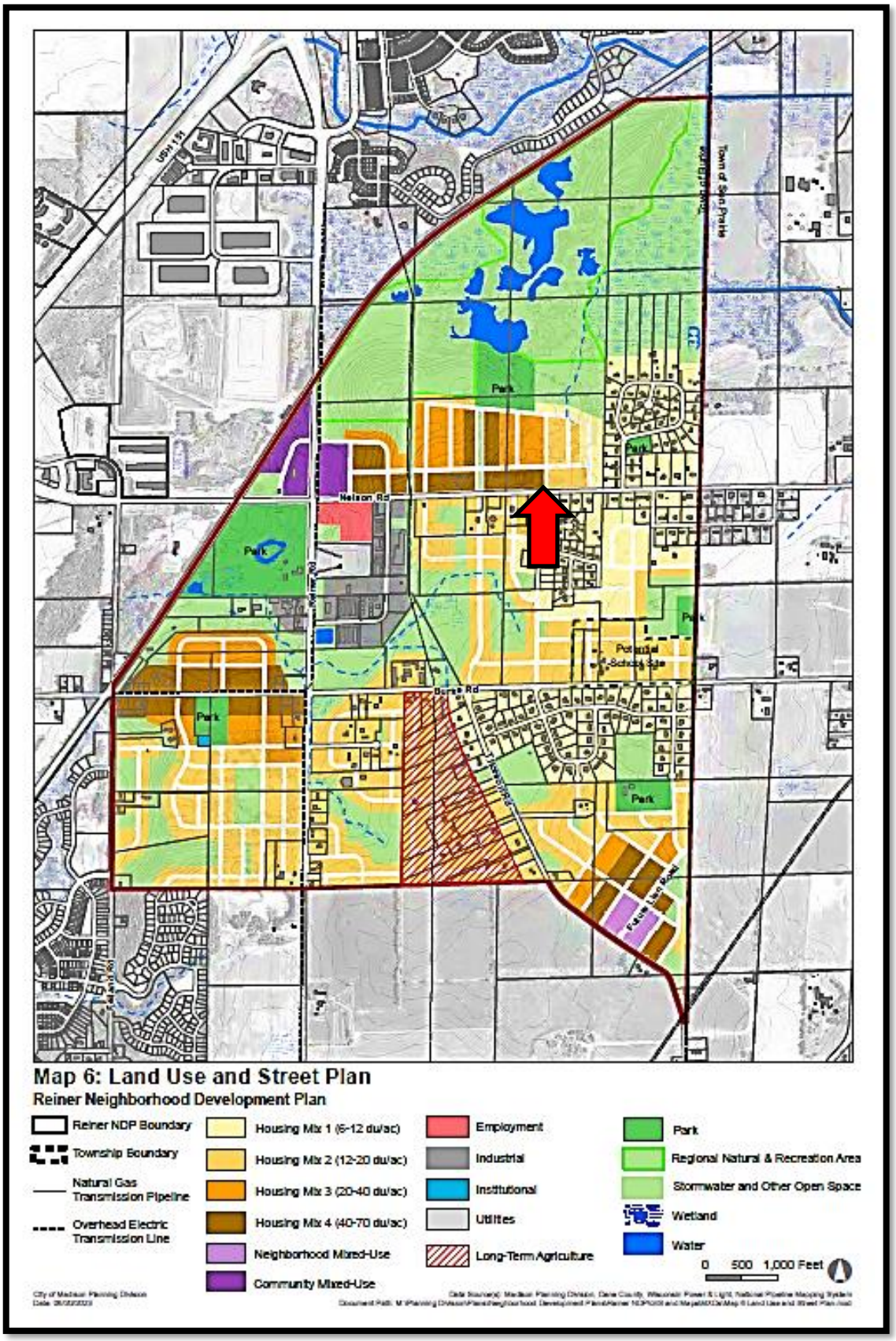
Topographic Map



Wetlands Map



Reiner Neighborhood Development Plan





MAIN ENTRANCE



BORROW PIT



ROAD TO NORTH LAND



POND

1136



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.

1141

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 the continue so long as there is no 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. 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

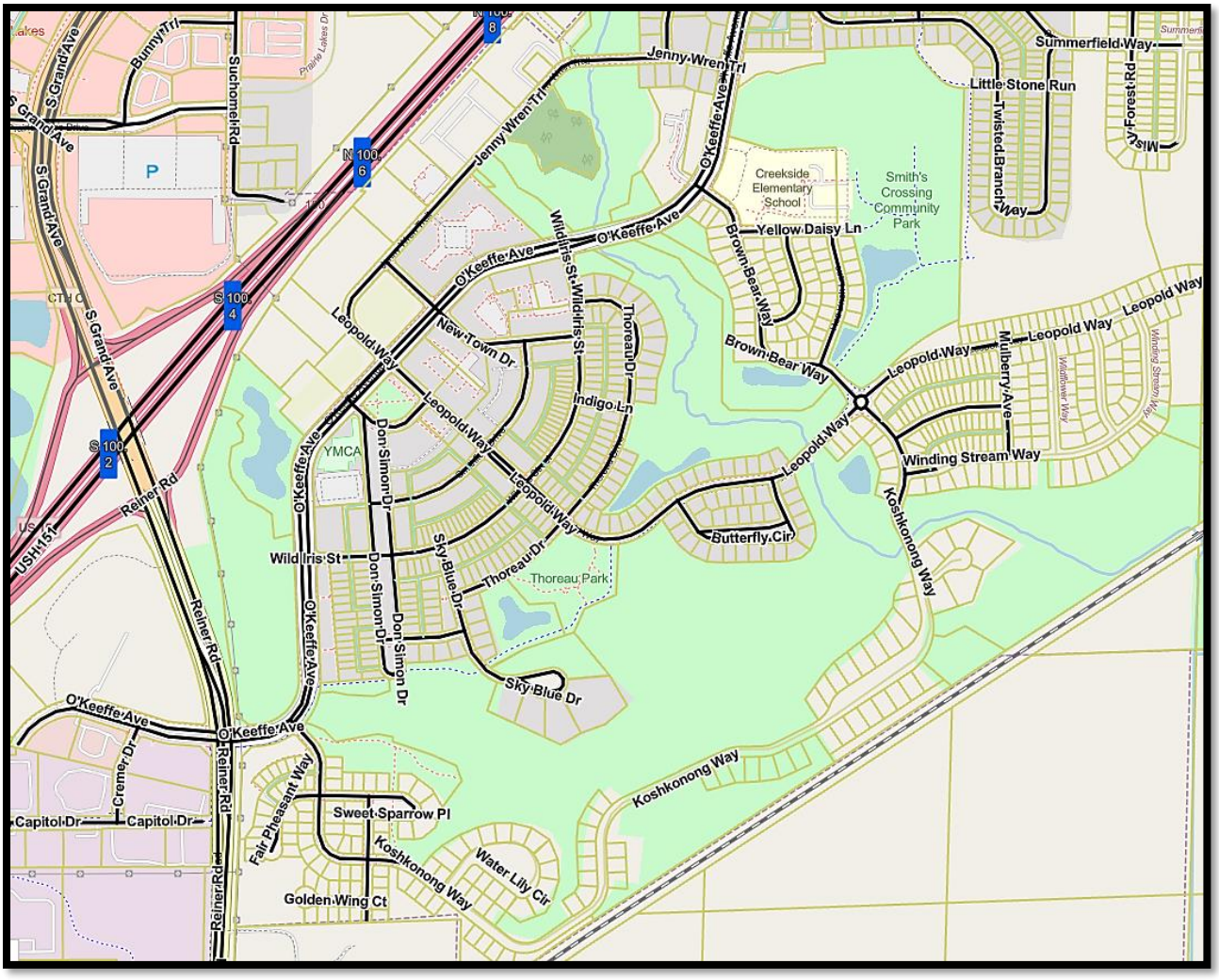
It is reasonable to conclude that urban development is the first-tier consideration for the most probable use for the subject property. The subject is located in a growing urban area where Madison and Sun Prairie are converging, and urban development potential enhances land values in most cases.

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.

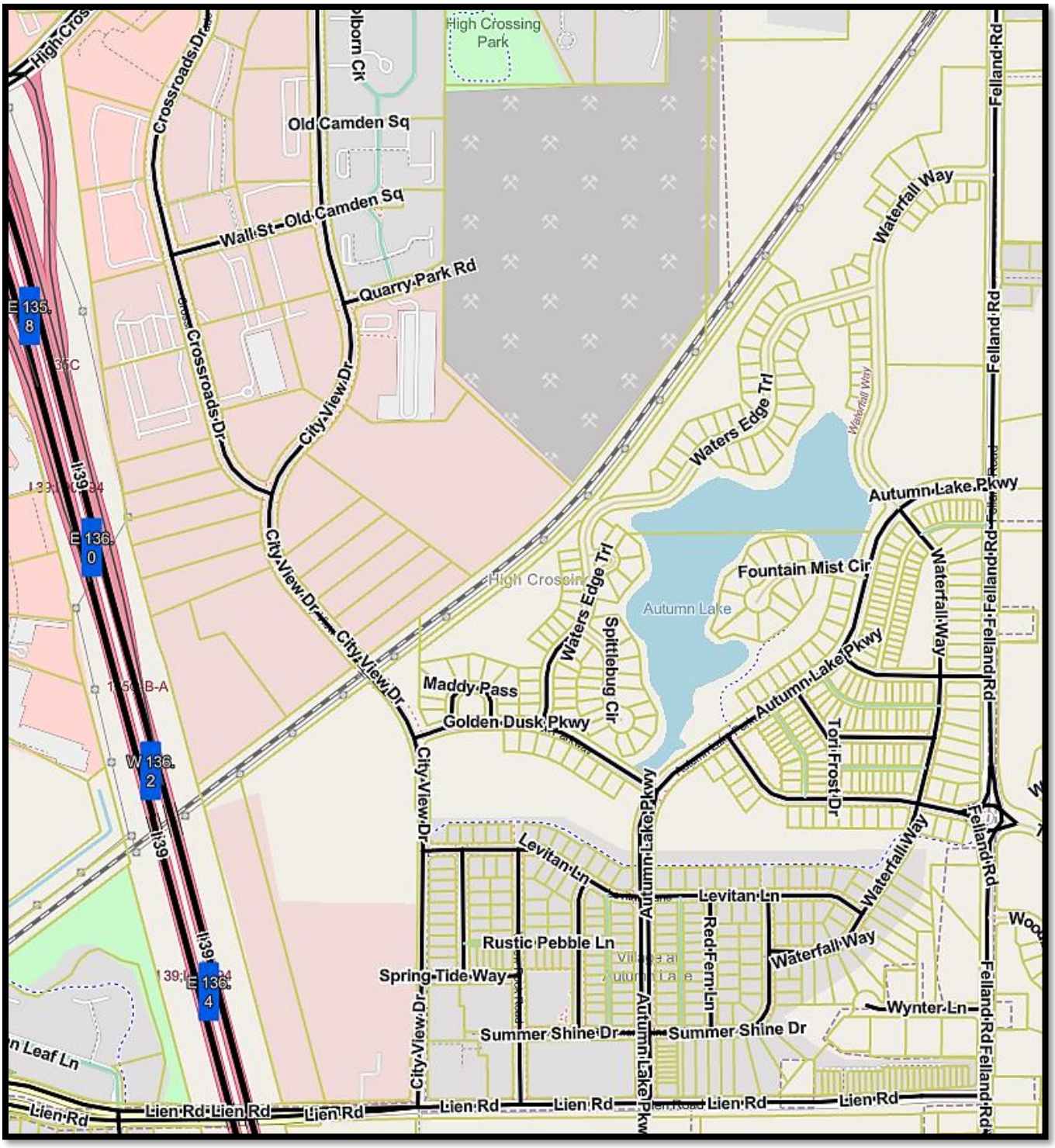
There is an old house where there is land use planning for higher density residential, and there is also the active borrow pit on that part of the site. However, the house is not contributing due to poor condition and it is already being prepped for near-term demolition. The borrow pit is productive, 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 Quary 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.

There is less clarity in the urban development potential for the subject land to the north because it has open space designation in the land use plan. This does not mean with 100% certainty that development would not ever happen, but there is a risk to achieving the necessary approvals. It would be a significant risk since the open space planning is codified in a cooperative boundary agreement and there are some water features that are potentially environmentally sensitive. However, land use plans do certainly change from time to time, and there would be incentive to work toward a plan change. The most likely proposal would be to try to negotiate for some development approvals while agreeing to spend extra efforts on the preservation of other areas. Typical development patterns in Madison are higher density in the front blending to lower density on the interior, and that could fit the subject where apartments could be positioned near Nelson Rd and that could blend to lower density to the north. There is also more probability of an open space plan change to lower density than high density. There are physical limitations, but there is already a gravel road base from a driveway and most of the land is observed to be upland. As can be seen from the two screen shots below, plans can realistically work where roads and houses wind around wetlands and water features.



- Smith's Crossing. Single-family lots winding around wetlands and water features.



- 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 farm 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.

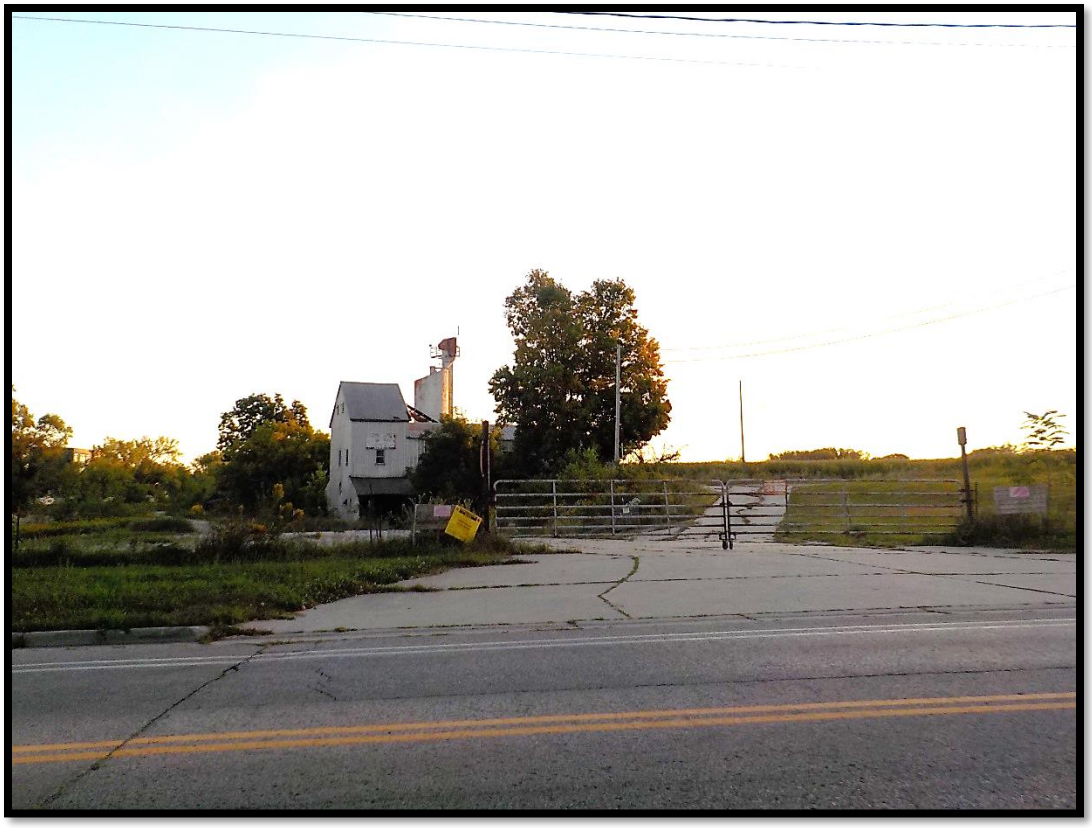
SALES COMPARISON APPROACH

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.

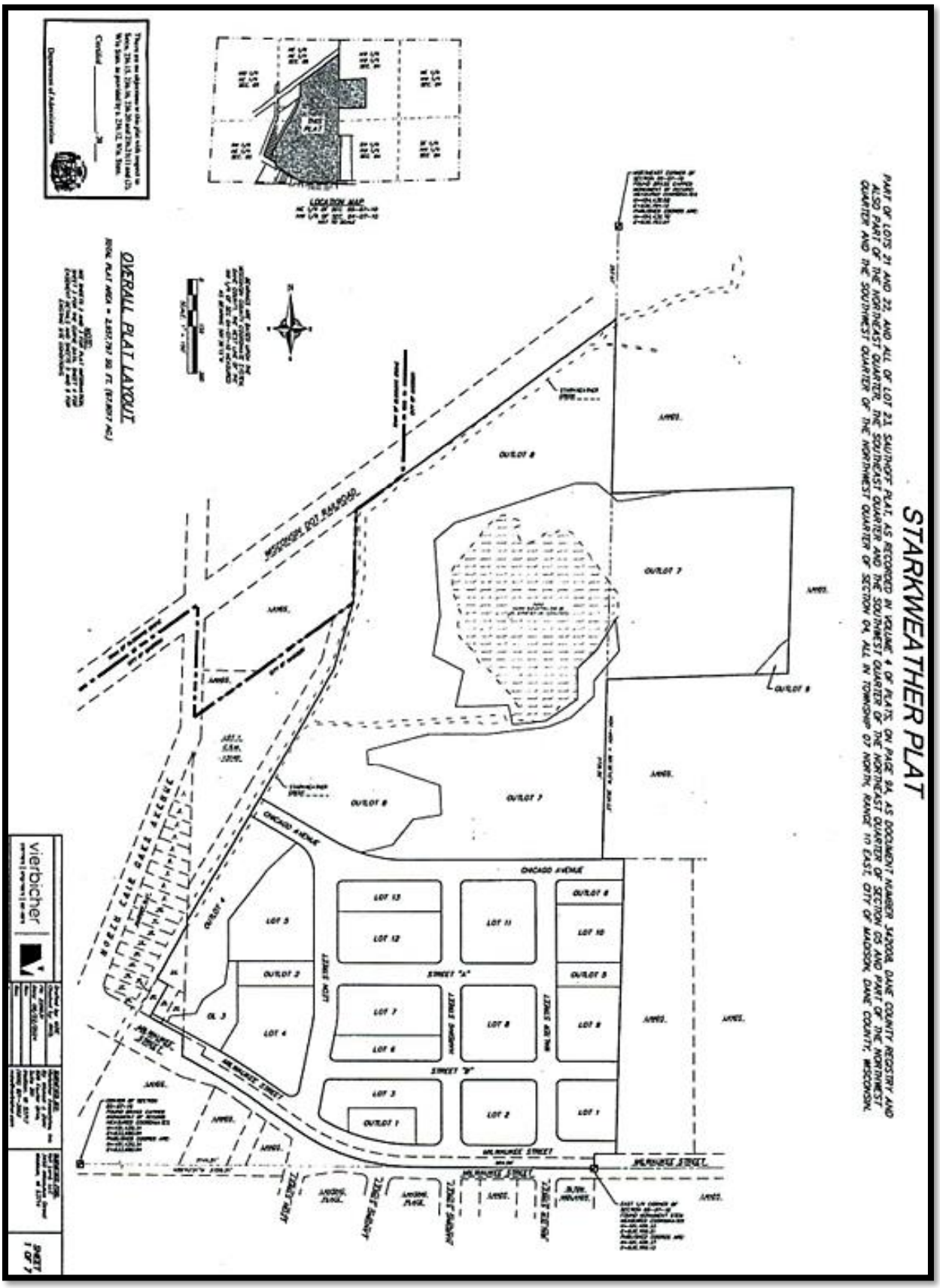
Legal Description for Sale 1

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.

Sale 1 – Plat Map



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

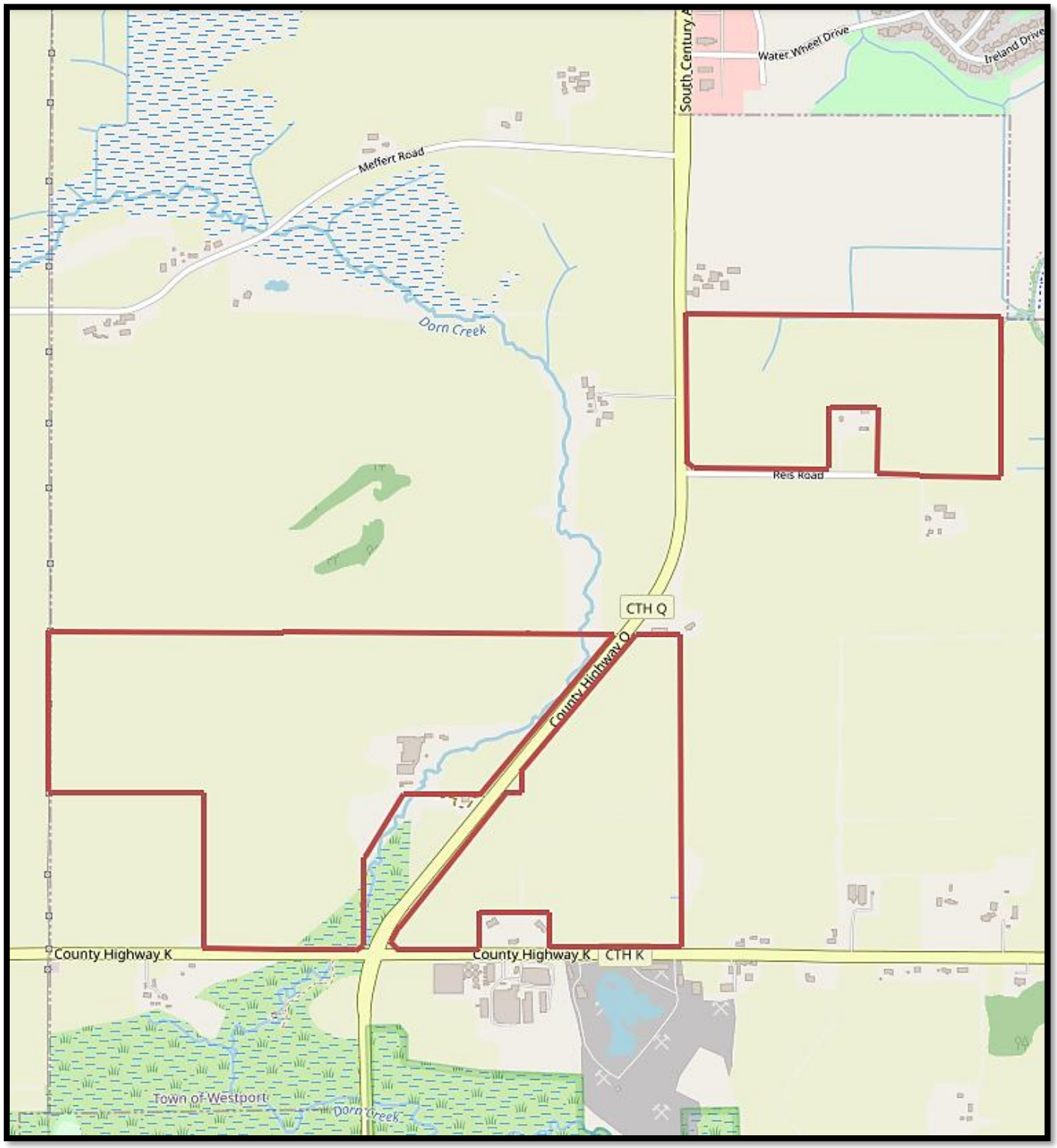
was A-1, Exclusive which is restrictive relative to development outside of agriculture and the land is further planned as a community separation zone between Waunakee and Middleton. However, long-term development potential is still present as the two communities grow to its existing development boundaries. 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 ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼; thence South 535.2 feet more or less to a point 792 feet North of the Southwest corner of said Southwest ¼ of the Southeast ¼; thence East 19 feet; thence North 31 degrees East 624.7 feet to the North line of said Southwest ¼ of the Southeast ¼; 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 ¼ of the Southwest ¼ 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 ¼ of the Southwest ¼ 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 ½ of the Southeast ¼ 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 ½ of the Southeast ¼ 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 ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼, 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 ¼ of the Southeast ¼; thence South along the West line of the Southwest ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼; 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 ¼ of the Southeast ¼ 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 ½ of the Northwest ¼ 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 ¼ of the Northwest ¼ 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 ¼ of the Northwest ¼; thence West along the South line of said Northeast ¼ of the Northwest ¼, 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 ¼ of the Northwest ¼; 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 ¼ of the Northwest ¼ 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 ¼ of the NW ¼ of Section 20, T8N, R9E, Town of Westport, Dane County, Wisconsin to-wit: Commencing at the Southeast corner of said NE ¼ of the NW ¼; thence West along the South line of said NE ¼ of the NW ¼, 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 ¼ of the NW ¼; 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 ¼ of the Southwest ¼ and the West ½ of the East ½ of the Southwest ¼ 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



1156

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

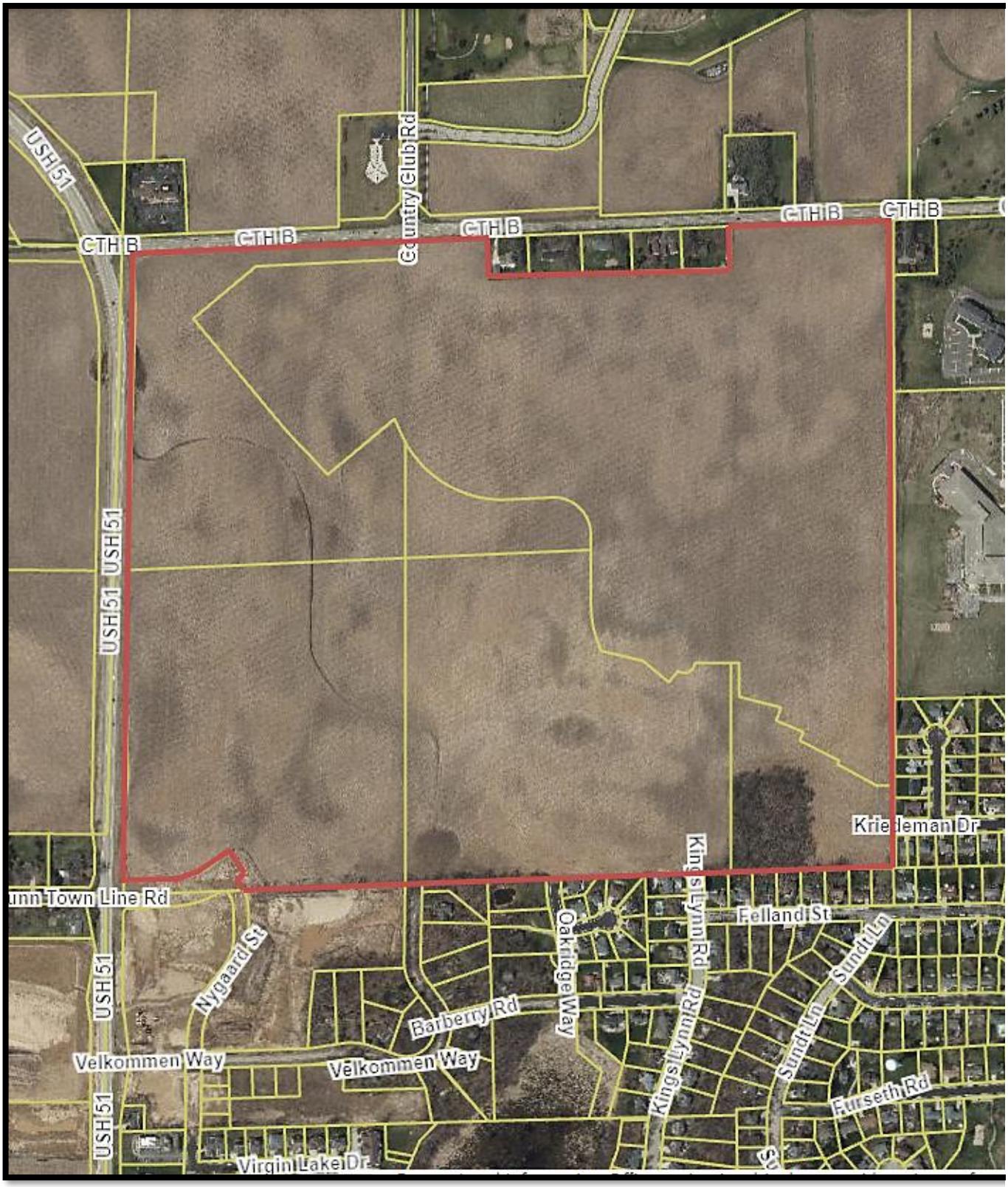
component on the plan is lower density overall with individual platted lots shown on the concept plan. A substantial park/open space component is also planned which is ~35 acres. Concept plans show an engineered lake within the open space area. The soils are predominantly upland type, but there are ~three 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 V0L. 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 ¼ 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 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; THENCESOUTH 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



1160

Sale 4 –4404 Hoepker Rd, City of Madison



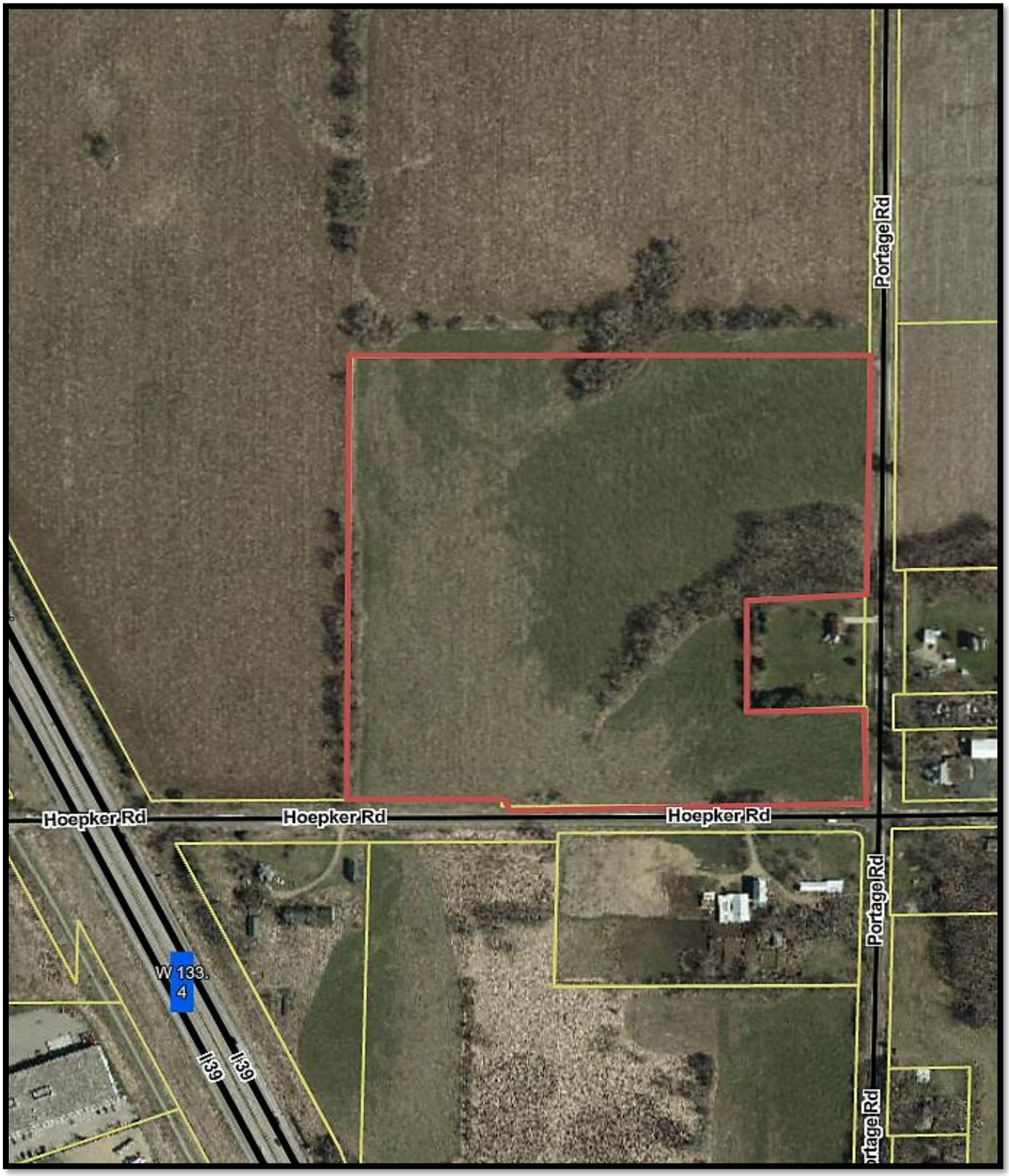
Picture: Looking N from Hoepker Rd; Taken 6/20/2023 by James Koch
Location: ~3.1 Miles Northwest
Grantor: Donald G. & Juanita M. Hoepker Trust — Grantee: Prairie Creek I, LLC
Verified By: Mike Ring, List Agent — Recorded: Doc. 5880255
Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10
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 ¼ of the Southeast ¼ 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 ¼ 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 ¼ of the Southeast ¼ 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 ¼ of said Section 9; thence South 00°00 21 West, along the East line of the Southeast ¼ 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 ¼ 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



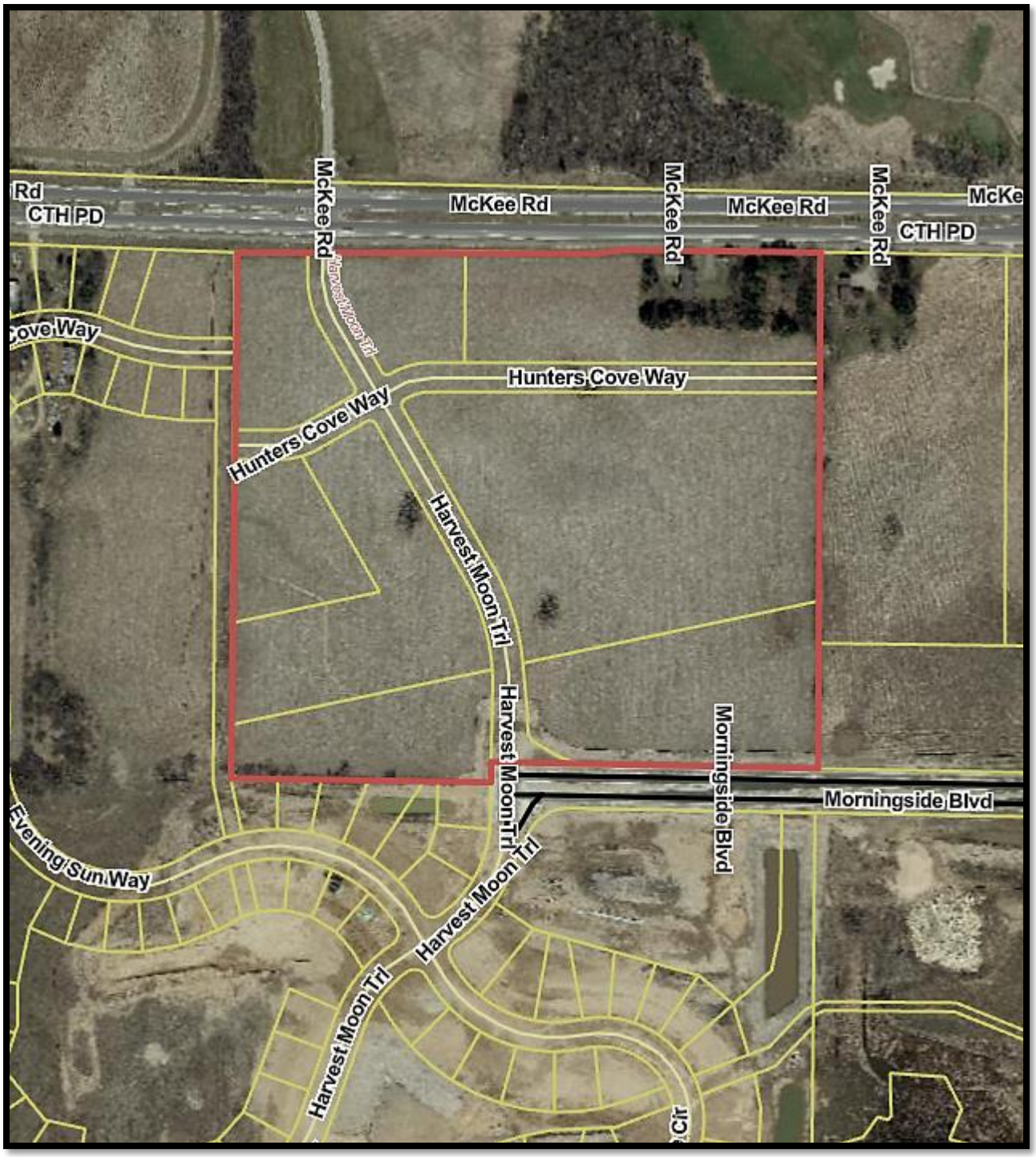
Picture: Looking Southeast from Highway PD; Taken 09/05/2024 by James Koch
Location: ~17.1 Miles Southwest
Grantor: The Dorothy L. Dreger Revocable Living Trust Grantee: FRED-Verona Partners, LLC
Verified By: Austin Mautz, FRED Real Estate CFO Recorded: Doc. 5925682
Verified To: James R Koch, Wisconsin 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



1166

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



1169

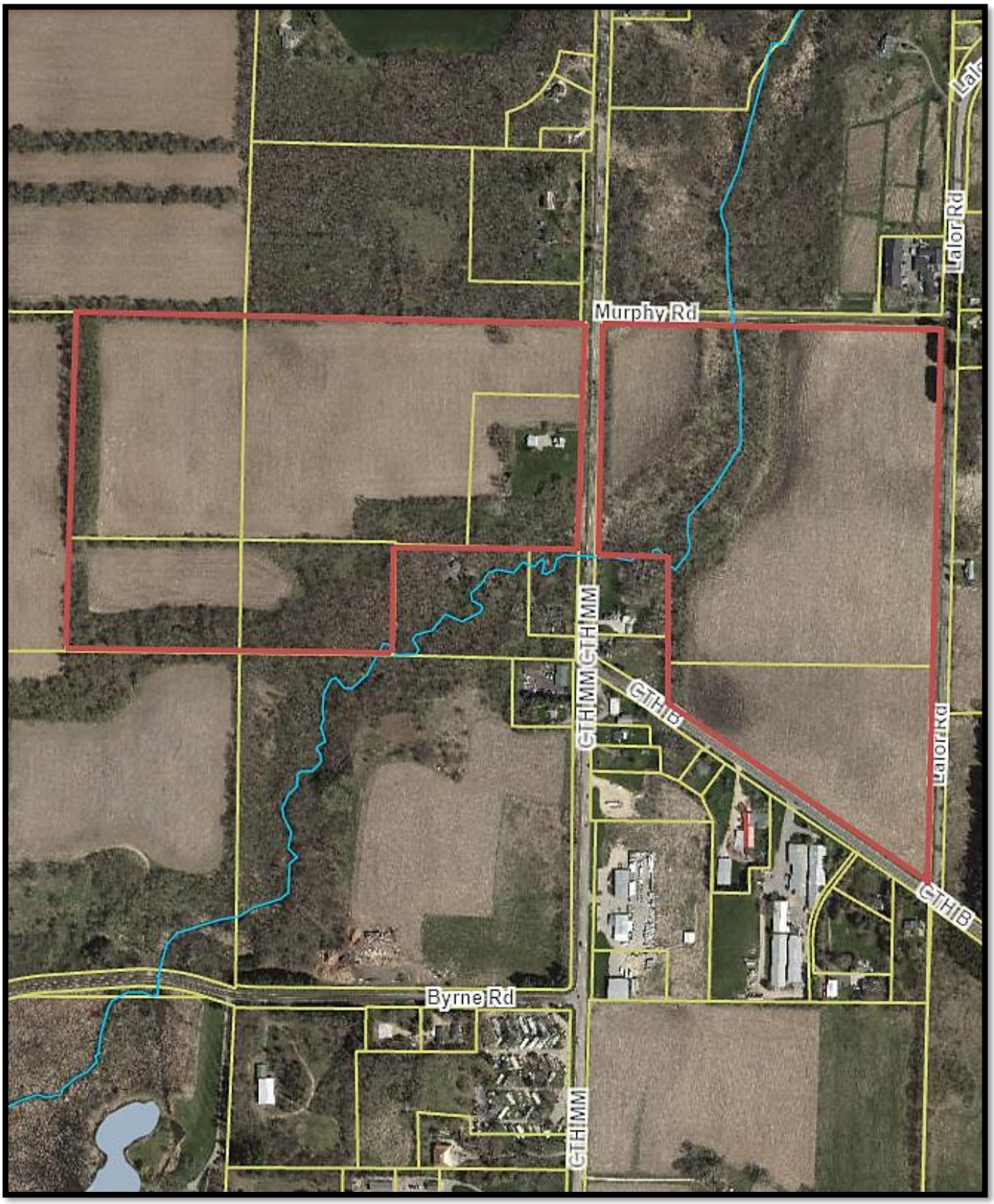
Sale 7: 2275 County Road MM, Fitchburg



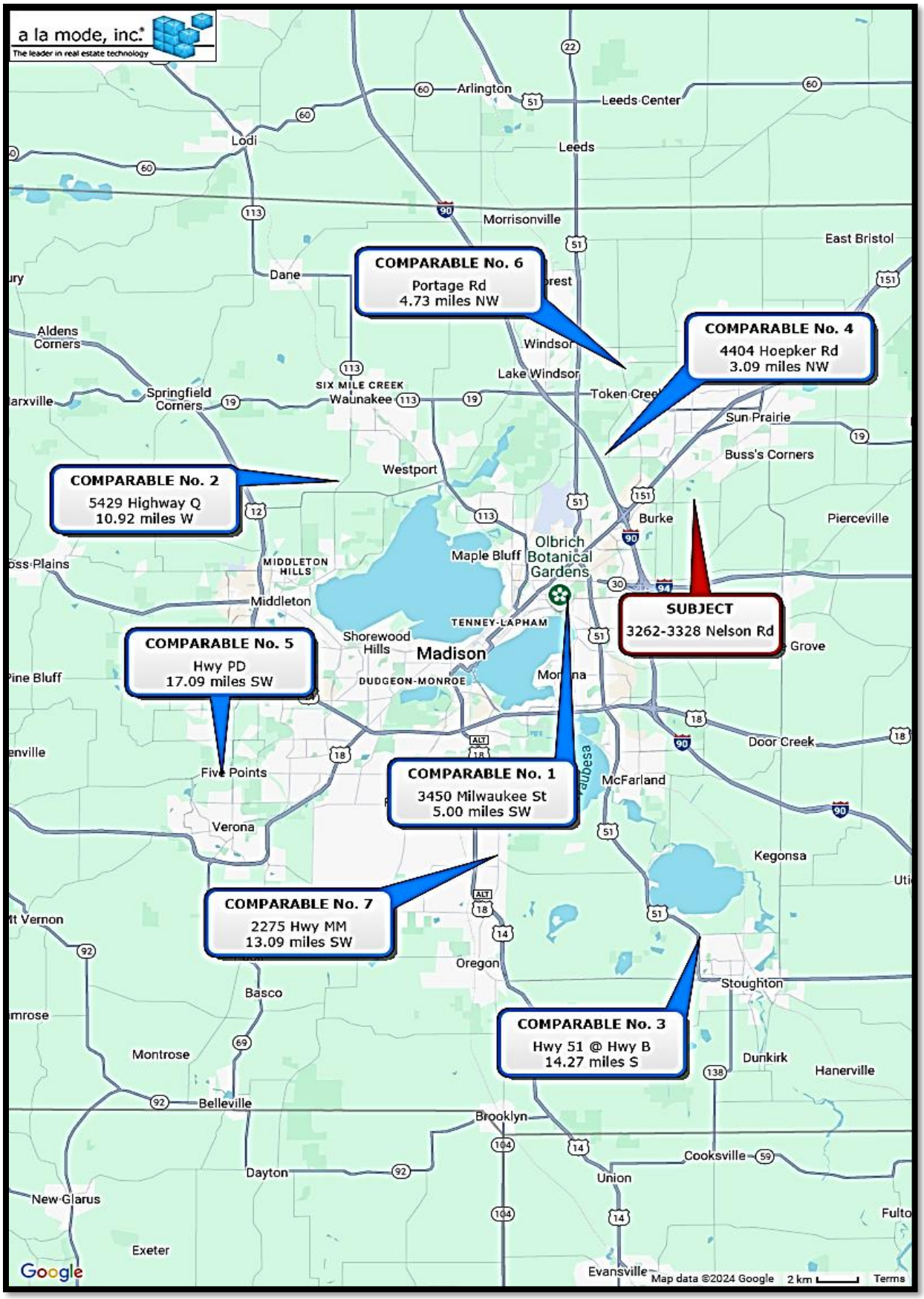


Picture: Looking East & West from Highway MM; Taken 2/26/2024 by James Koch
Location: ~13.1 Miles Southwest
Grantor: Aree V. Watts Trust — Grantee: Rick L. & Judith Urben
Verified By: Joe Armentrout List Agent — Recorded: Doc. 5944064
Verified To: James R Koch, Wisconsin Certified General Appraiser #1138-10
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 — Date of Sale: 1/24/2024, Closed
Site Size: 103 Acres — Price/Acre: $9,806
Improvements: Farmhouse, Garage, Old Barn — Zoning: A-X
Topography: Rolling — Terms: Cash
Type of Document: Trustee's Deed — Financing: None Reported
Highest & Best Use: As-Improved, Single-Family & Agriculture
Intended Use: As-Improved, Single-Family & Agriculture
Conditions of Sale: Negotiated arm's length.
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**		**$10,378**
Physical Adjustments									
Location	Town of Burke (East Madison)/Sun Prairie	Town of Westport	-5.0%	Stoughton	5.0%	Windsor	0.0%	Fitchburg	-10.0%
Scale (Acres)	199.00	329.00	6.5%	182.40	-0.8%	116.00	-4.2%	103.00	-4.8%
Development Potential/Profile	Speculation Low Density Around Ponds	2 Single-Family Lots + Spec. Urban Development Possible North Mendota Parkway Interchange Dorn Creek	0.0%	Corporate Office/Mixed Res./Commercial (~147 Acres) Open Space (~35 Acres)	-40.0%	Very Low Density Residential	-40.0%	1 Single-Family Conservation Easement	70.0%
Improvements	None	Habitable Average Condition House Numerous Average Farm Buildings	-5.0%	None	0.0%	None	0.0%	Habitable Average Condtiion House Garage & Barn	-11.6%
Other	Historic Mineral Extraction; Access Easement	Right-of-Way	0.0%	NA	0.0%	NA	0.0%	NA	0.0%
Total Adjustments After Mkt Conditions/Terms			**-3.5%**		**-35.8%**		**-44.2%**		**43.6%**
Adjusted Value ($/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 Kilkenny 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 Kilkenny 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 Egre 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 to account for risk for a -18% total adjustment. This is not a full 40% adjustment as shown by the Egre 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% X 100% = 27% + 27% X 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 Egre 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% X -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% X 17% = -3% + 100% X 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 X 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.

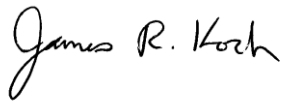
7. I have personally inspected the interior and exterior areas of the subject property. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware 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.

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.



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

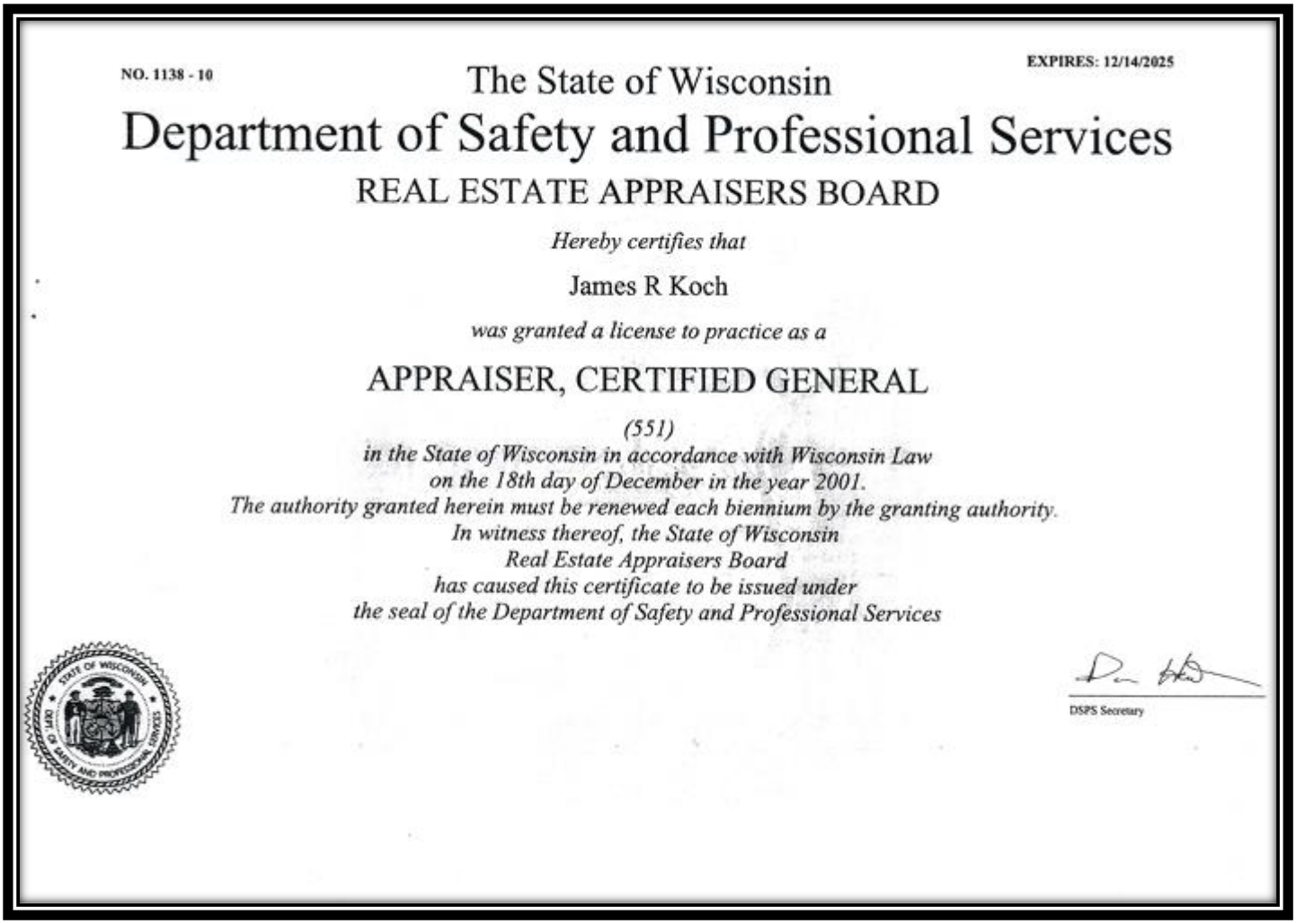
Continuing Education Seminars (Selected By Relevance & Date - Since 2013):
7-Hour National USPAP Update Course, August 2022
Appraisal of Industrial and Flex Buildings, September 2021
Appraisal of Fast Food Facilities, August 2021
Understanding Luxury Home Features, March 2021
7-Hour National USPAP Update 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-HourNational 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
Bank of Sun Prairie
BMO Harris Bank, N.A.
Capitol Bank
City of Madison
City of Middleton
City of Sun Prairie
Dane County
DMB Community Bank
Farmers Savings Bank
Farmers & Merchants Bank
First Business Bank
Great Midwest Bank
Greenwoods State Bank
Groundswell Conservancy
Hooper Corporation
Johnson Bank
McFarland State Bank
Middleton-Cross Plains School District
Monona State Bank
Mound City Bank
Old National Bank
Oregon Community Bank
Park Bank
Starion Financial
State Bank of Cross Plains
Summit Credit Union
TCF Bank
Town of Windsor
U.S. Bank, N.A.
U.S. Marshals Service
Village of Waunakee
Waunakee School District
Waterstone Mortgage
Waunakee School District
Wisconsin Community Bank
Wisconsin Department of Employee Trust Funds
Wisconsin Department of Natural Resources
Wisconsin Department of Transportation
Woodtrust Bank, N.A.
WPS Community 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

DSPS Secretary

Madison Parks Division

330 E. Lakeside St.
Madison, WI 53715
608-266-4711 ● cityofmadison.com/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 _____, 2026, by and between the **City of Madison**, a Wisconsin municipal corporation ("Buyer") and **Madison Crushing & Excavating, Inc.** or its successors and 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 as set forth by the Survey, as defined herein to be included in the Title Commitment, also as defined herein.

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 reimburse 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. The Parties agree that the Seller shall obtain a boundary survey ("Survey") of the Property per an ALTA/NSPS Land Title Survey in conformance with the Minimum Stand Detail Requirements for an ALTA/NSPS Land Surveys effective February 23, 2026 including the additional Optional Survey requirements 1, 4, 8 and 18 of Table A of the standard requirements. A preliminary title report encompassing the lands to be conveyed to the Buyer, together with an access easement area pursuant to Paragraph 11, shall be provided the surveyor for the initial Survey work. The final configuration and legal descriptions of Property and access easement area shall be developed and provided by the surveyor for use for a final Title Commitment based upon actual surveyed boundaries as provided by attached Exhibit A and Exhibit B. The final completed Survey shall be prepared based upon the final title commitment. The Buyer shall reimburse the Seller for cost to complete the Survey at Closing, estimated to be $10,300.00.

11. Access Easement Agreement. The Parties shall execute and deliver to Title Company on or before Closing, an Access Easement Agreement ("Easement") granting permanent access from Nelson Road to the Property over portions of the property currently owned by the Seller, as illustrated in Exhibit 3 in the form of the Easement attached as Exhibit C. The dimensions of the access easement area shall be determined, as agreed upon between the Parties, so the easement area may be depicted on the 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.

SELLER: MADISON CRUSHING & EXCAVATING, INC.

By: William Ziegler Date: 6/18/26
(Signature) William Ziegler

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 18 day of June, 2026, the above named William Ziegler (name), President (title), acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

BOB WELLING NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin

Bob Welling
(print or type name)

My Commission expires: 7-15-26

BUYER: CITY OF MADISON

By:_____ Date:_____

Name: Satya Rhodes-Conway
Title: Mayor

By:_____ Date:_____

Name: Lydia A. McComas
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Agreement by the City of Madison is authorized by Resolution Enactment No. RES-26-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on the _____day of _____ 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13221

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

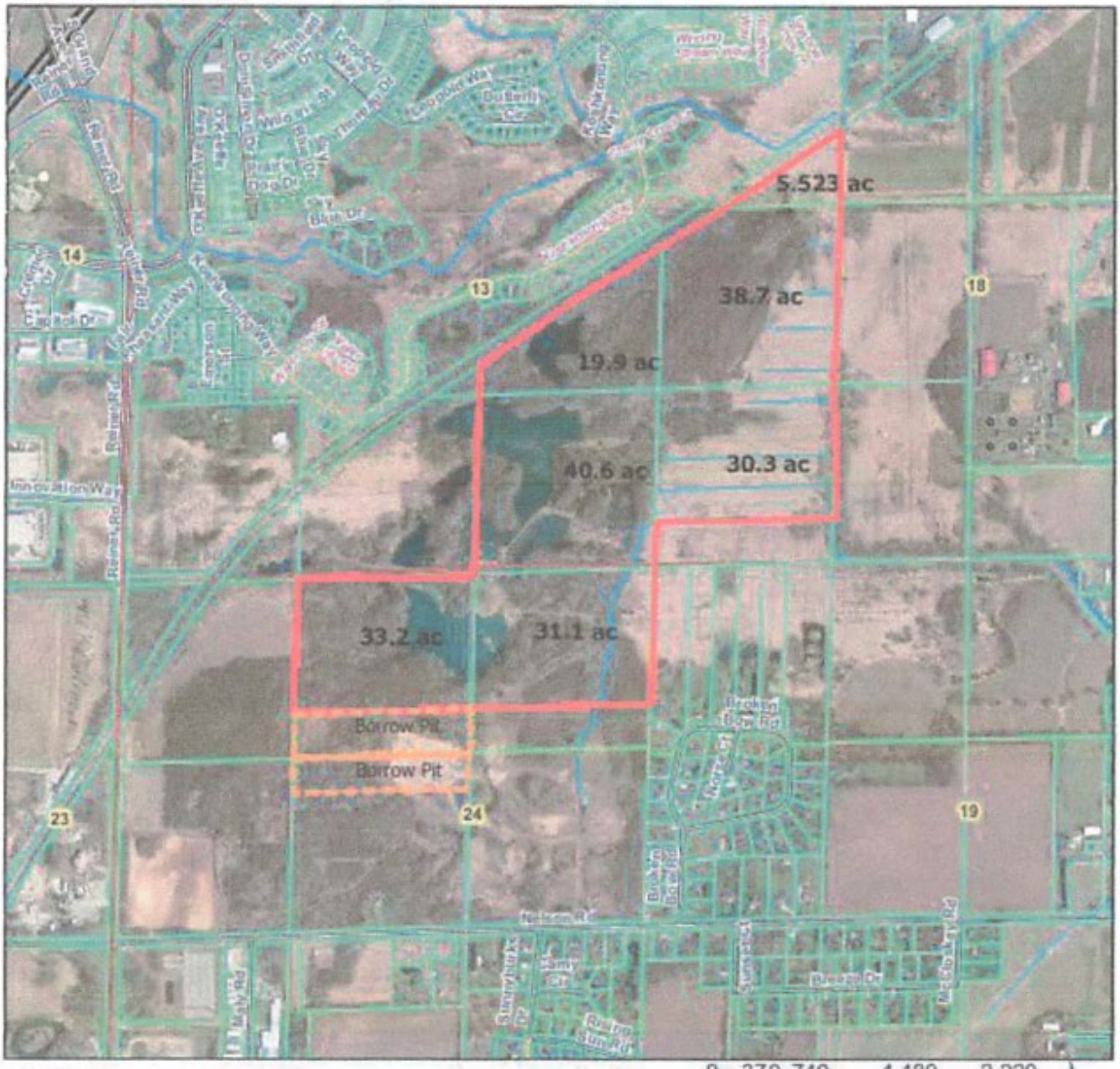
Parcel 282/0810-131-9790-2
SEC 13-8-10 PRT SE1/4 NE1/4 LYG S OF RR R/W
City of Sun Prairie, Dane County, WI

In the event of any conflict between Exhibit A and Exhibit B, Exhibit B shall govern and control, pursuant to the Survey.

EXHIBIT B

\

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



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

EXHIBIT C

PUBLIC ACCESS EASEMENT AGREEMENT

THIS PUBLIC ACCESS EASEMENT AGREEMENT (the "**Agreement**") is entered into this ____ day of _____, 2026 (the **"Effective Date"**), between Madison Crushing & Excavating, Inc., a Wisconsin corporation (the "**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.**"

RETURN TO: City of Madison
Economic Development Division
Office of Real Estate Services
PO Box 2983
Madison, WI 53701-2983

Tax Parcel Nos.: See attached Exhibit A and Exhibit B

RECITALS

A. Grantor is the owner of certain property located in Dane County, Wisconsin, legally described on **Exhibit 1** and graphically depicted on **Exhibit 3**, 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 2** and depicted on **Exhibit 3**, 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.

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 and for the benefit of the City, 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 3 attached hereto (the "**Easement Area**"). The Easement shall include the 30-foot-wide existing gravel drive with five feet of open space on either side of said drive for any fencing and gates 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.

2. **Fence and Gate**. The Grantor shall install a fence and gates in the following manner: 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 City, approximately 800 feet north of the Nelson Rd. right of way, each gate being two 14-foot sections to create a 28-foot opening on each side of said drive, straight across from each other, consisting of typical 6 bar farm gates, colored green. The Grantor agrees to install fencing and gate within 30 days of Closing. The City shall be responsible for the estimated cost of $50,000 for the fence and gate improvements to be paid at Closing.

3. **Temporary Reservation of Use by Grantor**. The public shall be restricted (the "**Temporary Restriction**") from the use of the Easement Area until such time that the fence and gate are complete, as set forth in Paragraph 2. Therefore, the use of the Easement Area shall be temporarily restricted to the City and its employees, agents, contractors, vendors, invitees, successors, and assigns, together with the continued use of the Grantor until the completion of the fence and gate improvements, rendering the Temporary Restriction null and void.

4. **Maintenance and Repair of Easement Area**.

    a. Until such time that the Temporary Restriction becomes null and void, 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 caused by the City and its employees, agents, contractors, vendors and/or invitees.

    b. After the completion of the fence and gate, causing the Temporary Restriction to become null and void, all maintenance and repairs to the Easement Area shall be shared equally by Grantor and City, with the scope of work for any such maintenance or repair being agreed upon by the Parties in advance of any required work. 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.

5. **Development Restriction & Agreement 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 a public access easement in an alternative location over the Grantor's Property, or a public street dedication at least 66 feet in width (or less with City prior written approval) over the Grantor's Parcel to the City Parcel. If this Agreement is not sooner terminated by mutual agreement of the Parcel Owners, it shall be released by an instrument recorded in the Dane County Register of Deeds if the City Parcel obtains alternative direct access to a public right of way, either by use of the Grantor's Property

other adjacent lands.

6. **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.

7. **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 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.

8. **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.

9. **Non-waiver.** No delay or omission by either 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.

10. **Binding Effect.** This Agreement shall benefit and bind the Parties 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.

11. **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 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.

12. **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.

13. **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.

14. **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.

15. **Amendment**. This Agreement may not be amended, modified, terminated, or released without the written consent of the Parcel Owners, or their respective successors-in-interest.

16. **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: William Ziegler
Name: William Ziegler
Its: President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss:
COUNTY OF Dane)

Personally came before me this 18 day of June, 2026, William Ziegler, to me known to be the President of the Madison Crushing & Excavating, Inc., and to me known to be the person who executed the foregoing instrument and acknowledge the same.

[SEAL] Bob Welling

Notary Public: Bob Welling
My Commission Expires: 7-15-26

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.

_____
Doran Viste, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this Agreement by the City of Madison is authorized by Resolution Enactment No. RES-26-_____, File ID No._____, adopted _____, 2026, by the Common Council of the City of Madison.

Drafted by: City's Office of Real Estate Services
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]

EXHIBIT 2
LEGAL DESCRIPTION OF CITY PARCEL

[FORTHCOMING PENDING SURVEY, BUT THIS WILL BE THE PROPERTY DESCRIBED IN EXHIBIT A TO THE OFFER TO WHICH THIS INSTRUMENT IS ATTACHED AS AN EXHIBIT]

EXHIBIT 3
GRAPHIC DEPICTION OF GRANTOR PARCEL, CITY PARCEL & EASEMENT AREA

[TO BE REPLACED BY SURVEY IN RECORDABLE FORMAT PER DANE COUNTY REGISTER OF DEEDS]



City of Madison

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

Master

File Number: 93445

File ID:	93445	**File Type:**	Ordinance	**Status:**	Report of Officer
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

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jason Donker	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	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		06/15/2026	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.					
1	FINANCE COMMITTEE	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Verveer, seconded by O'Brien, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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: 92843

File ID:	92843	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/24/2026
File Name:	CSM - 1151 Jenifer St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District (District 6).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Staff Comments.pdf, Link to Rezoning Ord File 93125	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/24/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (6/15/26), Common Council (6/23/26)					
1	COMMON COUNCIL	05/05/2026	Refer	PLAN COMMISSION	06/15/2026		Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Guequierre, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.					

Text of Legislative File 92843

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs

associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District (District 6).

Body
WHEREAS a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS the property is located in the Third Lake Ridge Historic District, which requires that the Landmarks Commission grant a Certificate of Approval for the proposed lot combination as required by Chapter 41 of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission and Landmarks Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans

City of Madison

Rezoning and Certified Survey Map

Location

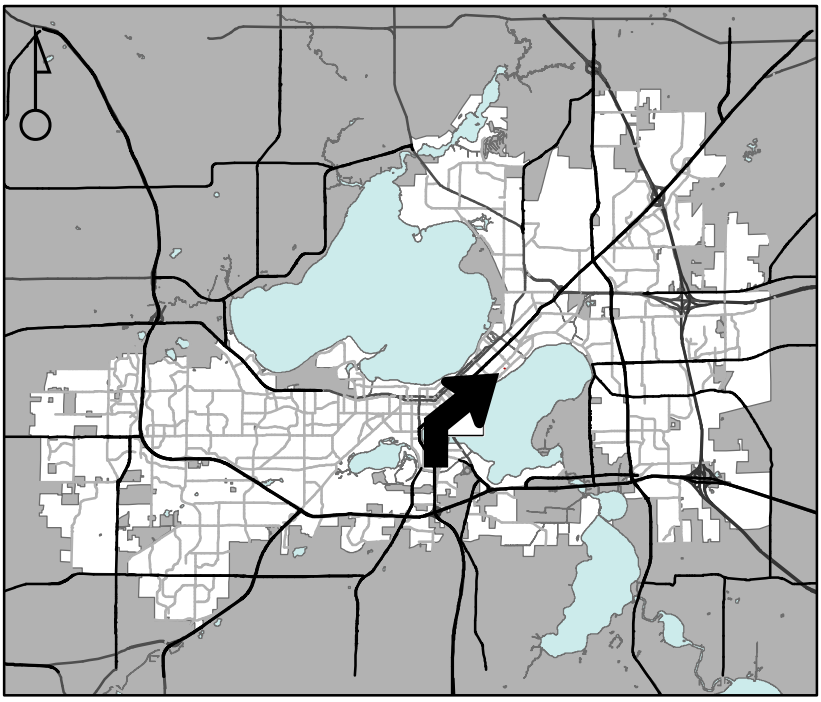
1151 Jenifer Street

Applicant

Samuel Glavin, Glavinstements, LLC
Michelle Burse, Burse Surveying & Engineering, Inc.

Requests

- Rezone from TR-C4 to TR-C3
- Create two lots in Third Lake Ridge Historic District by CSM



Public Hearing Dates

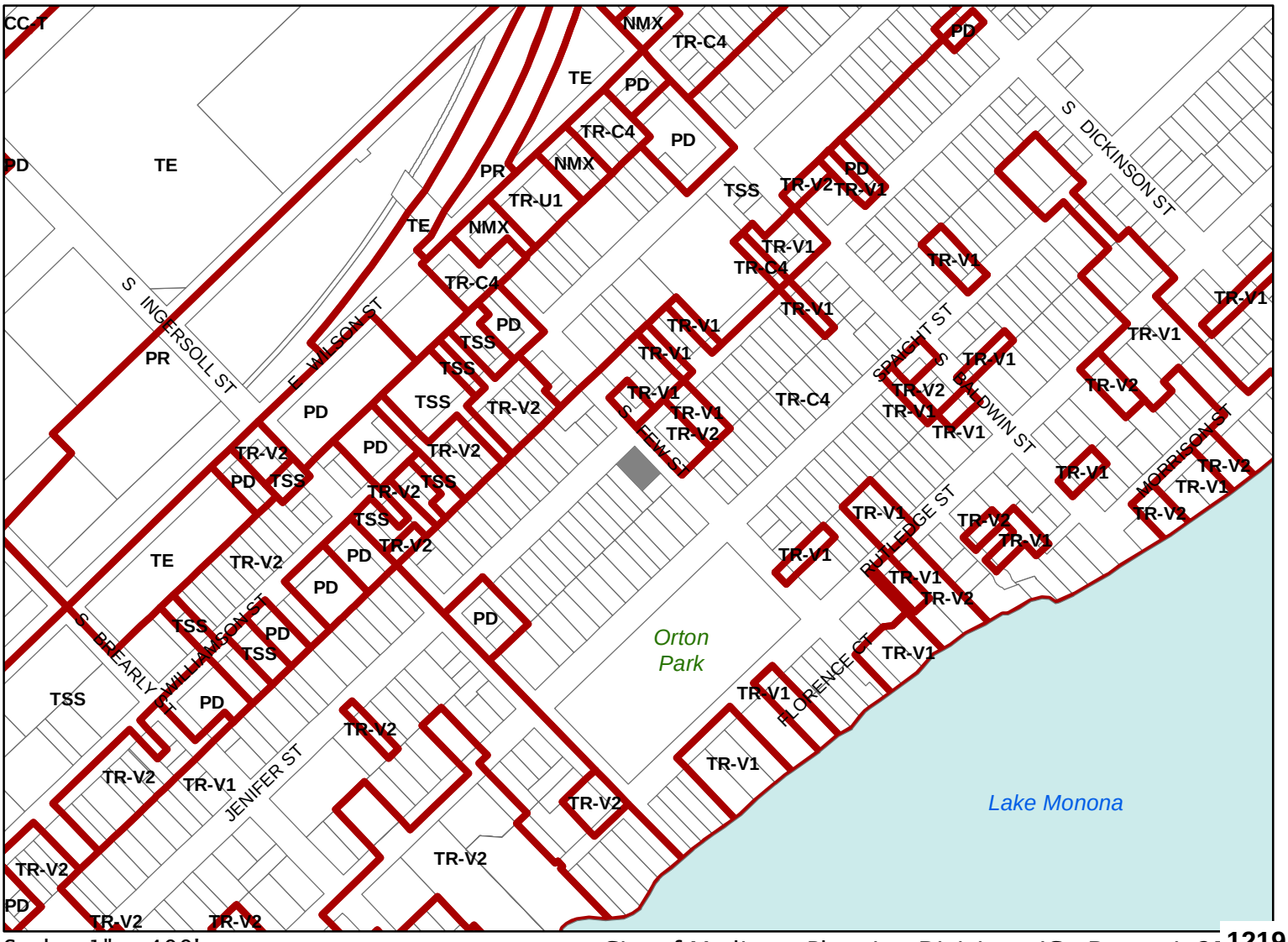
Plan Commission

June 15, 2026

Common Council

June 23, 2026

For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 4-27

City of Madison

1151 Jenifer Street



Date of Aerial Photography : Spring 2022

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: GLAVINVESTMENTS LLC Representative, if any: Sam Glavin

Street address: N4077 Schrade Road City/State/Zip: Monroe, WI 53566

Telephone: 608-547-8369 Email: [redacted]

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse

Street address: 2801 International Lane Suite 101 City/State/Zip: Madison, WI 53704

Telephone: 608-250-9263 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1151 Jenifer Street

Tax Parcel Number(s): 251/0710-073-0901-8

Zoning District(s) of Proposed Lots: TR-C3 School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		0.1406
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		0.1406

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Samuel Glavin Signature: Samuel Glavin

Date: 3/30/2026 Interest In Property On This Date: Owner

1222

LETTER OF INTENT

Project Address: 1151 Jenifer Street, Madison, WI

Applicant/Owner: Glavinvestments LLC

Representative: Sam Glavin

Project Description

This application is for a Certified Survey Map (CSM) to divide the existing parcel located at 1151 Jenifer Street into two residential lots.

Proposed Lots

The proposed land division will create 2 residential lots. No outlots are proposed and no land is proposed to be dedicated to the public. One lot will contain the existing single-family residence. The second lot will be a newly created buildable residential lot intended for future single-family development.

Existing Conditions

The subject property is currently improved with a single-family residence. The parcel is approximately 0.1406 acres in size and is located within a developed residential neighborhood. The property has existing access from Jenifer Street, and the current driveway configuration will be maintained with an access easement as necessary.

Zoning

The proposed lots are intended to be zoned TR-C3.

Phasing / Project Timeline

The Certified Survey Map is proposed for approval in 2026. No immediate construction is proposed as part of this application. Future development of the newly created lot is anticipated within approximately 1–3 years following approvals.

Project Team

Property Owner / Applicant: Glavinvestments LLC
Representative: Sam Glavin
Surveyor: Burse Surveying and Engineering, Inc. (Michelle L. Burse)

Conclusion

The proposed land division will create two conforming residential lots consistent with the existing neighborhood pattern and zoning framework.

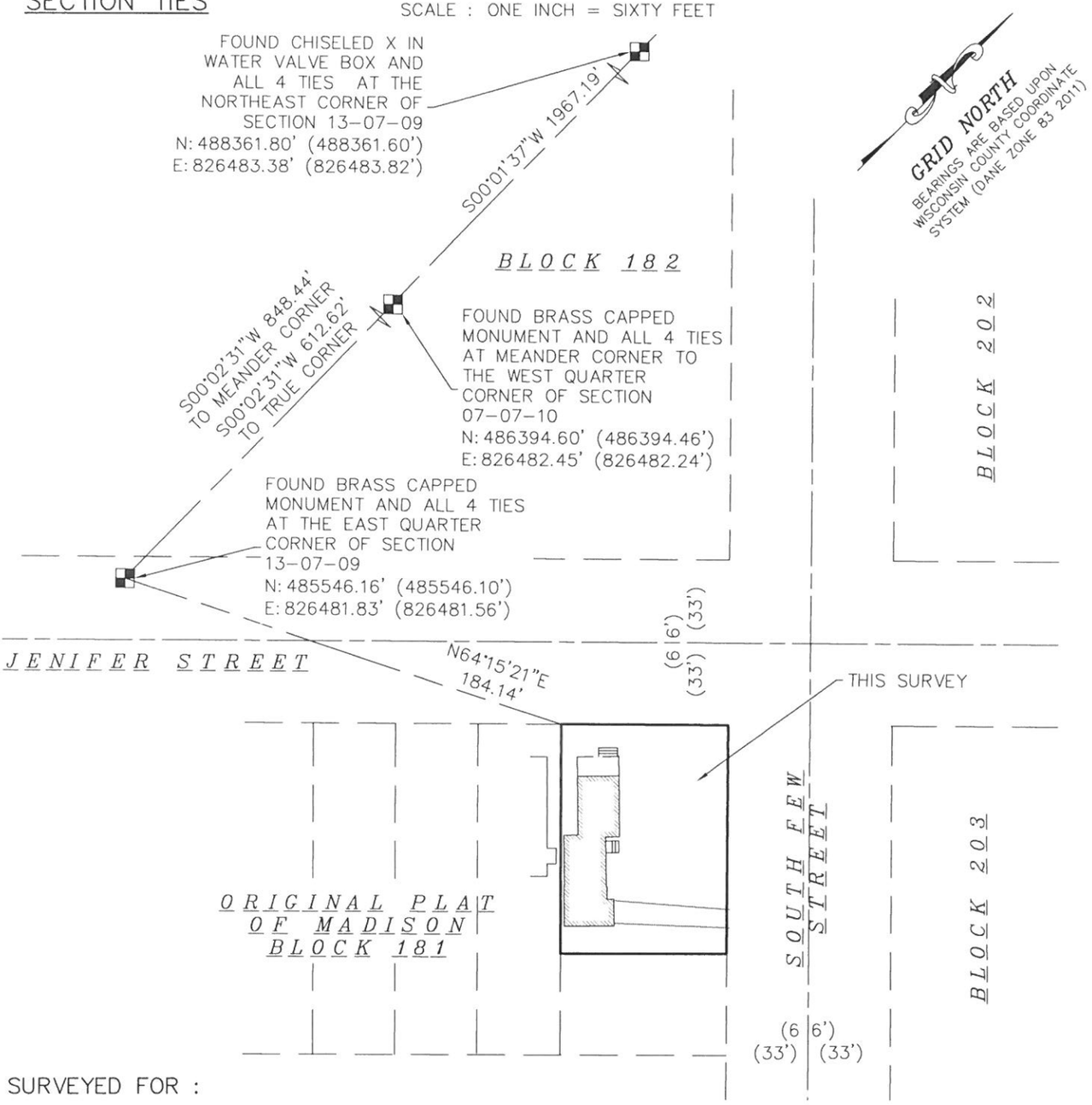
CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 60 120 180

SCALE : ONE INCH = SIXTY FEET

SECTION TIES



SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SEE SHEET 5 FOR LEGEND

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/12/2026
LAND SURVEYOR

MAP NO. _____

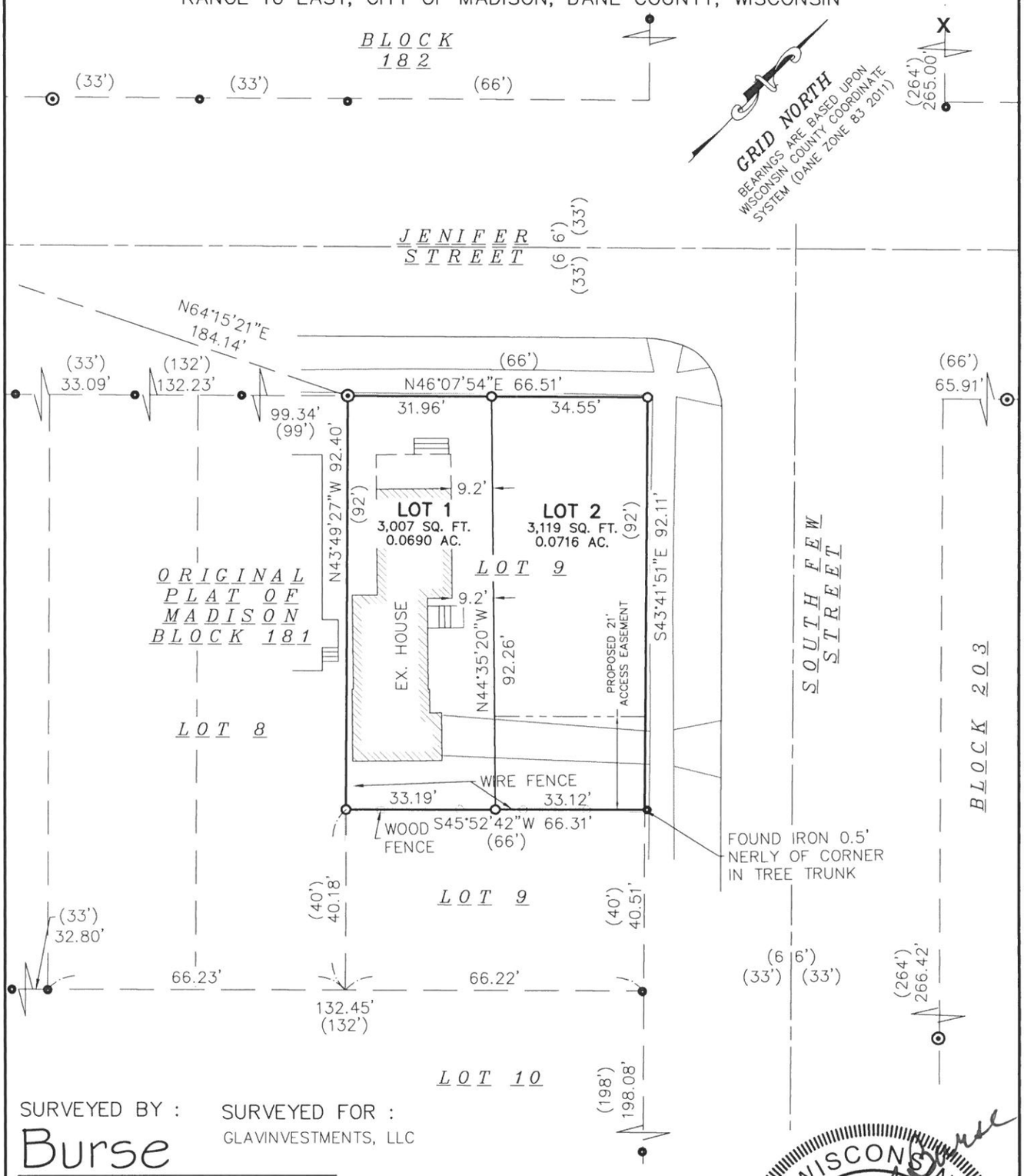
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 1
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED BY :

Burse
surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SEE SHEET 5 FOR LEGEND
SEE SHEET 4 FOR BUILDING DETAILS

0 30 60 90

SCALE : ONE INCH = THIRTY FEET

MAP NO. _____

DOCUMENT NO. _____

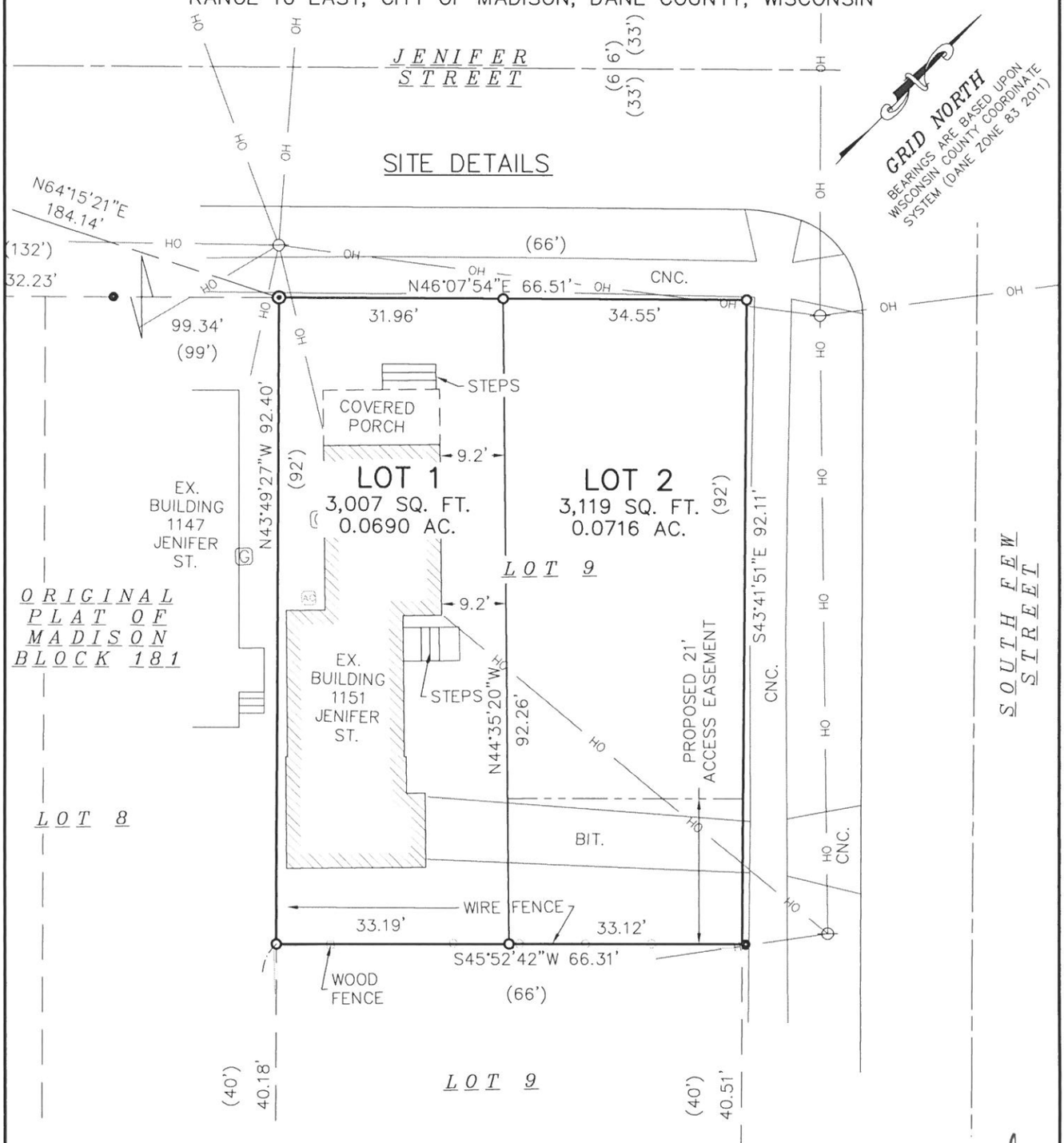
VOLUME _____ PAGES _____

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/12/2026
LAND SURVEYOR

Date: March 12, 2026
Plot View: CSM 2
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED BY :

Burse
surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SEE SHEET 5 FOR LEGEND

0 10 20 40 60

SCALE : ONE INCH = TWENTY FEET

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/12/2026
LAND SURVEYOR

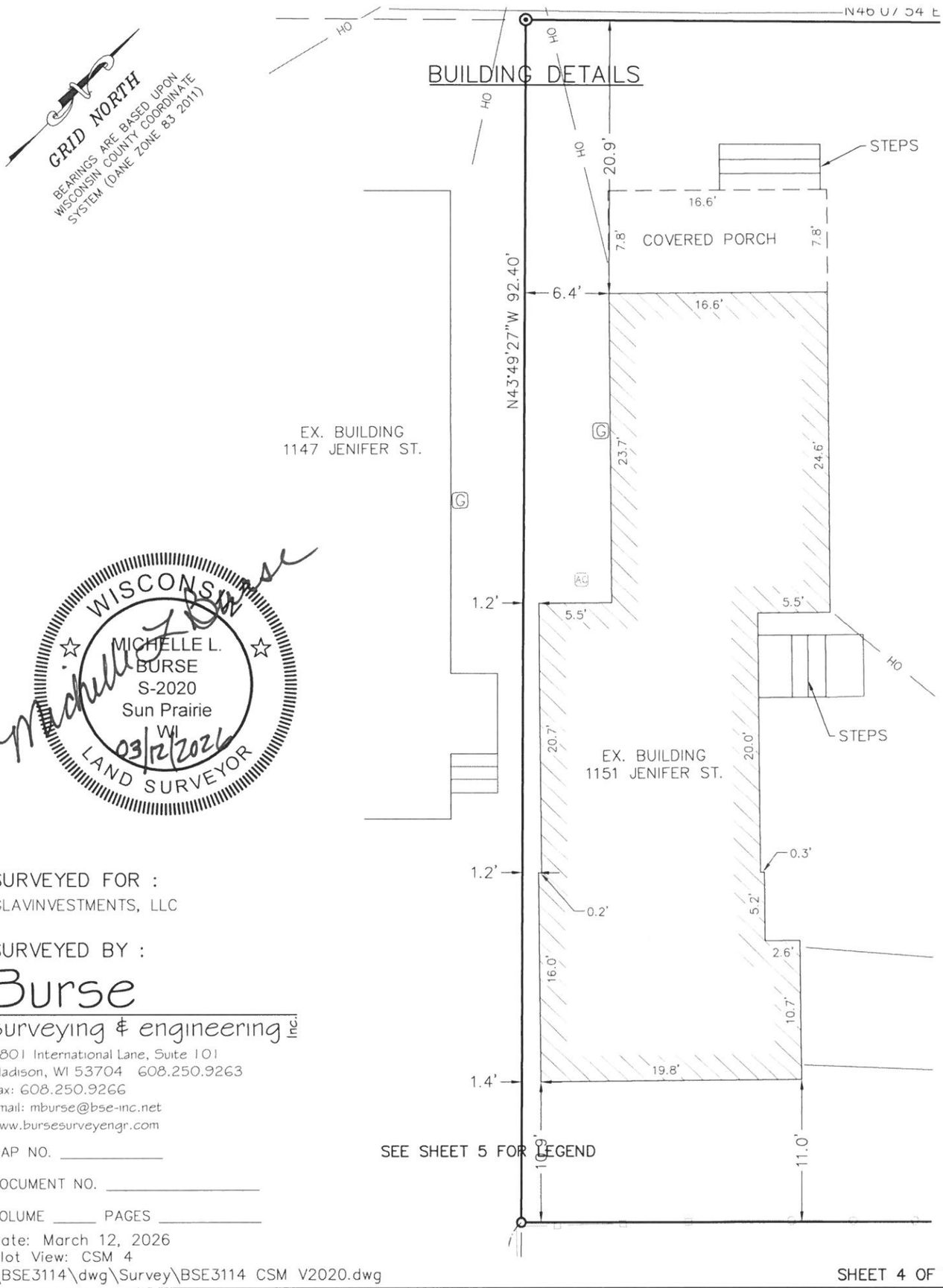
Date: March 12, 2026
Plot View: CSM 3
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 10 20 30

SCALE : ONE INCH = TEN FEET



WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/12/2026
LAND SURVEYOR

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 4
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

SEE SHEET 5 FOR LEGEND

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

⊙	1" IRON PIPE FOUND
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
▲	MAG NAIL FOUND
X	FOUND CHISELED "X" IN CONCRETE
◎	FOUND NAIL
( )	INDICATES RECORDED AS
	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, Part of Lot 9, Block 181, Original Plat of Madison, as recorded in Volume A of plats, on Page 3, as Document Number 102, Dane County Registry, Located in Northwest Quarter of the Southwest Quarter of Section 07, Township 07 North, Range 10 East, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the Meander Corner to the West Quarter Corner of said Section 07; thence South 00 degrees 02 minutes 31 seconds West along the west line of said Southwest Quarter, 848.44 feet to the East Quarter Corner of Section 13, Township 07 North, Range 09 East; thence North 64 degrees 15 minutes 21 seconds East, 184.14 feet, to the Easterly right of way line of Jenifer Street and the Point of Beginning; thence North 46 degrees 07 minutes 54 seconds East, along said easterly right of way line, 66.51 feet to the Southerly right of way line of South Few Street; thence South 43 degrees 41 minutes 51 seconds East, along said southerly right of way line, 92.11 feet; thence South 45 degrees 52 minutes 42 seconds West, 66.31 feet; thence North 43 degrees 49 minutes 27 seconds West, 92.40 feet to the Point of Beginning.This description contains 6,126.7 square feet or 0.1406 acres, under the direction of Elaine A. Survivor's Trust, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 12 day of MARCH, 2026

Signed: Michelle L Burse

Michelle L. Burse, P.L.S. No. 2020

SURVEYED FOR :

GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 15, 2026
Plot View: CSM 5
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

GLAVINVESTMENTS LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. It also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this ___ day of _____, 202_.

_____
Samuel Glavin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this __ day of _____, 202_, the above named Samuel Glavin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 6
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
03/12/2026
LAND SURVEYOR

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on the _____ day of _____, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ___ day of _____, 2024.

_____
Lydia A. McComas, City Clerk
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ___ day of _____, 202_.

_____
Matthew Wachter, Secretary of the Plan Commission.

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/12/2026
LAND SURVEYOR

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 7
\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20___ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____

_____
Register of Deeds

1230

PLANNING DIVISION STAFF REPORT

June 15, 2026

Project Addresses:	**1151 Jenifer Street** (District 6 – Alder Meyer)
Application Type:	Zoning Map Amendment and Certified Survey Map Referral
Legistar File ID #	93125 and 92843
Prepared By:	Chris Wells, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, AICP, Principal Planner

Summary

Applicant and Property Owner: Samuel Glavin; Glavinvestments, LLC; 4734 Bergamot Way; Middleton, WI 53562

Requested Actions:

- ID 93125 – Creating Section 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District; and
- ID 92843 – Approving a Certified Survey Map of property owned by Glavinvestments, LLC located at 1151 Jenifer Street; Third Lake Ridge Historic District

Proposal Summary: The applicant is requesting approvals in order to subdivide the lot into two and (eventually) construct a single-family residence on the new parcel. Note: The future single-family residence on the new lot would be a permitted use and its review would not be before the Plan Commission. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

Applicable Regulations & Standards: MGO §28.182 of the Zoning Code provides the process for zoning map amendments. MGO §16.23(5)(g) provides the process and standards of approval for certified survey maps.

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

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District, to the Common Council with a recommendation of **approval**. The Planning Division also recommends the Plan Commission forwards the two-lot Certified Survey Map at 1151 Jenifer Street to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 5** of this report.

Background Information

Parcel Location: A 6,126-square-foot (0.14-acre) parcel (per CSM) located on the south side of the intersection of Jenifer Street and S Few Street. It is located within Alder District 6 (Ald. Meyer); the Transit-Oriented Development (TOD); the Third Lake Ridge Historic District; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a 1.5-story, two-bedroom, roughly 1,040-square-foot, single-family house located on the west half of the site. The eastern half of the site is currently vacant, save for the driveway which runs across the southern end and provides access to the residence's attached one-stall garage from S Few Street.

Surrounding Land Use and Zoning:

Northwest: Across Jenifer Street are two-units in the TR-C4 (Traditional Residential – Consistent 4) District;

Northeast: Across S Few Street is a six-unit in the TR-V2 (Traditional Residential – Varied 2) District, a three-unit in the TR-V1 (Traditional Residential – Varied 1) District and a one-unit condominium in the TR-C4 District;

Southwest: Single-family residences and two-units in the TR-C4 District; and

Southeast: Single-family residences in the TR-C4 District.

Adopted Land Use Plans: The Comprehensive Plan, as amended through 2024, recommends the subject site and surrounding properties for Low Medium Residential (LMR) uses. The Marquette-Schenk-Atwood Neighborhood Plan (1994) does not provide specific recommendations for the subject parcel but does generally advocate for new construction being compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.

Zoning Summary: The subject sites are proposed to be rezoned to the TR-C3 (Traditional Residential – Consistent 3) District:

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	Lot 1: 3,007 sq. ft. Lot 2: 3,119 sq. ft.
Lot Width	30'	Lot 1: 31.96' Lot 2: 34.55'
Front Yard Setback	15'	Lot 1: 20.9' Lot 2: TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	Lot 1: 20.9' Lot 2: TBD
Side Yard Setback	5' Lot width <50': 10% lot width	Lot 1: 9.2' east side 1.2' west side Lot 2: TBD
Reverse Corner Side Yard Setback	8' (10' for garage)	Lot 1: N/A Lot 2: TBD
Rear Yard Setback	Lesser of 20% lot depth or 20'	Lot 1: 10.9' Lot 2: TBD
Maximum Lot Coverage	75%	Lot 1: TBD (*See Comment #14*) Lot 2: TBD
Maximum Building Height	2 stories/35'	Lot 1: 2 story existing dwelling Lot 2: TBD

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

Tables Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, including daily all-day Metro Transit service along Jenifer Street.

Related Approvals

On May 4, 2026, the Landmarks Commission found the standards of approval met and approved a request for a Certificate of Approval for the two-lot Certified Survey Map (CSM) located in the Third Lake Ridge Historic District at 1151 Jenifer Street. Legistar File ID 92801.

Project Description, Analysis, and Conclusion

The applicant is requesting approvals in order to subdivide the lot into two and (eventually) construct a single-family residence on the new parcel. Note: The future single-family residence on the new lot would be a permitted use and its review would not be before the Plan Commission. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

The proposed Certified Survey Map (CSM) would divide the 0.14-acre parcel nearly in half. The western lot, on which the existing single-family residence would sit, would have just under 32 feet of frontage along Jenifer Street while the eastern lot would have roughly 34.5 feet of frontage. A 21-foot-wide access easement would be granted at the south end of the eastern lot to allow access to the existing attached garage at the southern end of the residence on the western lot.

Consistency with Adopted Plans

The Comprehensive Plan, as amended through 2024, recommends the subject site and surrounding properties for Low Medium Residential (LMR) uses.

LMR areas are largely characterized by what is sometimes referred to as the "Missing Middle" housing. According to the Comprehensive Plan, LMR areas are recommended for a density range of 7-30 units per acre and buildings should be up to three stories tall. The following types of housing are included in the recommended list: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multi-family buildings. Building forms present in LMR are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot, single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development. LMR areas are characterized by a walkable, connected street network to meet the growing demand for walkable urban living.

The Marquette-Schenk-Atwood Neighborhood Plan (1994) does not provide specific recommendations for the subject parcel but does generally advocate for new construction being compatible with the surrounding environment in terms of bulk, scale, and style of nearby buildings to ensure that the architectural and historical character of the neighborhood is retained.

The Planning Division believe the Plan Commission can find the proposed rezoning to the TR-C3 District to be consistent with adopted plan recommendations.

Zoning Map Amendment Standards

The standards for zoning map amendments found in Section 28.182(6) of the Zoning Code state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Wis. Stats. Section 66.1001(3) requires that zoning map amendments approved after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The Planning Division believes that the request to rezone the subject site to the TR-C3 zoning district to allow for the subject site to be divided into two nearly identical lots is consistent with the recommendations for the site in the Comprehensive Plan and Marquette-Schenk-Atwood Neighborhood Plan summarized above.

Criteria for Certified Survey Map

The Plan Commission may find that the proposed two-lot Certified Survey Map meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report. Staff note that the resulting roughly 32- to 35-foot-wide lots are consistent with the widths of the others lots on the southeast side of the block.

Public Input

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

Conclusion

The applicant is requesting approvals in order to subdivide the lot into two. The subject parcel's Jenifer Street frontage of 66 feet in width. In order to subdivide the lot and meet the minimum lot width requirement (which is 40 feet in the TR-C4 District), the applicant is proposing to rezone it into the TR-C3 District which has a more lenient 30-foot-wide minimum lot width requirement.

The Planning Division believes that the request to rezone the subject site to the TR-C3 zoning district to allow for the subject site to be divided into two nearly identical lots is consistent with the recommendations in the Comprehensive Plan and Marquette-Schenk-Atwood Neighborhood Plan.

Lastly, the Plan Commission may find that the proposed two-lot Certified Survey Map meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report. Staff note that the resulting roughly 32- to 35-foot-wide lots are consistent with the widths of the others lots on the southeast side of the block.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards are met and forward Zoning Map Amendment ID 28.022-00754 of the Madison General Ordinances to change the zoning of property located at 1151 Jenifer Street from TR-C4 (Traditional Residential-Consistent 4) District to TR-C3 (Traditional Residential-Consistent 3) District, to the Common Council with a recommendation of **approval**. The Planning Division also recommends the Plan Commission forwards the two-lot Certified Survey Map at 1151 Jenifer Street to the Common Council with a recommendation of **approval**. Approval of the project should be subject to input at the public hearing, and the recommended conditions listed on the following page.

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

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

1. Applicant shall add note to CSM: "Lot #2 of the proposed CSM will be required to have a sanitary sewer lateral and water service installed as part of any building permit for said lot."

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

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

4. The Applicant shall Dedicate a 15' Right-of-Way Radius at the corner of Jennifer and S Few Street.

5. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. There is a proposed access easement noted on the face of the CSM. Provide the Draft agreement for this easement and any other items that may need to added to it.

6. Revise the Caption at the beginning of the Legal Description and at the top of each sheet to reflect the correct plat for the Lot being referenced. This would be lot 7 of Block 181 of the Prichette Plat (Original Plat) of Madison the Capitol of Wisconsin, However it is Lot 9 of Block 181 of Farwell's Replat as Recorded in Volume 1 of Plats on Page 39, as Document Number 106. The Farwell's Replat description should be used. Further revise the Caption to include ...Located in Government Lot 5, being a part of the Northwest...

7. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)

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

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

10. Update street name to S Few Street. South is not part of the base name, it is a pre-directional and is abbreviated.

11. Show the recorded as bearings for the Right-of-Way lines of Jennifer and S Few Street (N45ºE) and (S45ºE).

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

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

    b) Lot lines

    c) Lot numbers

    d) Lot/Plat dimensions

    e) Street names

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

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

Traffic Engineering Division (Contact William Putnam, (608) 267-8713)

13. The applicant shall dedicate a 15' radius right of way at the corner of Jenifer Street and Few Street.

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

The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review.

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

14. Provide a calculation for lot coverage for Lot 1 with the existing single-family dwelling. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

15. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 26026. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

16. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

17. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

18. The Parks Division shall be required to sign off on this CSM.

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

19. The existing curbside bus stop zone and wheelchair accessible pedestrian sidewalk and planned concrete boarding pad on the south side of Jenifer Street, west of South Few Street, provide regulatory access under PROWAG to the City's transit operations, and any planned or permitted temporary obstruction of the existing pedestrian or vehicular area in this zone may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create an alternate accessible bus stop zone that would serve the Jenifer Street at South Few Street intersection area in a comparable operational and accessible manner.

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

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

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

    The City and Register of Deeds are now accepting electronic signatures. A .pdf of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

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

22. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

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

24. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

25. 2025 real estate taxes are paid for the subject property.

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

26. As of the date of this letter there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

27. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Heidi Radlinger as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (2/24/2026) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

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

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

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

Planning Division, Fire Department, Water Utility, Assessor's Office, Forestry Section

City of Madison

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

Master

File Number: 92844

File ID:	92844	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/24/2026
File Name:	Prelim Plat - Herrling Property Subdivision (2026)			**Final Action:**	

Title: Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway (District 9).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Preliminary Plat.pdf, Staff Comments.pdf, Public Comment_06-02-26.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/24/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (6/15/26), Common Council (6/23/26)					
1	COMMON COUNCIL	05/05/2026	Refer	PLAN COMMISSION	06/15/2026		Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/15/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Guequierre, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the preliminary plat to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.					

Text of Legislative File 92844

Fiscal Note
No City appropriation is required with the re-approval of this preliminary plat. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway (District 9).

Body
WHEREAS the Common Council conditionally approved the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10250 Mineral Point Road by Resolution 19-00454 (ID 55182) on June 11, 2019 following a review and recommendation by the Plan Commission on May 20, 2019; and

WHEREAS the Herrling Property Subdivision property was divided into two outlots by Certified Survey Map 15568, recorded on December 23, 2020 as Document 5677345 following Common Council approval of the land division on April 21, 2020 by Resolution 20-00309 (ID 59702); and

WHEREAS on August 3, 2021, the Common Council conditionally approved the final plat of *Westwind* on land generally addressed as 10554 Mineral Point Road, City of Madison, Dane County, Wisconsin by Resolution 21-00554 (ID 65847), said final plat comprising a portion of the Herrling preliminary plat; and

WHEREAS on November 22, 2022, the Common Council re-approved the final plat of Westwind by Resolution 22-00790 (ID 74047); said final plat recorded with the Dane County Register of Deeds on May 8, 2023 as Document No. 5900067; and

WHEREAS Wis. Stat. 236.11(1)(b) generally stipulates that an approved preliminary plat is valid for three (3) years from "last required" approval; and

WHEREAS United Herrling Land, LLC and Herrling Investment I, LLC have duly filed a preliminary plat known as *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway, City of Madison, Dane County, Wisconsin for re-approval by the Madison Common Council;

NOW THEREFORE BE IT RESOLVED that said preliminary plat be is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23 of the general ordinances of the City of Madison and all conditions noted in the Plan Commission files.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this subdivision, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

City of Madison

Preliminary Plat

Location

401 & 404 N Sugar Maple Lane/
402 Tawny Elm Parkway

Applicant

Ryan McMurtrie, United Herrling Land, LLC
Grady Gosser, Trio Engineering

Request

Re-approving Herrling Property Subdivision, creating approximately 25 lots for future residential development and 8 outlots to be dedicated or acquired for stormwater management or public park

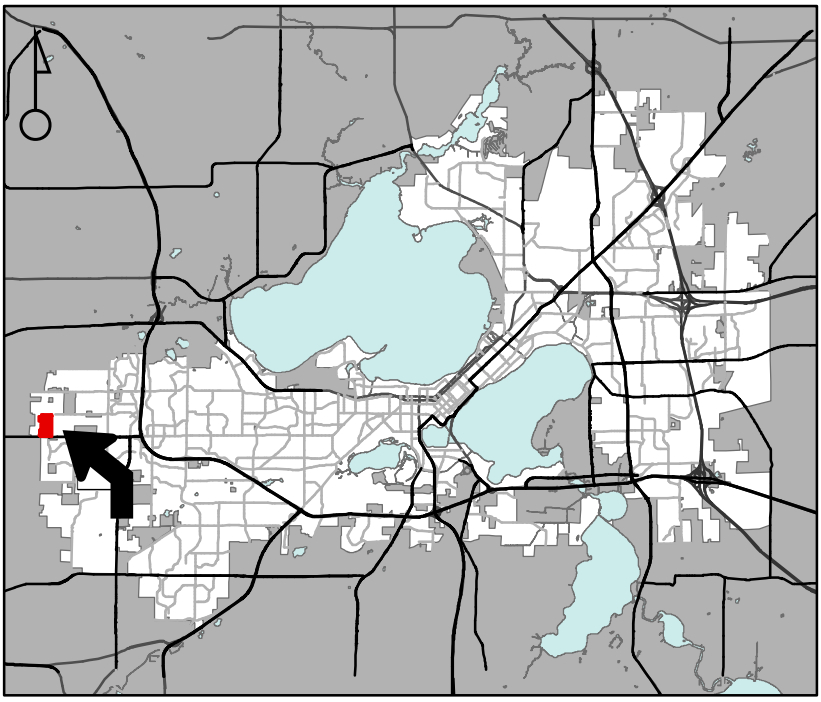
Public Hearing Dates

Plan Commission

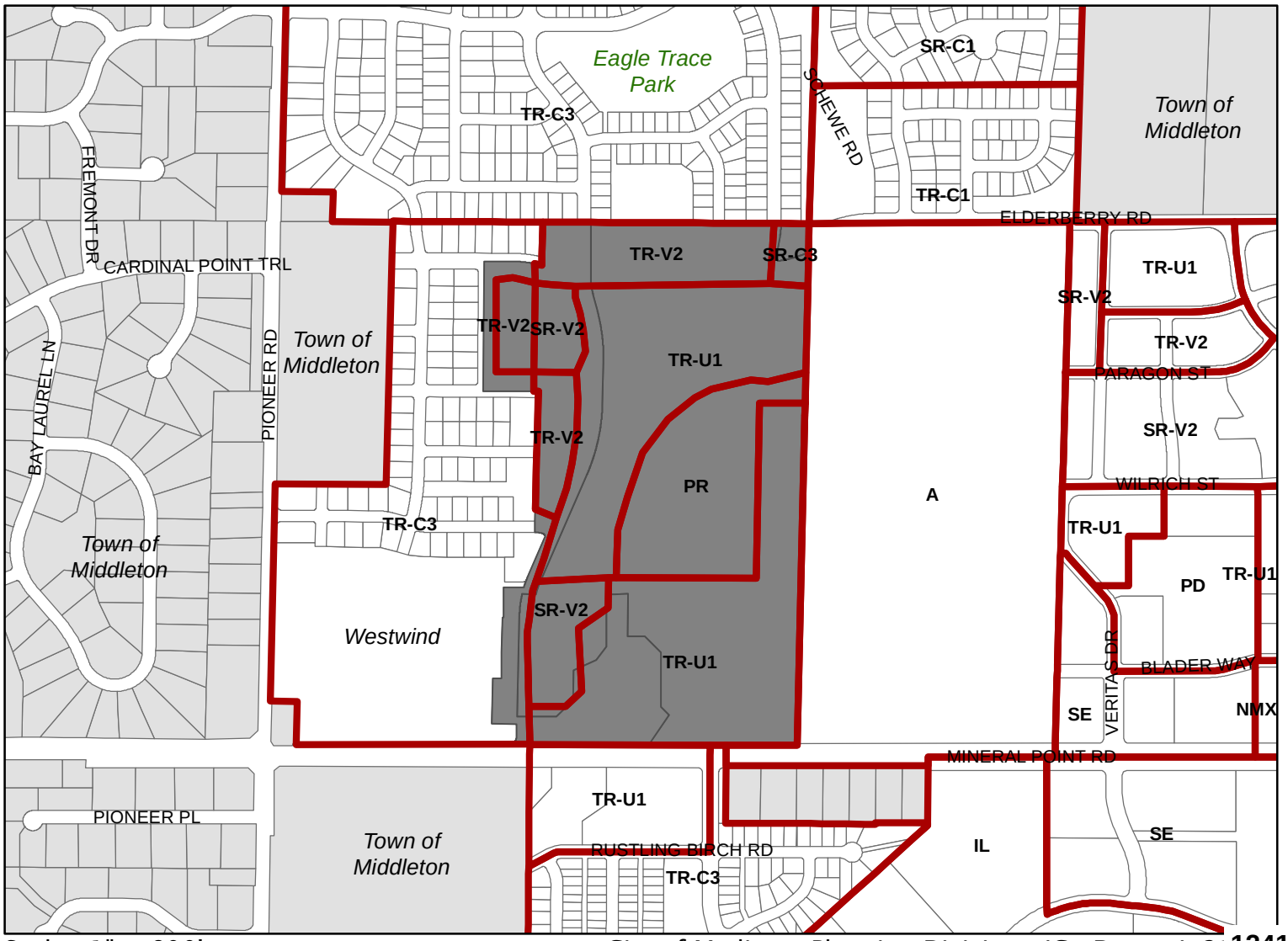
June 15, 2026

Common Council

June 23, 2026



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

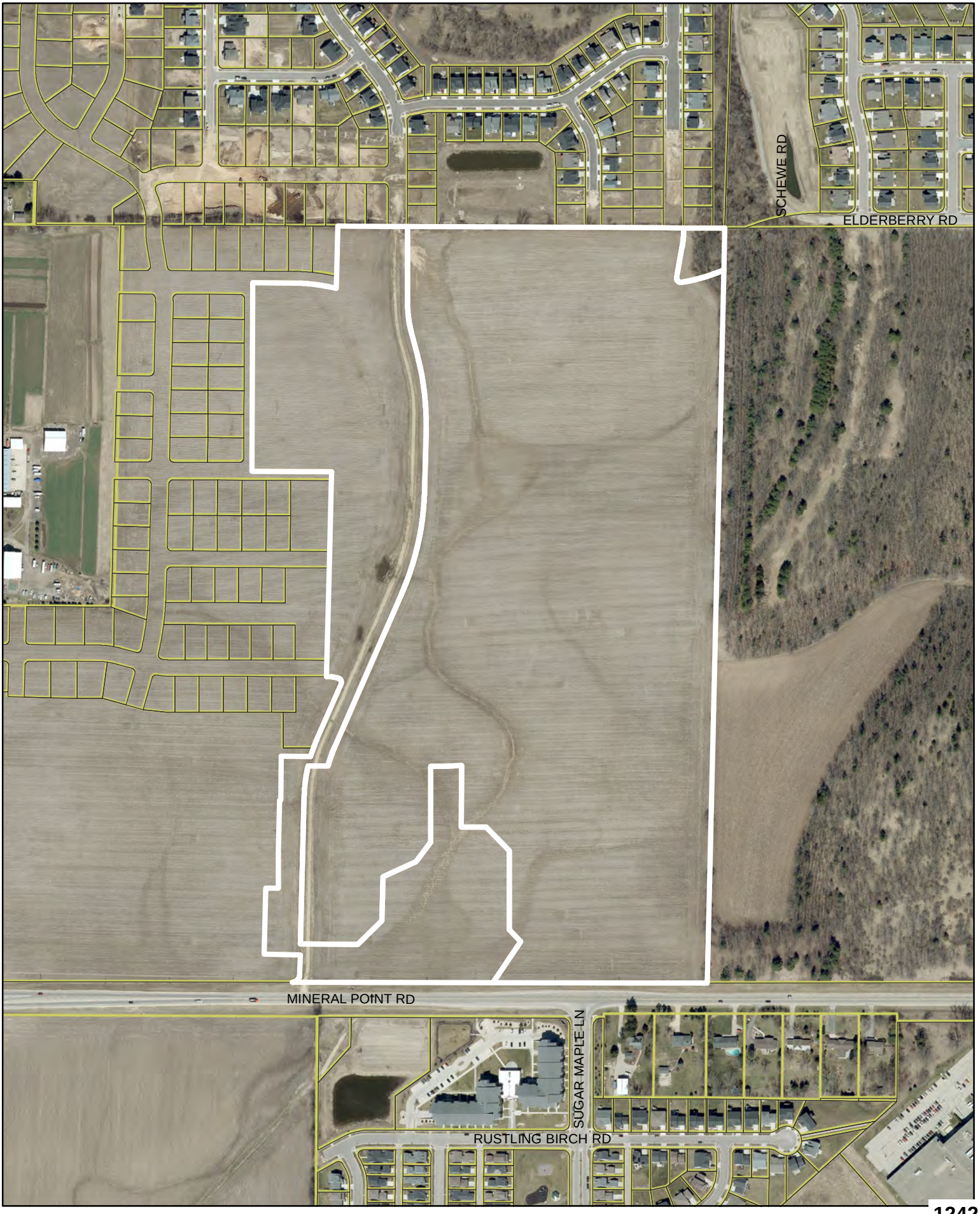


Scale : 1" = 800'

City of Madison, Planning Division : JC : Date : 4-2

City of Madison

401 and 404 N Sugar Maple Lane
402 Tawny Elm Parkway



Date of Aerial Photography : Spring 2022

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☑ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Herrling Property

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: (United Herrling Land LLC) & (Herrling Investment I LLC) Representative, if any: Ryan McMurtrie

Street address: (327 N. Roger St.) & (660 W. Ridgeview Dr.) City/State/Zip: (Kimberly/WI/54136) and (Appleton/WI/54911)

Telephone: (920) 968-8100 Email: [redacted]

Firm Preparing Survey: Trio Engineering Contact: Grady Gosser

Street address: 19035 W. Capitol Dr. #200 City/State/Zip: Brookfield/WI/53045

Telephone: (262) 790-1480 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☑ Property Owner, OR ☐ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: (401 N. Sugar Maple LN) & (402 Tawny Elm Pkwy) & (404 N. Sugar Maple Ln)

Tax Parcel Number(s): (251/0708-204-0095-4) & (251/0708-204-0094-6) & (251/0708-204-0093-8)

Zoning District(s) of Proposed Lots: SR-C3, TR-C3, TR-V2, SR-V2, TR-U1, PR School District: Middleton-Cross Plains Area

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): N/A

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	25	0	48.47
Retail/Office	0	0	0
Industrial	0	0	0

Land Use	Lots	Outlots	Acres
Other (state use):	0	0	0
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		8	20.32
Outlots Maintained by a Private Group or Association		0	0
PROJECT TOTALS	25	8	68.79

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Ryan McMurtrie Signature: _____

Date: April 20th, 2026 Interest In Property On This Date: Applicant

April 20th, 2026

Timothy M. Parks
Planner
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, WI. 53703

RE: **Letter of Intent – Herrling Property Subdivision**
Subdivision Application for a proposed Preliminary Plat (update)

Dear Mr. Parks:

The following is submitted together with the application, review fee and plans for Plan Commission, Common Council and Staff review.

Project Team:

Arden Property Group Inc.
Role: Applicant/Construction Manager
660 W. Ridgeview Drive
Appleton, WI. 54911
(920) 968-8137
Contact: Ryan McMurtrie
Email: RMcMurtrie@ArdenPropertyGroup.com

Trio Engineering
Role: Civil Engineer
19035 W. Capitol Dr #200
Brookfield, WI. 53045
(262) 790-1480
Contact: Nick Duerr, P.E.
Email: NDuerr@Trioeng.com

Potter Lawson
Role: Architect
749 University Row Unit 300
Madison, WI. 53705
(608) 274-2741
Contact: Kirk Biodrowski
Email: KirkB@PotterLawson.com

Saiki Design
Role: Landscape Architect
1110 S. Park St.
Madison, WI. 53715
(608) 251-3600
Contact: Christopher Sina, PLA, ASLA
Email: CSina@Saiki.Design

United Herrling Land LLC
Role: Property Owner
327 N. Roger St.
Kimberly, WI. 54136
(920) 968-8100
Contact: Ryan McMurtrie (representative)
Email: RMcMurtrie@ArdenPropertyGroup.com

Herrling Investment I LLC
Role: Property Owner
660 W. Ridgeview Dr.
Appleton, WI. 54911
(920) 968-8100
Contact: Ryan McMurtrie (representative)
Email: RMcMurtrie@ArdenPropertyGroup.com

Introduction:
The Herrling Property is located on the west side of Madison within the southwest portion of the Elderberry Neighborhood, directly northeast of the intersection of Pioneer Road and Mineral Point Road.

Project Description & Schedule:
Arden Property Group Inc. (APG) originally obtained approval for the Herrling Property Preliminary Plat on June 12th, 2019 (*included with submittal as a reference*) and is now seeking approval of a Preliminary Plat that has been refined in accordance with City Staff feedback. The revised Herrling Property preliminary plat now excludes the lands that are part of the Westwind Subdivision. CSM #16502 divided the lands within the proposed Herrling Property Preliminary Plat into 3 parcels, which have the following addresses:

- *Owner: Herrling Investment I LLC*
  - 251/0708-204-0093-8
  - 404 N. Sugar Maple Ln
  - 62.619 acres
  - Outlot 1
- *Owner: United Herrling Land LLC*
  - 251/0708-204-0095-4
  - 401 N. Sugar Maple Ln
  - 0.1735 acres
  - Outlot 3
- *Owner: United Herrling Land LLC*
  - 251/0708-204-0094-6
  - 402 Tawny Elm Pkwy
  - 21.6541 acres
  - Outlot 2

Please note the required Report of Title and supporting documents are labeled with either a 404, 401, or 402.

The existing zoning classifications and proposed uses of the lots comprising the preliminary plat are summarized below:

Lot Number	Existing Zoning Classification	Proposed Use
1, 2, 4, 5, 6, 7	TR-U1	Rental Residences
3	SR-V2	Rental Residences
8, 9	TR-U1	Age-restricted 55+ Rental Residences
10, 11	SR-C3	Single-family housing lots
12, 13, 14, 15, 16	TR-V2	Age-restricted 55+ Rental Townhomes
17	SR-V2	Age-restricted 55+ Rental Residences
18, 19	TR-V2	Rental Townhomes
20, 21, 22, 23, 24, 25	TR-C3	Single-family housing lots

Outlot Number	Existing Zoning Classification	Proposed Use
1, 2, 4	TR-U1	Storm Water Area
3	TR-U1	Regional Storm Water Area
5, 6, 7	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
8	TR-V2	Surface Drainage

Existing Site Conditions & Project Schedule/Phasing Plan:
The site subject to the requested land division does not contain any structures and is currently being used for agricultural purposes. The development timeline has not been defined, but development would likely begin at the southeast portion of the site, directly north of Mineral Point Rd.

Thank you for taking the time to review and consider our proposal.

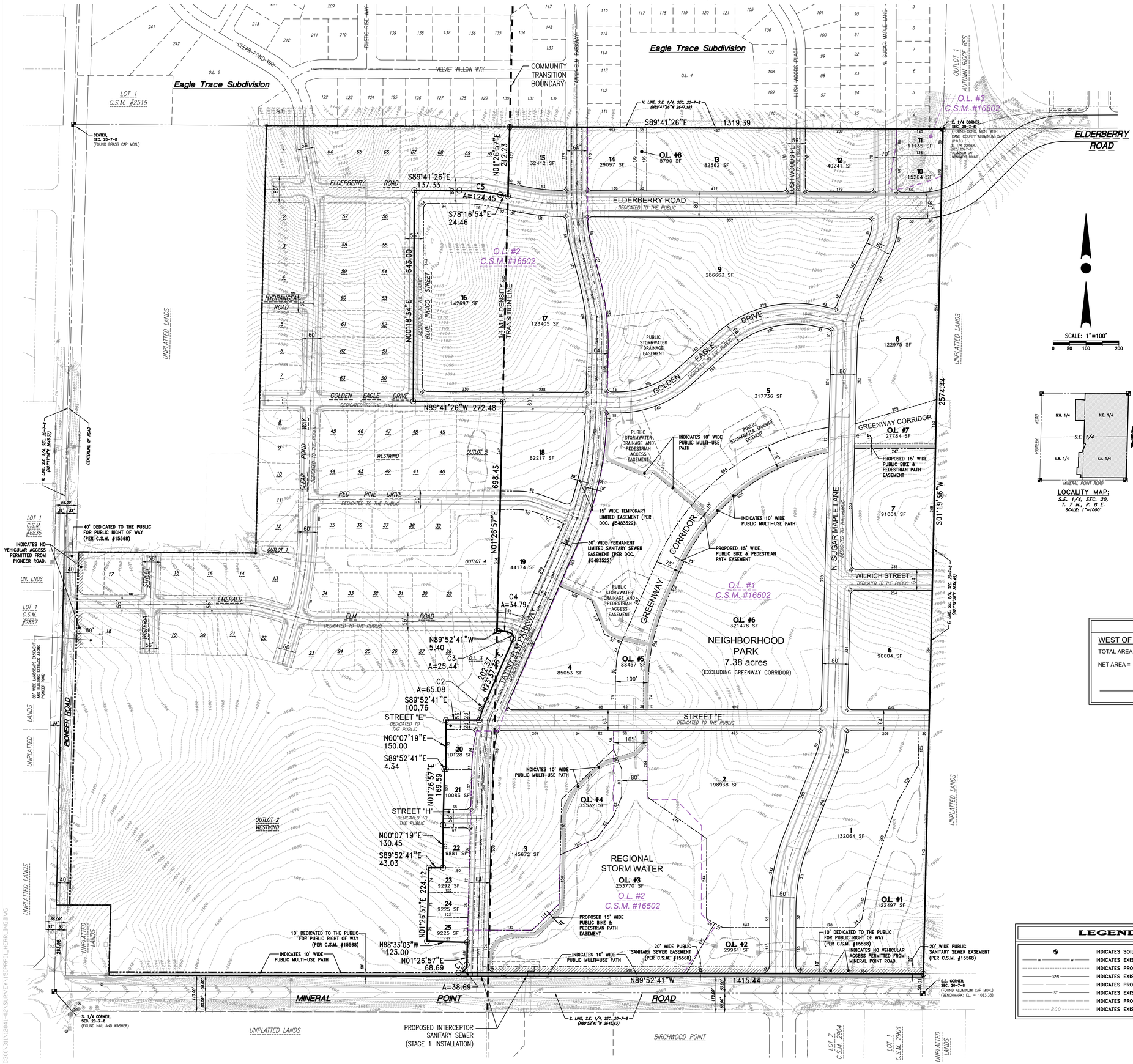
Sincerely,

Ryan McMurtrie
Ryan McMurtrie
Chief Executive Officer

660 West Ridgeview Drive | Appleton, WI 54911
Phone: 920-968-8100 | Fax: 920-731-1696

PRELIMINARY PLAT
OF
HERRLING PROPERTY

BEING A REDIVISION OF OUTLOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 16502, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



DEVELOPER:

ARDEN PROPERTY GROUP, INC.
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
19035 W. CAPITOL DRIVE, SUITE 200
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPMENT NOTES:

1. Subdivision contains 84.9188 Acres of land, more or less.
2. The property is subject to the "Final City of Madison and Town of Middleton Cooperative Plan" dated September 29, 2003, which includes the following development requirements:
   - Transition Area – defined as 1/4 mile from the centerline of Pioneer Road, shall have a residential density limit of 4 units per net acre and maximum 4 units per multi-family residential structure.
   - An 80-foot wide landscaped building setback shall be provided from Pioneer Road right-of-way.
3. All lots to be served by Sanitary Sewer and Watermain.
4. Public Roads to have Concrete Curb and Gutter, Concrete Sidewalks, Asphalt Pavement with Storm Sewer.
5. All lots to have Underground Telephone, Electric, and Gas Service.
6. Public Sanitary Sewer and Watermain infrastructure shall connect to the Existing Utilities in Mineral Point Road to the South and Elderberry Road to the East.
7. The Subject Property is Zoned: "TR-C3" (Traditional Residential–Consistent District), "SR-C3" (Suburban Residential–Consistent District), "TR-V2" (Tradition Residential–Varied District), "TR-U1" (Traditional Residential–Urban District), "SR-V2" (Suburban Residential–Varied District), and "PR" (Parks and Recreation).
8. Outlot designations:
   1. Dedicated to the Public for Stormwater Management and Drainage purposes.
   2. Dedicated to the Public for Stormwater Management and Drainage purposes.
   3. Dedicated to the Public for Regional Stormwater Management and Drainage purposes.
   4. Dedicated to the Public for Stormwater Management and Drainage purposes.
   5. Dedicated to the Public as a Greenway Corridor for Stormwater Drainage Purposes.
   6. Dedicated to the Public for Park purposes.
   7. Dedicated to the Public for as a Greenway Corridor for Stormwater Drainage Purposes.
   8. Dedicated to the Public for Stormwater Management and Drainage purposes.

TREE PRESERVATION NOTE:

Where ever practical, Existing Specimen Trees will be saved within the construction area of the project.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Wisconsin County Coordinate System, Dane Zone, NAD-83 (1991), in which the South line of the S.E. 1/4 of Section 20, Town 7 North, Range 8 East, bears North 89°52'41" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum, 1988 adjustment. Contours/Elevations shown on this Plat are via a ground survey performed by Trio Engineering, LLC. Benchmark used: top of Dane County Section Corner Monument marking the Southeast Corner of Section 20-7-8. Elevation = 1083.33

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration

APPROVING AUTHORITY:

- City of Madison

DEVELOPMENT SUMMARY TABLE

WEST OF TRANSITION LINE		EAST OF TRANSITION LINE	
TOTAL AREA =	6.82 acres	TOTAL AREA =	78.10 acres
NET AREA =	4.62 acres [excludes ROW, Local Ponds, Regional Ponds]	NET AREA =	43.85 acres [excludes ROW, Local Ponds, Regional Ponds, Park & Greenway Corridor]
TOTAL NET AREA = 48.47 acres			

EXISTING ZONING

Lot #	Zoning District
1-2	TR-U1
3	SR-V2
4-9	TR-U1
10-11	SR-C3
12-16	TR-V2
17	SR-V2
18-19	TR-V2
20-25	TR-C3

LEGEND

	INDICATES SOIL BORING LOCATION
W W	INDICATES EXISTING WATERMAIN
W	INDICATES PROPOSED WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
SAN	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
ST	INDICATES PROPOSED STORM SEWER
800	INDICATES EXISTING CONTOUR

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Madison.

Date: 03-08-19
Revised: 02-18-20
Revised: 01-05-24
Revised: 11-20-25
Revised: 01-26-26
Revised: 04-20-26

WISCONSIN LAND SURVEYOR — GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI

Grady L. Gosser
Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972

WISCONSIN LAND SURVEYOR — GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI

TRIO ENGINEERING, LLC
19035 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
HERRLING PROPERTY
NEIGHBORHOOD DEVELOPMENT
CITY OF MADISON, WI
BY: Arden Property Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY	
DATE	DESCRIPTION
3/08/19	CITY SUBMITTAL
2/18/20	PER CITY REVIEW
1/05/24	RE-APPROVAL
11/20/25	DRAFT-REVIEW
1/26/26	DRAFT-REVIEW
4/20/26	CITY SUBMITTAL

DATE: APRIL 20, 2026

JOB NUMBER: 12-041-311-02

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

H:\C3D\12-041-311\12041-02\SURVEY\150PRP01_HERRLING.DWG

1248

PLANNING DIVISION STAFF REPORT June 15, 2026

PREPARED FOR THE PLAN COMMISSION

Project Address: **401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway**

Application Type: Preliminary Plat

Legistar File ID # 92844

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Ryan McMurtrie, Arden Property Group, Inc.; 660 W Ridgeview Drive; Appleton.

Property Owners: Herrling Investment I LLC; 660 W Ridgeview Drive; Appleton, and United Herrling Land, LLC; 327 N Roger Street; Kimberly.

Surveyor: Grady Gosser, Trio Engineering; 19035 W Capitol Drive #200; Brookfield.

Requested Actions: Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway.

Proposal Summary & Review Schedule: The *Herrling Property Subdivision* preliminary plat was first approved in June 2019. However, MGO Section 16.23(4) and Wisconsin Statutes Section 236.12 both generally provide a 36-month effective period for preliminary plats before an approving body can require a new preliminary plat approval to guide implementation of a subdivision. The applicant submitted for re-approval of preliminary plat on January 8, 2024 but withdrew that application on April 24, 2024.

The current preliminary plat was submitted for review with the April 20, 2026 application deadline. The State's subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The 90-day review period for the preliminary plat would require the City to act on this preliminary plat application by July 19, 2026.

The preliminary plat will guide the future subdivision of the eastern 84.9 acres of the original 141.8-acre overall Herrling parcel into 25 lots and eight outlots. Seventeen (17) of the lots will be developed with a variety of multi-family dwelling types in the SR-V2 (Suburban Residential–Varied 2), TR-V2 (Traditional Residential–Varied 2), or TR-U1 (Traditional Residential–Urban 1) zoning districts. The future multi-family development may require subsequent conditional use approval prior to issuance of building permits for those lots. According to the applicant, the remaining eight lots will be developed with single-family dwellings in the SR-C3 (Suburban Residential–Consistent 3) and TR-C3 (Traditional Residential–Consistent 3) zoning districts.

The letter of intent does not contain a timeline for when development of the 84.9-acre subject site will commence but suggests that it will likely start in the southeastern corner of the property adjacent to Mineral Point Road.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward re-approval of the preliminary plat of the *Herrling Property Subdivision* generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7** of this report.

Background Information

Parcel Location: Approximately 84.9 acres of land located on the north side of Mineral Point Road approximately a quarter mile east of Pioneer Road; Alder District 9 (Pritchett); Middleton-Cross Plains Area School District.

Existing Conditions and Land Use: Undeveloped agricultural land, zoned TR-C3 (Traditional Residential–Consistent 3 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District), TR-V2 (Traditional Residential–Varied 2 District), or TR-U1 (Traditional Residential–Urban 1 District) consistent with 2019 zoning approvals.

Surrounding Land Use and Zoning:

North: Existing and future single-family residences in the *Eagle Trace* subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District);

South: Grand Arbor Reserve Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District) and single-family residences in the *Birchwood Point* subdivision in the City, zoned TR-C3; single-family residences on large parcels and undeveloped land on the south side of Mineral Point Road in the Town of Middleton;

East: Undeveloped land, zoned A (Agricultural District); and

West: Existing and future single-family residences in the *Westwind* subdivision on the east side of Pioneer Road in the City of Madison, zoned TR-C3; single-family residence and agricultural land on the east side of Pioneer Road and the West Middleton Lutheran Church cemetery located on a one-acre parcel at the northeastern corner of Mineral Point and Pioneer Roads, both in the Town of Middleton.

Adopted Land Use Plan: The 2018 Elderberry Neighborhood Development Plan recommends a range of residential uses for the subject site. A large area of Residential Housing Mix 3 (HM3) is recommended to surround a public park in the southeastern quadrant of the site. Development in HM3 is recommended between 20-40 units per acre. The HM3 district is surrounded on the north and west by a smaller area of Residential Housing Mix 2 (HM 2), which is generally recommended for development between 8-20 units per acre. The remainder of the subject property is recommended for Residential Housing Mix 1 (HM1), including adjacent to the Eagle Trace subdivision to the north, and the western edge of the subject site. In general, development in HM1 is recommended not to exceed eight units per acre. However, any portion of the subject site located within a quarter mile of Pioneer Road is restricted to a maximum density of four (4) units per acre pursuant to the 2003 *Final City of Madison and Town of Middleton Cooperative Plan*, which established a transition zone along Pioneer where City densities transition down approaching the lower-density development in the Town. More information on the housing types and design recommendations for the residential land use districts is included in the 'Analysis' section of this report.

The subdivision is recommended in the Comprehensive Plan as amended through 2024 for a mix of Low Residential (density up to 15 units per acre), Low-Medium Residential (7-30 units per acre), Medium Residential

(20-90 units per acre), and Park and Open Space consistent with the land use polygons in the Elderberry Neighborhood Development Plan.

Environmental Corridor Status: The environmental corridor map shows the general location of the stormwater management and parkland parcels planned for the subject site within mapped environmental corridor.

Public Utilities and Services: The site will be served by a full range of urban services as it develops. However, Metro Transit does not currently provide service west of Pleasant View Road. Per Metro's comments: "The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is roughly one and three-quarter miles walking distance, and the parcels would be greater than the three-quarter mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service"

Zoning Summary: The proposed multi-family lots are zoned SR-V2 (Suburban Residential–Varied 2 District), TR-V2 (Traditional Residential–Varied 2 District), or TR-U1 (Traditional Residential–Urban 1 District) pursuant to 2019 zoning approvals. Each of those districts have different bulk requirements based on the type of residential building proposed following recording of the plat. Compliance with the minimum bulk standards for each development will be determined as part of the subsequent land use and site plan approvals required prior to the issuance of building permits.

The future single-family lots will be zoned SR-C3 (Suburban Residential–Consistent 3 District) or TR-C3 (Traditional Residential–Consistent 3 District) depending on their location in the development. SR-C3 zoning requires a minimum of 50 feet of width and 5,000 square feet of area per new lot developed with a single- or two-family dwelling. TR-C3 zoning requires a minimum of 30 feet of width and 3,000 square feet of area per new lot developed with a single- or two-family dwelling. It appears that the eight such lots proposed will comply with these requirements.

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with final plat)
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland
	Prepared by: Tim Parks, Planning Division, and Jenny Kirchgatter, Assistant Zoning Administrator

Previous Approvals and Requests

The overall Herrling property was attached to the City of Madison from the Town of Middleton in December 2018.

On June 11, 2019, the Common Council approved a request to rezone approximately 141.8 acres of land generally addressed as 10250 Mineral Point Road from Temporary A (Agricultural District) to SR-C2 (Suburban Residential–Consistent 2 District), SR-V2 (Suburban Residential–Varied 2 District), TR-V2 (Traditional Residential–Varied 2 District), TR-U1 (Traditional Residential–Urban 1 District), and PR (Parks and Recreation District); and approved the preliminary plat of *Herrling Property Subdivision,* creating 129 lots for single-family detached residences, seven lots for future townhouse/rowhouse development, ten lots for the future apartment development, one outlot to be dedicated to the public for parkland, and 11 outlots for public stormwater management.

On April 22, 2020, a Certified Survey Map (CSM) to create two outlots for future development from the 141.8-acre Herrling property was administratively approved by the Secretary of the Plan Commission. The Common

Council approved a resolution for the CSM on April 21, 2020. Approval of the two-outlot CSM was conditioned on the outlots being subdivided and developed in accordance with the preliminary plat of *Herrling Property Subdivision* and any conditions of its approval, including all dedications to the public required to serve the future development. The land division was recorded as CSM 15568 on December 23, 2020.

On August 3, 2021, the Common Council approved the final plat of *Westwind,* creating 70 single-family lots, four outlots dedicated to the public for stormwater management, and one outlot for future development on land generally addressed as 10554 Mineral Point Road (the western half of the Herrling preliminary plat). The final plat was re-approved by the Common Council on November 22, 2022; the final plat was recorded on May 8, 2023. Implementation of the recorded subdivision is ongoing. On May 6, 2025, the Common Council approved a request by the developer of *Westwind* to rezone the lots in that plat from SR-C2 (Suburban Residential–Consistent 2 District) to TR-C3 (Traditional Residential–Consistent 3 District).

On March 11, 2024, the Plan Commission approved a CSM of 10252 Mineral Point Road to create three outlots for future development. The Common Council adopted a resolution approving the CSM on March 19, 2024. The land division was recorded as CSM 16502 on May 28, 2024.

On May 21, 2024, the Common Council placed a request to re-approve the preliminary plat of *Herrling Property Subdivision* on file without prejudice at the request of the applicant.

Project Description

The applicant, Arden Property Group, is requesting re-approval of the preliminary plat of *Herrling Property Subdivision*. The re-approved preliminary plat will guide development of the unplatted eastern, approximately 84.9 acres of the original 141.8-acre overall Herrling property located in the northeastern quadrant of Mineral Point Road and Pioneer Road. The western approximately 52.4 acres of the original preliminary plat property is now the *Westwind* subdivision, which is shown for reference but is no longer part of the Herrling subdivision.

The site includes 1,415 feet of frontage along Mineral Point Road. The grade of the property generally falls towards Mineral Point Road from the northern, western and eastern property lines, including approximately 60 feet of grade change from north to south. There is no significant tree cover present on the property and no structures.

The proposed preliminary plat for the eastern 84.9 acres is largely unchanged from the preliminary plat for that portion of the property first approved in 2019 concurrent with the zoning map amendment that assigned permanent zoning to the overall 141.8 acres. Access to the subdivision will be provided by the extensions of N Sugar Maple Lane and Tawny Elm Parkway from their current platted ends in the Eagle Trace subdivision north of the site south to Mineral Point Road. Emerald Elm Road, which was platted to provide access to the Westwind subdivision from Pioneer Road, will be extended to Tawny Elm Parkway with this preliminary plat. Additionally, Elderberry Road will be platted across the northern tier of the site. Elderberry Road currently ends as a through street at Burnt Sienna Drive east of the subject property, where it provides access to the Schewe Multi-Use Path that extends between the Autumn Ridge Reserve and Eagle Trace subdivisions. Elderberry Road will eventually cross the undeveloped property owned by the Town of Middleton immediately east of the Herrling property as well as the 20-acre farm and residence to the west to create a consistent east-west collector street across the entire Elderberry neighborhood planning area.

The preliminary plat proposes a total of 25 lots for future development. Seventeen (17) of the lots will be developed with a variety of multi-family dwelling types in the SR-V2 (Suburban Residential–Varied 2), TR-V2 (Traditional Residential–Varied 2), or TR-U1 (Traditional Residential–Urban 1) zoning districts. The anticipated use of those lots is summarized in the letter of intent that accompanies the application. The application materials do not, however, indicate the exact number or design of the future multi-family buildings to be developed on the 17 lots or the total number of dwelling units to be developed on each lot or overall. Final details on how each of the 17 lots will be developed will follow re-approval of the preliminary plat and the subsequent approval and recording of a final plat or plats of the subdivision. Each lot will be required to obtain the necessary zoning approvals prior to the issuance of building permits. The remaining eight lots will be developed with single-family dwellings in the SR-C3 (Suburban Residential–Consistent 3) (Lots 10 and 11) and TR-C3 (Traditional Residential–Consistent 3) zoning districts (20-25).

In addition to the residential lots proposed, the *Herrling Property Subdivision* will also create eight outlots as shown on the proposed preliminary plat and referenced in the letter of intent. Outlot 6 is proposed as a 7.38-acre outlot to be dedicated to the City for parkland. The remaining outlots will vary in size and configuration and will be dedicated to or acquired by the City for stormwater management and greenways.

Analysis

Consistency with Adopted Plans

Detailed land use and circulation recommendations for the subject site are included in the 2018 Elderberry Neighborhood Development Plan. The Planning Division believes that the layout of the proposes *Herrling Property Subdivision* is largely consistent with the street layout included in the neighborhood development plan, which recommends that the subject site be developed with residential uses in the Residential Housing Mix (HM) 1, HM2, and HM3 housing type districts. A public park is recommended on the Future Land Use and Street Plan on the west side of N Sugar Maple Lane, with a stormwater greenway corridor extending through the center of the subject site.

As noted on the preliminary plat, the western edge of the subject property is also subject to the provisions in Section 13.04 of the *Final City of Madison and Town of Middleton Cooperative Plan*, which was established to create a transition area located a quarter mile on either side of the centerline of Pioneer Road from Old Sauk Road south to Valley View Road. The intent of the transition area is to establish compatible land uses east and west of the permanent boundary between the Town and the City at Pioneer Road. Within this area:

- Development shall be limited to residential land uses and associated improvements, including roads, utilities, parkland and other governmental uses.
- Residential densities shall be limited to four (4) units per net acre of development.
- The number of units in an attached multi-family residential structure shall be limited to four than four (4) dwelling units.
- The height of residential structures shall be limited to 35 feet as measured from the finished grade on the street side of the building.
- Private driveway access to new development shall be prohibited from Pioneer Road unless approved by both the Town and City, and instead shall be provided by new public streets, which shall be allowed to

intersect Pioneer Road. It is the Town and City's intent to align streets as four-way intersections with Pioneer Road to the extent possible.

- Any subdivision in the transition area both east and west of Pioneer Road, an 80-foot wide landscaped building setback shall be provided as a condition of any development approval.

The applicant's intent to develop most of the western portion of the site with single-family lots is consistent with the HM1 land use recommendation for that portion of the site in the neighborhood development plan and the transition area requirements of the cooperative plan. However, future development of Lot 16 will need to be carefully reviewed at the time of final zoning approvals to confirm compliance with the above as a lot for multi-family development within the quarter-mile transition area.

Subdivision Design

As noted earlier in this report, the preliminary plat is largely unchanged from the one approved in June 2019, which followed the street type recommendations in the 2018 Elderberry Neighborhood Development Plan and conformed to the street design requirements of the Subdivision Regulations in effect at that time.

However, the City repealed and recreated its Subdivision Regulations in Section 16.23 of Madison General Ordinances on July 25, 2023 (Ordinance 23-00075 (ID 78130). Among the changes to those regulations, which previously dated back to 1960, was to implement the Complete Green Streets Guide adopted by the Common Council in January 2023. The 11 street types established by the Complete Green Streets Guide have been incorporated by reference into the new Subdivision Regulations, which defer to the Guide for the implementation of those streets when proposed in a new subdivision or land division.

As with any preliminary plat submitted since August 1, 2023 when the new regulations took effect, re-approval of the *Herrling Property Subdivision* preliminary plat is required to follow the requirements in the new Subdivision Regulations, including consistency with the Complete Green Streets Guide. Staff from the Traffic Engineering Division have reviewed the Herrling preliminary plat and recommend that Elderberry Road and N Sugar Maple Lane be classified as ***Community Connectors*** per the current Complete Green Streets Guide, with a total travel way between 26-36 feet, an 18- to 30-foot overall flex zone, and a typical right of way width of 80 feet. All of the other streets on the proposed preliminary plat have been classified as ***Neighborhood Streets*** per the Guide, with a travel way between 18 to 22 feet, a 20- to 30-foot overall flex zone, and a typical right of way width of 64 feet. Consistent with the requirements on most other plats and Certified Survey Maps approved since the Guide and new Subdivision Regulations were adopted, the City Traffic Engineer is requesting that sufficient right of way be dedicated with this subdivision to allow for minimum eight (8)-foot wide terraces on all streets in this plat.

In addition to the recommended changes to the plat to reflect the requirements in the Complete Green Streets Guide, the unplatted portions of the Herrling subdivision will also be subject to the current stormwater management and erosion control requirements in MGO Chapter 37, which were codified in 2020 after the original preliminary plat was approved in 2019. The current requirements for stormwater management and erosion control are reflected in the conditions of approval contained in the final section of this report. The City has also codified a Transportation Demand Management (TDM) program in MGO Section 16.03 that will not affect approval of the preliminary plat and subsequent final plat(s) but may apply to the future development of any of the proposed lots that will contain 10 or more dwelling units.

Conclusion

Both Section 236.12 of Wisconsin Statutes and MGO Section 16.23 both afford 36 months from the date of final approval of a preliminary plat for the subdivision to be final platted. If not, a final plat or CSM submitted beyond 36 months is not entitled to approval even if it substantially conforms to the approved preliminary plat. The applicant is requesting re-approval of the *Herrling Property Subdivision* to facilitate the future subdivision of the property by final plat and development of the proposed lots with a wide range of residential uses. The subdivision will also create outlots to be dedicated to or acquired by the City for parkland and stormwater management.

The Planning Division believes that the proposed preliminary plat of *Herrling Property Subdivision* is consistent with the recommendations for the site in the 2018 Elderberry Neighborhood Development Plan. The proposed street layout, public park, and locations for stormwater management are consistent with the adopted plan, as are the location and anticipated density of most of the lots proposed for higher-density housing. As noted, the western portions of the 84.9-acre site are also subject to the development restrictions in the *Final City of Madison and Town of Middleton Cooperative Plan*; final compliance with those restrictions will be determined at the time of final platting of the affected lots and the issuance of permits for future development.

City ordinances and policies have changed since the original *Herrling Property Subdivision* preliminary plat was first approved in 2019. Most notably, the Complete Green Streets Guide was adopted in early 2023 to guide how streets in new developments are designed and used, with the subsequent enshrinement of that policy through the repeal and re-creation of the Subdivision Regulations (MGO Section 16.23) effective August 1, 2023. Substantive changes to the City's stormwater management and erosion control ordinance (MGO Chapter 37) were also adopted since the original 2019 approval. As a result, the Herrling preliminary plat will need to comply with the ordinances and policies now in effect, which are reflected in the recommended conditions of approval that follow.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward re-approval of the preliminary plat of the *Herrling Property Subdivision* generally addressed as 401 and 404 N Sugar Maple Lane and 402 Tawny Elm Parkway to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions that follow.

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

Planning Division

1. Future development of Lot 16 shall of the preliminary plat shall comply with the density and building restrictions in Section 13.04 of the *Final City of Madison and Town of Middleton Cooperative Plan*.

2. Prior to final approval and recording of the final plat of this subdivision, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the dedications to the public for stormwater management and parkland approved with the final plat.

3. Note: The *Westwind* subdivision is not part of this preliminary plat. Prior to or concurrent with submittal of a final plat to further subdivide Outlot 2 of *Westwind*, the future subdivider shall receive approval of a preliminary plat for the remainder of that subdivision.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Kathleen Kane, (608) 266-4098)

4. A Phase 1 Environmental Site Assessment (ESA) (per ASTM E1527-21), is required for lands dedicated to the City. The City will accept the previously submitted Phase 1 ESA prepared by Vierbicher dated October 11, 2017. If a more recent Phase 1 ESA is available or if there have been any environmental investigations completed on the property, please submit the report(s) to Environmental Review staff at environmentalreview@cityofmadison.com.

5. The applicant shall work with the City Engineering Division to dedicate additional lands needed for stormwater management and shall work with City Engineering on a purchase agreement for said lands.

6. The subject property is subject to fees related the Capitol Area Regional Planning Commission (CARPC) Urban Service Area (CUSA) amendments: CUSA Madison–Schewe Road and CUSA Elderberry Neighborhood. Please contact Mark Moder at mmoder@cityofmadison.com for the fee amounts. Payment is due as a condition for plat approval.

7. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. Allow 4-6 weeks to obtain agreement.

8. The developer shall construct Madison standard street, multi-use path, and sidewalk improvements for all lands dedicated to the public as right of way.

9. The developer shall construct sidewalk/multi-use path and terrace along the north side of Mineral Point Road adjacent to the plat as required by the City Engineer.

10. The developer shall construct north-south multi-use path within the plat as indicated in the Elderberry Neighborhood Development Plan. Final location and construction of the multi-use path shall be per plans approved by the City Engineer.

11. The developer shall make improvements to Mineral Point Road in order to facilitate ingress and egress to the development as required by the City Traffic Engineer and the City Engineer. Improvements are required for the connections of Tawny Elm Parkway and N Sugar Maple Lane. The applicant shall be aware that Mineral Point Road (CTH S) is under the jurisdiction of the Dane County Highway and Transportation Department and that any construction work within said road will require a County permit, which the applicant is responsible to apply for and obtain.

12. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

13. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer & Stormwater Management Impact Fee ($92.87/1,000 square feet (Sanitary (2026 rate)), Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee ($207.30/1,000 square feet (Storm (2026 rate)), West Elderberry Neighborhood Sanitary Sewer Improvement Impact Fee $138.77/1,000 square feet (Sanitary (2026 rate)) Districts. All impact fees are due and payable at the time building permits are issued per MGO Ch 20. Add the following note on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

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

15. An Erosion Control Permit is required for this project.

16. A Storm Water Management Report and Storm Water Management Permit are required for this project.

17. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

18. Confirm that minimum Intersection Sight Distance is provided where public streets intersect per AASHTO's "A Policy on Geometric Design of Highways and Streets 7th Edition, Section 9.5." This condition is applicable for all public street intersections within the plat and along the plat boundary. If minimum sight distance does not exist at intersections along the plat boundary, change the location of the street intersection, or agree to make improvements to the existing roadways such that the minimum required sight distance is achieved, or make the mitigating improvements as required by the City Engineer and City Traffic Engineer.

19. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

20. Property is subject to fees related to MMSD annexation–Herrling. Please contact Mark Moder at mmoder@cityofmadison.com for the fee amounts. Payment is due as a condition for plat approval.

21. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the

development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.

22. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

23. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.

24. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

25. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction periodwith the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

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

27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

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

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

    Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

    Provide infiltration of 90% of the pre-development infiltration volume.

    Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

    Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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

The applicant shall demonstrate that stormwater can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

28. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

29. Coordinate with the City Engineering Division and Office of Real Estate Services on the configuration and conveyance of the area(s) required by the City of Madison for regional storm water management. The outlot(s) shall be conveyed to the City of Madison subsequent to the recording of the plat in accordance with an agreement between the developer and the City. The preliminary plat shall correctly show and designate the required outlot(s) for regional storm water management. Also, note that this may require coordination of areas of regional detention within the Westwind development to the west of this preliminary plat.

30. The proposed public stormwater drainage easements and outlots dedicated for stormwater management that are also treating storm water from the private development areas shall be subject to a separate Stormwater Management Agreement between the City and the adjacent lots setting forth the terms and responsibilities of the adjacent property owners and the City of Madison for the construction, maintenance and repair of the stormwater management facilities. Coordinate the agreement(s) with the final plat.

31. Show and label the existing Permanent Limited Easement for Street Right-of-Way Purposes per Document No. 5849301.

32. Contact Jeff Quamme (jrquamme@cityofmadison.com) for required language for all public easements for the public storm water management and drainage and public pedestrian and bike path to be placed on the final plat.

33. Label the Public Sanitary Sewer Easement area per Document No. 4451162 located within the southern portion of Outlot 3.
34. Show and label the existing Permanent Limited Easement areas for Public Sanitary Sewer Purposes per Document No. 5849302.

35. Add a note that all of the lands within this preliminary plat are subject to Declaration of Conditions, Covenants and Restrictions per Document No. 5678222.

36. Add a note that all of the lands within this preliminary plat are subject to Declaration of Conditions, Covenants and Restrictions Pertaining to Stormwater Facilities per Document No. 5756921.

37. Show and label the existing Temporary Limited Easement for Grading and Storm Water Drainage Purposes per Document No. 5849304.

38. Show and label the existing Permanent Limited Easement for Public Water Main Purposes per Document No. 5849303.

39. Grant separate public sidewalk and bike path easement areas from the public storm water management and drainage easement areas to avoid conflicting terms and needs.

40. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

41. As required by Ordinance, for the non-multi-family lots within this subdivision, provide private easements or private outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering, and City Traffic Engineering staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this subdivision will not be permitted within any publicly owned or dedicated lands. The developer shall construct the CBUs in accordance with the specifications approved by the Board of Public Works.

42. Add a note that lands within this preliminary plat are subject to an Agreement Regarding Easements and Responsibility for Installation, Maintenance and Repair Costs per Document No. 5901028.

43. Add a note that lands within this preliminary plat are subject to Cooperation Agreement per Document No. 5756922 as amended by Document No. 5997124.

44. Lush Woods Place is incorrect. The platted name is Lush Woods Trail. Please correct the spelling for the adjacent plat as well as what will be dedicated on this plat.

45. Show the connecting street pavements and utilities within Eagle Trace subdivision within the now improved street ends.

46. Label the length of all radii on the preliminary plat.

47. Submit proposed street names for Streets "E" and "H" to Lori Zenchenko(LZenchenko@cityofmadison.com) for review and approval.

Traffic Engineering Division (Contact Bill Putnam, (608) 267-8713)

48. The applicant shall work with Dane County, City Traffic Engineering Division and City Engineering Division on determining the final right of way dedication required for Mineral Point Road (CTH S).

49. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).

50. The applicant shall add a note to the Plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

51. The following streets shall be classified as Community Connectors as defined by the current Complete Green Streets Guide: N Sugar Maple Lane and Elderberry Road.

52. The following streets shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide: Wisteria Street, Emerald Elm Road, Red Pine Drive, Golden Eagle Drive, Hydrangea Road, Blue Indigo Street, Clear Pond Way, Lush Woods Place, Wilrich Street, and Street "E".

53. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances to this requirement shall be approved by the City Traffic Engineer.

54. Prior to final sign-off, the applicant shall work with to record the necessary easements for streetlights the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

55. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off of the final plat.

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

The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

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

This agency has reviewed this request and recommended no conditions of approval.

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

This agency has reviewed this request and recommended no conditions of approval.

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

56. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23(7)(d)(3).

57. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Izzy Wilde (608) 261-9671)

58. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 24003.

59. Outlot 6 provides parkland dedication of 7.38 acres. This dedication will be applied only to new residential development within the plat of the Herrling Property unless otherwise agreed upon. This plat is expected to be under-dedicated based on the proposed zoning districts and lot areas. Credit for parkland dedication will be applied to new residential units within the plat of the Herrling Property Subdivision on a first come-first served basis unless otherwise agreed upon. Park-Land Impact Fees In-Lieu of parkland dedication required per MGO Sec. 16.23(6)(f) and MGO Sec. 20.08(2) is required for all residential units not receiving parkland dedication credit.

60. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on the final plat.

61. Prior to sign-off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

62. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.

63. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

64. The developer shall provide soil borings within any land to be dedicated as parkland.

65. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:

    a.) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area where fields are proposed.

    b.) No side slopes within the park dedication area shall exceed 4:1.

    c.) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.

d.) No proposed utilities will be allowed on public parkland without prior approval by the Parks Superintendent or his designee.

e.) Areas that are wetlands shall not be dedicated as public parkland.

66. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed expanded outlot dedicated for park purposes. The applicant shall include all existing trees, which are not all currently shown on the preliminary plat. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.

67. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose.

City Forestry Section (Zachary Eckberg, zeckberg@cityofmadison.com)

68. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Office of Real Estate Services (Lance Vest, (608) 245-5794)

69. As of June 5, 2026, the 2025 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(4), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels within the plat boundary prior to recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

70. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest (lvest@cityofmadison.com) in the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the final plat, an updated title report covering the period between the date of the initial title report (March 16, 2026) and the date when sign-off of the final plat is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

71. The following revisions shall be made on the final plat prior to final approval and recording:

a) Accurately reflect the contents of the title report in the proposed plat.

b) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.

c) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the subdivision.

d) No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact a Real Estate Specialist in ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.

e) Include the following sentence with the dedicated utility easements depiction in the plat Legend: “Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.”

From: Paul Lauritsen
To: Plan Commission Comments
Subject: Comment on Project 1599, Herling Subdivision
Date: Tuesday, June 2, 2026 7:17:47 PM

You don't often get email from eaglepaul2011@gmail.com. Learn why this is important

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

Good evening,

The letter of intent (92844 - Letter of Intent.pdf) related to project 1599 indicates that lots 12-16 will be used for "Age-restricted 55+ Rental Townhomes". The zoning for those lots is currently TR-V2, which permits a building height of 4 stories. How tall is the developer planning to build in these lots? Anything over two stories would tower over the immediately adjacent single-family homes in the Eagle Trace subdivision, and should be considered an absolute non-starter in the development plan. Larger constructions (if any) should be positioned away from existing single-family lots and closer to main thoroughfares like Mineral Point, at the southern end of the plat.

City of Madison

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

Master

File Number: 92718

File ID:	92718	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/13/2026
File Name:	CLAIM: S. LaCava - Improper Property Type Classification - $14,551.00			**Final Action:**	

Title: S. LaCava - Improper Property Type Classification - $14,551.00

Notes: EVL007576

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	04/21/2026	Referred	Risk Manager		06/16/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/16/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 92718

Title

S. LaCava - Improper Property Type Classification - $14,551.00

Body

Claim received 4/10/2026.

City of Madison

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

Master

File Number: 93129

File ID:	93129	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/12/2026
File Name:	CLAIM: G. Kirchner - Vehicle Damage - $4,500.00			**Final Action:**	
Title:	G. Kirchner - Vehicle Damage - $4,500.00				
Notes:	EVL007654				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/19/2026	Referred	Risk Manager		06/16/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/16/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 93129

Title

G. Kirchner - Vehicle Damage - $4,500.00

Body

Claim received 5/5/2026

City of Madison

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

Master

File Number: 93246

File ID:	93246	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/19/2026
File Name:	CLAIM: D. Murphy - Property Damage - $5,000.00			**Final Action:**	
Title:	D. Murphy - Property Damage - $5,000.00				
Notes:	EVL7683				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/09/2026	Referred	Risk Manager		06/16/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/16/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 93246

Title

D. Murphy - Property Damage - $5,000.00

Body

Claim received 5/7/2026.

City of Madison

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

Master

File Number: 93341

File ID:	93341	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/26/2026
File Name:	CLAIM: Attorney T. Korb of Hupy and Abraham, S.C. for A. Mueller - Bodily Injury - $185,145.35			**Final Action:**	

Title: Attorney T. Korb of Hupy and Abraham, S.C. for A. Mueller - Bodily Injury - $185,145.35

Notes: EVL005153

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/09/2026	Referred	Risk Manager		06/16/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/16/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 93341

Title

Attorney T. Korb of Hupy and Abraham, S.C. for A. Mueller - Bodily Injury - $185,145.35

Body

Claim received 5/12/2026.

City of Madison

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

Master

File Number: 93355

File ID:	93355	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/27/2026
File Name:	CLAIM: O. Mohamed - Property Damage - $4,000.00			**Final Action:**	
Title:	O. Mohamed - Property Damage - $4,000.00				
Notes:	EVL007702				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/09/2026	Referred	Risk Manager		06/16/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/16/2026	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 93355

Title

O. Mohamed - Property Damage - $4,000.00

Body

Claim received 5/21/2026.

City of Madison

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

Master

File Number: 93243

File ID:	93243	**File Type:**	Ordinance	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/19/2026
File Name:	Massage Establishments			**Final Action:**	

Title: Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

Notes: 7032MassageEstablishments

Sponsors:	Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	93243 Body	**Enactment Number:**	
Author:	Jennifer Zilavy	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/19/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Common Council (6/23/26)					
1	COMMON COUNCIL	06/09/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Adopt (6/23/26)					

Text of Legislative File 93243

Fiscal Note

No City appropriation required.

Title

Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

Body

DRAFTER'S ANALYSIS: The State of Wisconsin licenses massage therapists but does not regulate massage establishments. The City's previous ordinance combined licensing of massage establishments and massage technicians and managers which was contrary to state statute. This ordinance creates a license and operational requirements for massage

establishments only. This ordinance provides an essential enforcement mechanism for those massage establishments that are operating without licensed massage therapists.

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Please see Legistar File No. 93243 Body in Attachments.

DRAFTER'S ANALYSIS: The State of Wisconsin licenses massage therapists but does not regulate massage establishments. The City's previous ordinance combined licensing of massage establishments and massage technicians and managers which was contrary to state statute. This ordinance creates a license and operational requirements for massage establishments only. This ordinance provides an essential enforcement mechanism for those massage establishments that are operating without licensed massage therapists.

****

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

1. Section 9.33 entitled "Regulation of Massage Establishments, Massage Technicians, and Employees" of the Madison General Ordinances is repealed and recreated as follows:

"**9.33 REGULATION OF MASSAGE ESTABLISHMENTS.**

(1) Purpose. State of Wisconsin licensed massage therapists and bodywork therapists and businesses offering massage therapy services perform an important service in addressing the health and wellbeing of our citizens. Unfortunately, there are businesses that advertise they provide massage therapy and/or other therapeutic services, but they are engaged in various illegal activities which may include prostitution and/or human trafficking. This ordinance IS NOT intended to discourage a legitimately licensed massage therapist or bodywork therapist or massage therapy business from providing their services in the City of Madison. The purpose of this ordinance is to identify and address businesses that engage in the practice of massage therapy without a license and/or are involved in illegal activities which may include prostitution and/or human trafficking. Businesses providing massage therapy yet conducting various types of illegal activity are harmful to the City and the image of the massage therapy profession. The implementation of this ordinance will better enable the City to proactively screen, monitor, and remove businesses that are engaged in illegal activity.

(2) License Required. No person may operate a message establishment in the City of Madison without a valid license issued under this section for each place of business.

(3) Definitions. For the purposes of this section:

(a) *Building Inspection Division* shall mean the City of Madison Building Inspection Division Director or their designee.

(b) *Chief* means the Chief of the City of Madison Police Department or their designee.

(c) *City Attorney* means the Madison City Attorney or their designee.

(d) *Common Council* means the Common Council of the City of Madison.

(e) *Director of Public Health Madison and Dane County* means the Director or their designee.

(f) *Establishment or massage establishment* means a place of business having a permanent location wherein private massage therapy or bodywork therapy is practiced, used, or made available.

(g) *Licensee* means a person, partnership, corporation, or other legal entity possessing a massage establishment license under this section.

(h) *Manager* means the operator of a massage establishment licensed by the City of Madison under this section.

(i) *Massage room* means the area in the licensed establishment where massage is performed.

(j) *Massage therapy or bodywork therapy* means the science and healing art that uses manual actions and adjunctive therapies to palpate and manipulate the soft tissue of the human body in order to improve circulation, reduce tension, relieve soft tissue pain, or increase flexibility. “Massage therapy or bodywork therapy” includes determining whether a referral to another health care practitioner is appropriate. “Massage therapy or bodywork therapy” does not include making a medical, physical therapy, or chiropractic diagnosis.

(k) *Massage therapist or bodywork therapist* means a person licensed by the State of Wisconsin pursuant to Wis. Stats. Ch. 460, as it may be amended, and related statutes or rules, who practices, administers, uses, or offers to practice, administer, or use massage therapy or bodywork therapy for a consideration.

(l) *Operator* means any person, association, firm, partnership, or corporation licensed by the City of Madison to operate a massage establishment.

(m) *Patron* means any person who receives massage therapy or bodywork therapy under such circumstances that it is reasonably expected that they will pay money or give any consideration therefore.

(n) *Waiting area* means an area adjacent to the main entrance that is separate from any area where massage therapy or bodywork therapy takes place.

(o) *Zoning Administrator* shall mean the City of Madison Zoning Administrator or their designee.

(4) Massage Establishment License.

(a) No person, corporation, or other legal entity shall cause, or permit the conduct of a massage establishment without having first obtained a license from the City of Madison in accordance with this section. A separate license shall be acquired for each such establishment.

(b) Massage. No person shall administer massage therapy or bodywork therapy within the City of Madison without holding a valid certification as a massage therapist or bodywork therapist from the State of Wisconsin pursuant to § 460.02 of the Wisconsin Statutes, as it may be amended from time to time, which is hereby adopted and incorporated as though fully set forth herein.

(c) Employment. No person, corporation or other legal entity shall employ or contract for the services of an individual to provide massage therapy or bodywork therapy who is required to be licensed under § 460.02 of the Wisconsin Statutes, unless the individual is licensed under Chapter 460 of the Wisconsin Statutes.

(d) Applicants for a massage establishment license must be 18 years of age or over. No license shall be issued to any person or agent of a corporation or limited liability company who is not 18 years of age or older.

(e) No license shall be granted for any establishment that is part of, or internally accessible to, a residence, whether by common hallway or otherwise, nor for any room or rooms in any hotel or motel.

(f) No license shall be transferred between locations or persons, and no massage establishment license shall be sold or be subject to transfer of corporate assets or change of corporate officers or directors.

(g) No license shall be granted for any establishment, the main entrance to which is within seventy-five (75) feet of the common entry hall to residences, nor for any room or rooms in any hotel or motel, except on approval by the Common

Council, predates the establishment occupancy predates the creation of this section.

(h) A licensed massage or bodywork therapist may perform massage therapy or bodywork therapy at a massage establishment licensed pursuant to this section, appropriately zoned for the business and possessing a valid certificate of occupancy from the City Zoning Administrator, or at the place of residence or business of a client receiving massage therapy or bodywork therapy.

(i) Massage Establishment licenses issued by the City shall be prominently displayed on the premises during all hours of operation.

(5) Exemptions. This section does not apply to the following classes of individuals while engaged in the duties of their respective professions:

(a) Physicians, surgeons, psychologists, psychiatrists, chiropractors, osteopaths, masseurs, or physical therapists licensed or registered to practice their respective professions under the laws of the State of Wisconsin, acting under their direction and control.

(b) Barbers and cosmetologists licensed under the laws of the State of Wisconsin, provided that such massage practice is limited to the head and scalp.

(c) Accredited high schools and colleges and coaches and trainers therein while acting within the scope of their employment.

(d) Trainers of any amateur, semi-professional athlete or athletic team and accredited high school and college coaches and trainers while acting within the scope of their employment by a high school or college.

(6) Application for License.

(a) Every applicant for a license to maintain, operate, or conduct a massage business shall file an application with the Madison City Clerk. No application shall be considered if it is not complete and does not contain all required information. Where the applicant is a corporation, the application shall be made by an agent, registered as such, who has been a resident of the City of Madison for at least ninety (90) days preceding the application.

(b) All applications shall include:

1. A non-refundable application fee of three hundred dollars ($300.00).

2. The location, mailing address, and zoning classification of the proposed establishment.

3. For an individual, or for each member of a partnership or joint venture, or an agent of a corporation, the following shall be provided:

a. Full name and present address; two most previous addresses, and dates of residence at each.

b. Height, weight, color of hair and eyes, written proof of date of birth, and submission of a copy of their government-issued ID.

c. Business or occupation history for the two (2) years immediately preceding the application.

d. Disclosure of the revocation or suspension of any previous or similar licenses, the reasons for such revocation or suspension, and the name and address of the authority which issued and revoked or suspended the license.

e. Disclosure of any convictions for crimes or ordinance violations, other than non-criminal traffic offenses, within the three (3) years

immediately preceding the application together with the name and address of the court or courts where such convictions occurred.

4. If the applicant is a corporation, the name and addresses of each officer, director and stockholder of the corporation together with a disclosure of ownership interests of each and of whether or not each such officer, director or stockholder has any interest in, holds office in, or owns stock in any other corporation conducting any similar business in the State of Wisconsin. Any application submitted on behalf of a corporation shall be made by an agent registered as such who shall have been a resident of the State of Wisconsin for at least ninety (90) days prior to the date of application.
5. All phone numbers of the proposed establishment including any unlisted and unpublished numbers.
6. The current street and mailing address and current telephone numbers of the corporation, limited liability company, or partnership.
7. The names, addresses, telephone numbers, a copy of a government issued ID, and State of Wisconsin Department of Safety and Professional Services credential numbers of all persons employed by the applicant to perform massages or bodywork at the proposed establishment at the time of application.
8. The name, address, state massage license number, phone number(s), and a copy of one (1) form of government issued ID of each massage therapist or bodywork therapist other than those employed by the applicant, who may, by virtue of any arrangement with the applicant, practice administer, or offer to practice or administer massage therapy or bodywork therapy at the licensed premises.
9. The current name, current street and mailing address, and current telephone number of the landlord or property owner of the property from which the massage business will be conducted.
10. A floor plan of the establishment which details with particularity the rooms in which massage therapy or bodywork therapy will be practiced, the reception area, restrooms, and any other areas accessible to patrons, and entrances and exits including a description of how patrons will enter and leave the premises.
    a. The planned hours of operation.
    b. The number of customers expected on a daily basis.
    c. The legal occupancy limit of the premises.
    d. The number of off-street parking spaces available at the premises.
11. A policy of malpractice insurance written by an insurance company licensed to do business in the State of Wisconsin and verified by a certificate of insurance in an amount of no less than one million dollars ($1,000,000.00) in coverage for each employee.
12. The applicant’s tax identification number.
13. Such other reasonable and pertinent information the common council may from time to time require.
14. Written declaration by the applicant or its authorized agent that the information contained in the application is true and correct, said declaration being duly dated and signed.

(7) Granting of Licenses.

(a) Administrative Approval. No massage establishment license shall be granted unless the application has been reviewed by the Building Inspection Division Director, the Zoning Administrator, the Chief of Police, the City Attorney, the Fire Inspector, and the Director of Public Health Madison and Dane County, or their designees. Within 10 (ten) days from the filing of an application, the City Clerk shall refer copies of the application to these departments for their review, and where appropriate, inspection.

1. Prior to Common Council approval, the Chief shall certify that the application has successfully completed a background check and shall make a recommendation to the Common Council as to whether the application should be approved and a license issued.

2. Prior to Common Council approval, the City Attorney shall certify that the application and applicant meet the requirements set forth in this ordinance.

3. Prior to Common Council approval, the Director of Building Inspection, the Zoning Administrator, Fire Inspector, and Director of Public Health Madison and Dane County, or their designees, shall certify that the premises complies with all applicable laws and regulations, including applicable building and fire code requirements.

(b) Common Council Approval. Public Hearing. License applications complying with the provisions of this section shall be forwarded to the Common Council for a public hearing. The Common Council shall review the application, the applicant's qualifications, and all other relevant factors, and determine whether to grant or deny the license application.

(c) License Fee. Upon approval by the Common Council, the applicant must pay the yearly license fee of three hundred dollars ($300.00) in full prior to the issuance of the license.

(d) Reasons for Denial. The Common Council may deny an application for a message establishment license upon determination that the applicant does not meet the qualifications for possessing such license. A denial determination may be based on any relevant factors, including, but not limited to, those listed in this subsection. Within ten (10) days of a denial, the applicant shall receive written notification setting forth the specific reasons for the denial. Non-exclusive circumstances supporting denial:

1. The operation of the massage establishment as proposed by the applicant, if permitted, would not comply with all applicable federal, state or local ordinances, rules or regulations, including, but not limited to, the building, fire or zoning code of the City of Madison; or

2. The applicant, including any partner, officer, director, or shareholder, or any other person who will be directly or indirectly engaged in the management and operation of the massage establishment has been convicted of:

a. A felony or misdemeanor conviction for bodily harm; or any offense involving sexual misconduct including, but not limited to, prostitution, soliciting for a prostitute, keeping a place of prostitution or other offenses involving moral turpitude, provided that such conviction substantially relates to the licensed activity.

b. A misdemeanor or ordinance violation based upon conduct or involvement in the massage business or similar or related

business activity within the City or any other City, Village, or Town, or had a massage business license denied, revoked or suspended by the City, or any other jurisdiction.

3. The information required on the application is incomplete or the applicant has knowingly, or with intent to deceive, made a false, misleading, or fraudulent statement of fact in the application or in any other document required by the City in conjunction therewith.

4. The applicant has not resided in Wisconsin for at least ninety (90) days prior to the date of application.

(e) Appeals of Application Denials. Any applicant whose application for a massage establishment license has been denied by the Common Council may appeal such determination, in writing, pursuant to Madison General Ordinance §9.49.

(8) Operation of Massage Establishments.

(a) Each massage establishment shall at all times maintain and comply with the following operational regulations.

1. The licensee shall comply with all Madison General Ordinances.

2. The licensee and establishment shall permit inspections on the premises at any time during business hours as referenced in subsection eight (8).

3. There shall be on the licensed premises at all times a massage therapist properly licensed pursuant to Wisconsin Statutes. The licensee of the establishment shall personally supervise the conduct of the business thereon and shall not violate or permit any technician or employee in his or her employ to violate any provision of this chapter. A violation of any provision of this chapter by an officer, employee or technician shall constitute a violation by the licensee of the establishment.

4. There shall only be one (1) sign posted at the main entrance. The sign shall be non-flashing.

5. No licensed premises shall be open for business except between the hours of 7:00 a.m. and 10:00 p.m.

6. All massage therapists or bodywork therapists shall be validly licensed pursuant to Wis. Stats. Ch. 460 as a condition of employment by the establishment as a massage therapist or bodywork therapist.

7. A licensed massage therapist or bodywork therapist shall be present on the establishment premises at all times during hours of operation, shall administer all massage therapy or bodywork therapy at the licensed premises.

8. No person under the age of eighteen (18) years shall be permitted on the establishment premises unless accompanied by their parent, guardian, or spouse, or upon written authorization executed by the underage person’s parent, guardian, or spouse.

9. No intoxicating beverages or substance included in Wis. Stat. Ch. 961, sub. II, except those possessed pursuant to a valid prescription from a licensed professional, shall be permitted in the licensed establishment.

10. The establishment shall provide a waiting area for patrons separate from any area wherein massages are given. There shall be direct access to this area from the main entrance or from the hallway connected only to the main entrance.

11. The licensee shall keep current records of the name, address, and proof of state licensure of each massage and bodywork therapist, and at least one (1) copy of a form of government-issued ID of each of its massage therapists and bodywork therapists, as well as the names and addresses of its agents, managers, and employees. These records shall include the dates of employment and termination date if applicable. Such records shall be open to inspection by any of the personnel listed in the above section.
12. The establishment shall report any change of fact required on the application form and all personnel changes to the City Clerk within 10 days after such change.
13. The licensee shall have and maintain in full force and effect during the license term a policy of malpractice insurance written by an insurance company licensed to do business in the State of Wisconsin and verified by a certificate of insurance in an amount of no less than one million dollars ($1,000,000.00) in coverage per person.
14. Rooms in which massage therapy or bodywork therapy is practiced or administered shall have at least seventy (70) square feet of clear floor space.
15. The doors to the business and to the individual massage therapy rooms shall not be locked or blocked or obstructed from either side during business hours.
16. Massage therapy or bodywork therapy tables shall have a surface which is impervious to liquids and shall be furnished with linen, either disposable or washable and which are changed for each patron.
17. It shall be unlawful for any person, corporation, or other legal entity to hinder, delay, prevent, or refuse to permit any lawful inspection of a licensed massage establishment pursuant to subsection 8.
18. The City-issued establishment license shall be conspicuously displayed on the premises during all hours of operation.

(9) Inspection of Premises. For the purpose of ascertaining compliance with this section and conducting routine inspections, police officers, health inspectors, fire inspectors, and building inspectors shall have the right of entry onto the premises of any massage establishment during business hours Application for and acceptance of a license under this section constitutes consent to such inspection. Any inspection shall include areas leased, subleased, or subject to any other business of the licensed premises.

(10) Public Nuisance. Operating a massage establishment in the City of Madison without first obtaining a Massage Establishment License, and/or allowing massage or bodywork therapy by an unlicensed therapist is a public nuisance and may be enjoined by the City.

(11) Suspension, Revocation, and Nonrenewal of License.

(a) Grounds. Any license issued under this section may be suspended or revoked for cause by the common council after notice to the licensee and a hearing. Cause includes, but is not limited to any of the following:

1. The licensee has made or recorded any statement required by this section knowing it to be false, fraudulent, or intentionally deceptive.
2. The licensee has violated any provision of this section.
3. The licensee has violated any provision of the Madison General Ordinances.

4. A conviction of an offense under Wis. Stats. Ch. 944 by any massage therapist, bodywork therapist, licensee, or other employee of the establishment.

5. A conviction of an offense against the person or property of a patron by any massage therapist, bodywork therapist, licensee or other employee of the establishment.

6. Any massage therapist, bodywork therapist, licensee or other employee who has been fined under Wis. Stats. § 460.15, or whose license has been the subject of discipline by the applicable credentialing board or the Wisconsin Department of Safety and Professional Services.

(b) Procedure on Suspension and Revocation. Before suspending or revoking any license, licensee shall be given written notice stating the grounds for suspension or revocation. The notice may be served via personal service or certified mail. The notice shall be served upon the licensee at least 15 (fifteen) days prior to the date of the hearing and shall state the time and place thereof. If the licensee fails to appear at the hearing, the allegations in the notice shall be deemed true and the Council shall revoke the license. If the licensee appears for the hearing, the licensee shall be entitled to be heard, to be represented by counsel, to cross-examine opposing witnesses and to present their own witnesses. The Common Council shall decide the matter and shall prepare a written decision which shall be filed with the City Clerk and a copy thereof mailed to the licensee within twenty (20) days after the hearing.

(c) Nonrenewal. A massage establishment license may be nonrenewed based on any of the grounds identified in this section. Each year, the Chief of Police shall identify any license for nonrenewal and provide that recommendation to the Common Council for determination on renewal. If the Common Council determines it will not renew, a notice shall be sent to the licensee stating with specificity the grounds for nonrenewal and informing the licensee of the right to a hearing. The licensee shall have ten (10) days to submit a written request for a hearing. The hearing shall be held in accordance with the provisions of this subsection governing hearings on revocations and suspensions.

(d) Notice and Appeal. The City Clerk shall notify the licensee in writing of the Common Council's decision within twenty (20) days after the Council makes its determination. Any appeal of the Common Council's decision shall be by writ of certiorari to Dane County Circuit Court and must be commenced within twenty (20) days of the date of the notice or be forever barred.

(12) Penalty. Any person violating any provision of this section shall be subject to a forfeiture of not less than one hundred dollars ($100) nor more than five hundred dollars ($500.00). Each violation and each day on which a violation occurs or continues shall constitute a separate offense.

2. Subsection (4) entitled "Issuance of Citations" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:

"Enforcement Official	Ordinance Chapter or Section and Title
Fire Chief, their designated Chief Officers and Officers assigned to Fire Prevention and Investigation Divisions.	Section 3.20, Emergency Management; Section 9.33, Regulation of Massage Establishments;

	Chapter 34, Fire Prevention Code; Section 38.07(21), Exceeding Lawful Occupancy Capacity.
Director of Public Health Madison and Dane County or their designee and Police Department.	Chapter 7, Public Health; Section 9.05, Adult Entertainment Establishments; Section 9.33, Regulation of Massage Establishments; Section 23.05, Smoking Prohibited in Certain Public Areas; Section 23.12, Transient Hotels and Motels Regulated; Section 23.202, Age Restrictions on Hemp-Derived THC Products; Section 23.38, Possession of Tobacco Products by Children; Section 23.385, Sale of Tobacco Products to Children Forbidden; Section 23.44, Consumers to Be Offered Selection of Containers; Section 23.61, Internet Solicitation of Unlicensed Regulated Businesses; Section 23.65, Pet Sales Prohibited; Section 23.66, Prohibiting Declawing Procedures.
Director of the Building Inspection Division of the Department of Planning and Community and Economic Development or designee.	Section 7.55, Outdoor Wood Boilers Prohibited; Section 8.15, Regulating Private Use of Greenways and Park Lands, and the Southwest Bike Path; Section 9.13, Street Vending Licenses; Section 9.135, Sidewalk Cafe and Roadway Cafe Expansion Licenses; Section 9.136, Street Vending on the State Street Mall/Capitol Concourse; Section 9.25, Licensing of Landlords of Chronic Nuisance Properties; Section 9.33, Regulation of Massage Establishments; Section 9.54, Equipment Placement on Sidewalks and Terraces, Permits for Information Tables and Expressive Street Vending; Section 12.128(14), Off-Driveway Parking; Section 12.145(1)(d), No Street Vending from Parking Meter; Chapter 22, Consumer Protection and Weights and Measures; Section 23.29, Noxious Weed Control; Section 24.04(7), Noise Disturbances, Refuse Collection Vehicles; Section 24.08, Noise Control Regulation; Chapters 10, 18, 19, 27, 28, 29, 30, 31, 37; Section 33.24 (Urban Design Commission,) and Chapter 41 (Historic Preservation).

EDITOR'S NOTE:
Section 9.33 entitled "Regulation of Massage Establishments, Massage Technicians, and Employees" of the Madison General Ordinances currently reads as follows:

"**9.33 REGULATION OF MASSAGE ESTABLISHMENTS, MASSAGE TECHNICIANS AND EMPLOYEES.**

(1) It shall be unlawful for any person, corporation or other legal entity to suffer, cause or permit the operation of a massage establishment or for a person to operate as a massage technician, agent, manager or employee, except in strict compliance with this section.

(2) Definitions. For the purposes of this section:

(a) Massage means any process or procedure consisting of rubbing, stroking, kneading or tapping, by physical or mechanical means, upon the external parts or tissues of the body of another for a consideration.

(b) Sexual or genital parts shall include the genitals, pubic area, buttocks, anus, or perineum of any person, or the vulva or breasts of a female.

(c) Massage establishment means a place of business wherein private massage is practiced, used or made available as a principal use of the premises.

(d) Massage technician means a person who practices, administers or uses or offers to practice, administer or use massage for a consideration.

(e) Patron means any person who receives a massage under such circumstances that it is reasonably expected that they will pay money or give any consideration therefore.

(f) Operator means any person, association, firm, partnership or corporation licensed by the City to operate a massage establishment.

(g) Manager means the operator or an agent licensed under this section who shall not be licensed as a massage technician.

(h) Waiting area means an area adjacent to the main entrance that is separate from any area where massages are given.

(i) Massage room means the area where private massage is performed.

(3) Massage Establishment License.

(a) No person, corporation, or other legal entity shall suffer, cause or permit the conduct of a massage establishment without having first obtained a license therefore from the Common Council. A separate license shall be acquired for each such establishment.

(b) No license shall be granted for any establishment, the main entrance to which is within seventy-five (75) feet of the main entrance to a residence or of the common entry hall to residences, nor for any room or rooms in any hotel or motel.

(c) Applications shall be made in writing on forms supplied by the City Clerk. If application is made for a location not previously licensed, the City Clerk shall, by regular mail, notify all property owners and registered electors within two hundred fifty (250) feet of the proposed location at least ten (10) days before the hearing on the granting of such license.

(d) All applications shall include:

1. A nonrefundable fee of three hundred two dollars and fifty cents ($302.50);
2. The location and mailing address of the proposed establishment;

3. For an individual or for each person of a partnership or joint venture or agent of a corporation:
   a. Name and present address;
   b. The two immediately previous addresses, and dates of residence at each;
   c. Height, weight, color of hair and eyes, Social Security number, written proof of age, full set of fingerprints and two (2) photographs not less than thirty (30) days old, and at least 2" x 2";
   d. The business or occupation for the two (2) years immediately preceding the date of application;
   e. Whether a similar license had been revoked or suspended and, if so, the reason therefore and the location thereof;
   f. Whether convicted of any crime or ordinance violation other than traffic offenses within the past three (3) years and, if so, a listing of the same and the locations thereof;
4. If the applicant is a corporation, the names and addresses of each officer and director and of the stockholders of such corporation, together with the extent of the ownership of each, and a statement whether such officer, director or stockholder holds office or stock in any other corporation conducting a similar business in the State of Wisconsin. Such application shall be made by an agent registered as such who shall have been a resident of the City of Madison for at least ninety (90) days;
5. All phone numbers of the proposed establishment;
6. The names, addresses and phone numbers of all persons employed by the applicant at the proposed establishment at the time of application;
7. Certification of compliance of the proposed premises with the Building Code and Fire Code, or in the alternative, applicant shall file a bond assuring that any work required to be done to bring the premises into compliance therewith shall be accomplished prior to the opening of business. Compliance with such Codes shall be conditions precedent to the opening of business.
8. The application shall contain a statement signed by the applicant and each individual of a partnership or joint venture that all information contained therein is true and correct;

(e) The issuance of this license shall allow for the licensing of up to three (3) additional managers for each establishment.

(4) Massage Technician's and Manager's License.

(a) No person shall act or operate for a consideration as a massage technician or manager without having first obtained a permit to do so.

(b) No person shall be granted a license to administer massages unless such person is:

1. A graduate of a recognized massage or therapy school. A recognized massage or therapy school is any school or institution which has for its primary purpose the teaching of the theory, method, and/or profession of massage and which requires work of not less than 70 hours to be given in not less than three (3) calendar months before the student is entitled to a diploma or certificate of graduation.
2. A member in good standing of the American Massage and Therapy Association or other recognized professional massage organization.
3. Free of all communicable diseases as required by the license application.
4. Eighteen (18) years of age or over.

(c) Applications for permits shall be in writing on forms supplied by the City Clerk and shall include:

1. A nonrefundable fee of sixty-two dollars and fifty cents ($62.50);
2. Applicant's full name and present address, Social Security number, written proof of age in excess of eighteen (18) years, height, weight, color of hair and eyes, full set of fingerprints and two (2) photographs not less than thirty (30) days old and at least 2" x 2";
3. For technicians only, name and address of the recognized school attended by such person with a copy of the diploma or certificate of graduation as required by Section (4)(b)1. above;
4. Applicant's two (2) previous addresses and dates of residence at each;
5. The applicant's business, occupation or employment during the two (2) years immediately preceding date of application;
6. Whether the applicant has had a similar permit revoked or suspended and, if so, the reason therefore and the location thereof;
7. Whether the applicant has been convicted of any crime or ordinance violation other than traffic offenses within the past three (3) years and, if so, a listing of the same and the locations thereof;
8. For technicians only, a certificate from a licensed physician that the applicant has been examined and found to be free of communicable diseases and showing that such examination occurred less than thirty (30) days prior to the date of application;
9. The name and address of the licensed massage establishment by which the applicant is employed;
10. A statement signed by the applicant that all information contained therein is true and correct.

(5) Granting of Licenses.

(a) Licenses may be granted by the Common Council after a hearing at which the applicant may be heard at applicant's option. At least ten (10) days' notice of such hearing shall be given to the applicant.

(b) The Common Council shall grant a license within thirty (30) days of application unless it is shown, for a massage establishment license, that the operation as proposed by the applicant does not comply with all applicable State Laws and City Ordinances, and for all licenses that the applicant or any partner or any officer, director or stockholder of a corporate applicant has been convicted in a court of competent jurisdiction of an offense under Wis. Stat. ch. 944, or involving substances included in Wis. Stat. ch. 161, sub. II, or of an offense against the person or property of another within the past three (3) years, that the information required on the application is incomplete or that any applicant has knowingly or with the intent to deceive made any false, misleading or fraudulent statement of fact in the application or any other document required by the City in conjunction therewith, or that the applicant has not resided in the City for at least ninety (90) days prior to date of application.

(c) In the event of denial, the applicant shall receive written notification thereof setting forth the reasons for the denial within ten (10) days after such denial.

(d) All licenses and permits granted by the Council shall expire on the thirtieth (30th) day of June following their issuance. Reapplication therefore shall be not less than sixty (60) days prior to such expiration date and shall be the sole responsibility of the applicant.

(e) No license shall be transferred between locations or persons and no massage establishment license shall be sold or be subject to transfer of corporate assets or change of corporate officers or directors.

(f) The massage technician's license does not entitle the holder to operate or manage a massage establishment unless the technician is the sole proprietor of the establishment and employs no other person in the business.

(6) Regulations of Operations and Licenses.

(a) Each establishment shall at all times maintain and comply with the following regulations:

1. General Regulations:
   a. The establishment shall comply with all City Codes;
   b. Only one (1) nonflashing business sign clearly identifying the establishment as a massage establishment shall be posted at the main entrance. No description of services shall be permitted on such sign;
   c. No establishment shall be open for business between the hours of 10:00 p.m. and 8:00 a.m.;
   d. Only massage technicians licensed pursuant to this section shall be employed as massage technicians by the establishment;
   e. The practice of all massage technicians employed by the establishment shall be limited to the licensed premises;
   f. No person under the age of eighteen (18) years shall be permitted on the premises;
   g. No intoxicating beverages or substance included in Wis. Stat. ch. 161, sub. II, shall be permitted in the licensed establishment. Food shall be permitted only when there is no charge therefor and when a food preparation area, including sink with hot and cold running water, is a part of the establishment;
   h. The establishment shall provide a waiting area for patrons separate from any area wherein massages are given. There shall be direct access to this area from the main entrance or from the hallway connected only to the main entrance;
   i. The operator or a licensed manager shall be present on the premises at all times during hours of operation and shall be responsible for the operation of the establishment;
   j. The establishment shall permit inspections of the premises at any time during business hours by Building Inspectors, Fire Inspectors, Health Inspectors, or personnel of any law enforcement agency;
   k. The establishment shall keep current records of the names and addresses of its massage technicians, agents, managers and employees and the date of employment and termination of each. Such records shall be open to inspection by any of the personnel listed in Subparagraph j. above;
   l. The establishment shall report any change of fact required on the application form and all personnel changes to the City Clerk within ten (10) days after such change.

(b) Each technician shall at all times comply with the following regulations:

1. The technician shall practice only on the premises of a licensed massage establishment;

2. The technician shall massage only patrons over the age of eighteen (18) years;
3. No technician shall administer a massage:
   a. If said technician believes, knows, or should know that they are not free of any contagious or communicable disease or infection;
   b. To any massage patron exhibiting any skin fungus, skin infection, skin inflammation or skin eruption;
4. The technician shall report any change of fact required in the application form to the City Clerk within ten (10) days after such change.
5. a. It shall be unlawful for any person, in a massage establishment, to place his or her hand or hands upon, to touch with any part of his or her body, to fondle in any manner, or to massage, a sexual or genital part of any other person.
   b. It shall be unlawful for any person, in a massage establishment, to expose his or her sexual or genital parts, or any portion thereof, to any other person. It shall also be unlawful for any person in a massage establishment, to expose the sexual or genital parts, or any portion thereof, of any other person.
   c. It shall be unlawful for any person, while in the presence of any other person in a massage establishment, to fail to conceal with a fully opaque covering, the sexual or genital parts of his or her body.
   d. It shall be unlawful for any person owning, operating or managing a massage establishment, knowingly to cause, allow or permit in or about such massage establishment, any agent, employee, or any other person under her/his control or supervision to perform such acts prohibited in Subparagraphs a., b. or c. of this section.
   e. It shall be unlawful for any person in a massage establishment, for a consideration, to offer to perform or to make available, permit or in any way participate in the performance of any act prohibited by Subparagraphs a., b. or c. hereof.

(7) Revocation or Suspension of License.

(a) Grounds. The license granted herein may be revoked or suspended for up to six (6) months by the Common Council.

1. If the applicant has made or recorded any statement required by this section knowing it to be false or fraudulent or intentionally deceptive;
2. For the violation of any provision of this section, except for establishment license matters involving violations of City Codes, in which case the license shall be revoked after the second conviction thereof in any license year;
3. If a technician's or manager's license, after one (1) conviction of any offense under Wis. Stat. ch. 944, or of an offense involving substances included in Wis. Stat. ch. 161, sub. II, or of an offense against the person or property of a patron, whether such occurred on or off the premises of the establishment;
4. If an establishment license, after one (1) conviction of any establishment personnel of an offense under Wis. Stat. ch. 944, or of an offense against the person or property of a patron or of an offense involving substances in Wis. Stat. ch. 161, sub. II, where there is shown the participation or knowledge of any other establishment personnel or of any individual within the business structure of the applicant.

(b) Notice and Hearing. No license shall be revoked or suspended by the Common Council except upon due notice and a hearing to determine whether grounds for such action exist. The notice shall be in writing and shall state the grounds of the complaint against the licensee. The notice shall be served upon the licensee at least fifteen (15) days prior to the date of the hearing and shall state the time and place thereof. The licensee shall be entitled to be heard, to be represented, to cross-examine opposing witnesses, and to present witnesses in his or her own behalf under the subpoena of the Common Council, if such is required. The hearing shall be stenographically recorded and a copy of the transcript shall be available to the licensee at the expense of the licensee. The Common Council shall decide the matter and shall prepare a written decision which shall be filed with the City Clerk and a copy thereof mailed to the licensee within twenty (20) days after the hearing.

(8) Exceptions. This section shall not apply to the following classes of individuals while engaged in the duties of their respective professions:

(a) Physicians, surgeons, chiropractors, osteopaths, masseurs, or physical therapists licensed or registered to practice their respective professions under the laws of the State of Wisconsin, or nurses registered under the laws of the State of Wisconsin, acting under their direction and control.

(b) Barber shops and beauty parlors, barbers and beauticians licensed under the laws of the State of Wisconsin, provided that such massage as is practiced is limited to the head and scalp.

(c) Accredited high schools and colleges and coaches and trainers therein while acting within the scope of their employment.

(9) Operation Without a License a Public Nuisance. The operation of a massage establishment without a license or the activity of an individual as a massage technician without a license is deemed a public nuisance and may be enjoined by the City.

(10) Penalty. Any person violating any provision of this section shall be subject to a forfeiture of not less than one hundred dollars ($100) nor more than five hundred dollars ($500). Each day of violation of operating without required licenses or permits and each violation of any provision hereof shall constitute a separate offense.

(11) Severability. The provisions of any part of this Ordinance are severable. If any provision or subsection hereof or the application thereof to any person or circumstances, is held invalid, the other provisions, subsections and applications of such ordinance to other persons or circumstances shall not be affected thereby. It is declared to be the intent of this Ordinance that the same would have been adopted had such invalid provisions, if any, not been included herein.

(12) Effective Date. This ordinance shall be effective upon publication except that establishments in full operation on such date shall comply with its provisions not later than April 15, 1975.

City of Madison

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

Master

File Number: 93130

File ID:	93130	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/12/2026
File Name:	Madison Guaranteed Income Pilot Program Report Acceptance			**Final Action:**	

Title: Accepting the report of the UPenn Center for Guaranteed Income Research on the 'Madison Forward Fund' Program. (Citywide)

Notes:

Sponsors:	Satya V. Rhodes-Conway, Sabrina V. Madison And Tag Evers	**Effective Date:**	
Attachments:	The American Guaranteed Income Studies_MadisonWI_MFF Report.pdf	**Enactment Number:**	
Author:	George Reistad, Business Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	05/12/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (6/23/26)						
1	COMMON COUNCIL	06/09/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	Notes: Adopt (6/23/26)						

Text of Legislative File 93130

Fiscal Note

The proposed resolution accepts the report of the UPenn Center for Guaranteed Income Research about the impact of the Madison Forward Fund as it operated from September 2022 - August 2023. No City appropriation required with acceptance of this report.

Title

Accepting the report of the UPenn Center for Guaranteed Income Research on the 'Madison Forward Fund' Program. (Citywide)

Body

WHEREAS, In the Summer of 2020, Mayor Satya Rhodes-Conway became a member of Mayors for a Guaranteed Income, a collaborative effort between former Stockton Mayor Michael Tubbs and the Economic Security Project; and

WHEREAS, RES-20-00537 - "Calling for Emergency Money to the People to provide critical relief to American families during the COVID-19 crisis and until our economy recovers; and calling on Congress to support and pass ongoing, direct cash payments" was enacted by the Madison Common Council on August 7, 2020; and

WHEREAS, RES-21-00157 - "Creating the Madison Guaranteed Income Pilot Program Advisory Task Force to provide community-sourced input, guidance, and expertise in assisting the management of Madison's Guaranteed Income Pilot Program" ("Task Force") was enacted by the Madison Common Council on March 3, 2021 and established a City-housed task force to assist in advising the Madison Forward Fund Program; and

WHEREAS, the Madison Forward Fund operated from September 2022 - August 2023 and provided $500/mo for 12mo to 155 household in Madison, WI; and

WHEREAS the Task Force convened eighteen (18) times between June 2021 and October 2023, and assisted with making decisions on program design, eligibility, and rollout; and

WHEREAS in accordance with RES-21-00157 - the Task Force completed its work in October 2023 and therefore dissolved within the 6-month timeline indicated in that resolution; and

WHEREAS, UPenn Center for Guaranteed Income Research published a report on the Madison Forward Fund in April 2025, 'The American Guaranteed Income Studies: Madison, Wisconsin' that illustrated positive effects for Madison Forward Fund Program recipients, including:

- **Income:** Six months after the Madison Forward Fund ended, Madison Forward Fund participants annual income was significantly higher than that of the control group, who did not receive a guaranteed income from the program
- **Financial Resilience:** At the start of the program, Madison Forward Fund participants' ability to handle a $400 emergency expense was significantly less than the control group (those that did not receive the guaranteed income). But this finding reversed over time and at 12 and 18 months, the ability of Madison Forward Fund participants to handle such an expense was significantly higher compared to the control group.
- **Mattering:** Madison Forward Fund participants reported a significant increase on the Adult Mattering Scale for Reliance (i.e., the extent to which others rely on them) at 6 and 12 months and Importance (i.e., how valued and respected participants feel) at 12 months; and

WHEREAS, the Madison Forward Fund inspired a new iteration of the program, launched as the 'Madison Forward Fund 2.0', which ran from March 2025 to February 2026 under the management of the Foundation for Black Women's Wellness and provided $500/mo for 12mo to 42 women, mothers, and birthing people; and

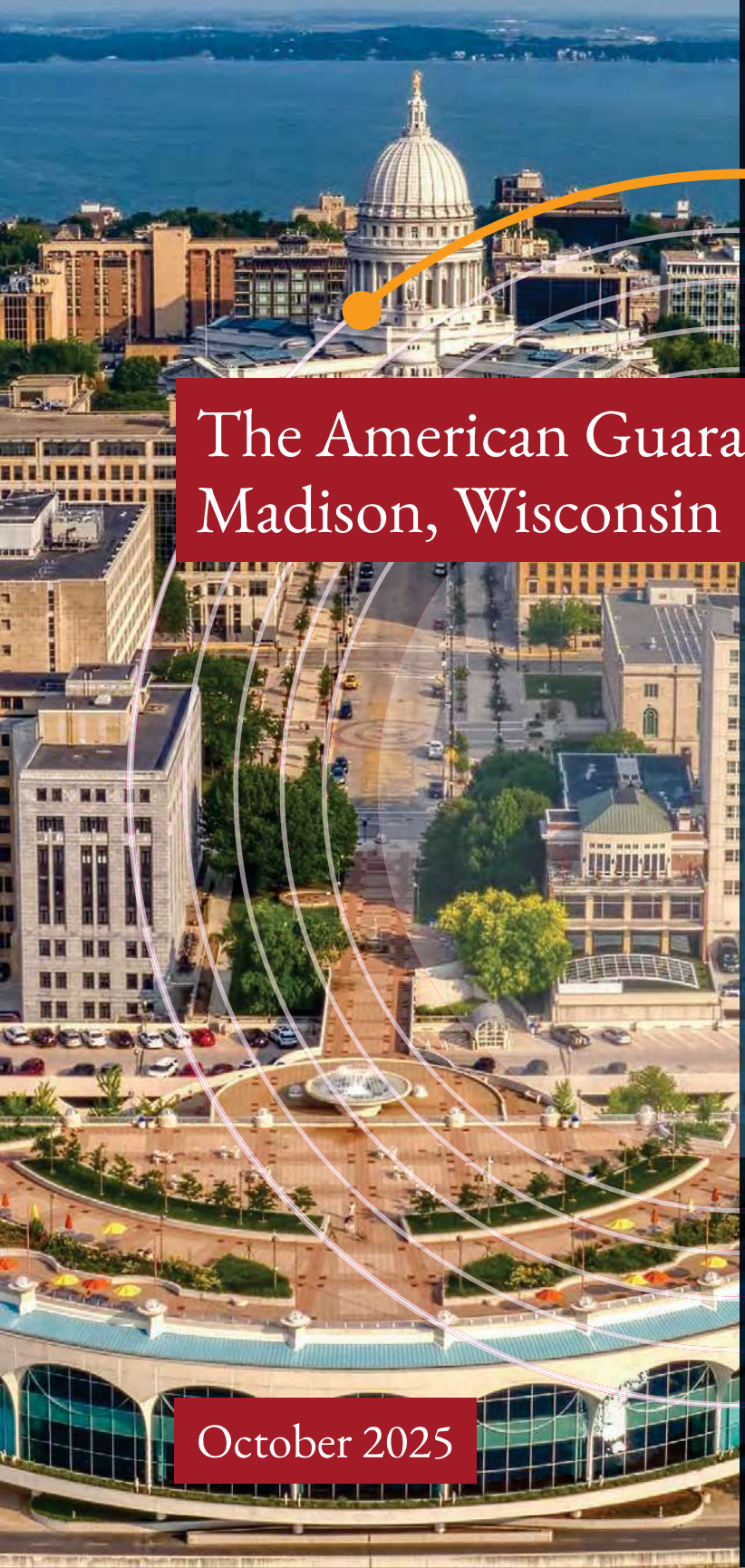
WHEREAS, robust analysis of 12mo program data is still underway, but preliminary 6-mo data from the Foundation for Black Women's Wellness Madison Forward Fund 2.0 found the following positive effects:

- Within 6mo, there was a 26.2% increase in full and part-time employment status for MFF 2.0 participants

- Within 6mo, 100% of MFF 2.0 participants had secured housing
- Within 6mo, there was an 8.4% increase in ability to afford healthcare services for MFF 2.0 participants;

NOW, THEREFORE BE IT RESOLVED, that the Madison Common Council accepts the report of the UPenn Center for Guaranteed Income Research titled 'The American Guaranteed Income Studies: Madison, Wisconsin'.

CENTER FOR GUARANTEED INCOME RESEARCH
Social Policy & Practice
University of Pennsylvania



The American Guaranteed Income Studies: Madison, Wisconsin

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The American Guaranteed Income Studies: Madison, Wisconsin

Executive Summary

In the fall of 2022, Mayor Satya Rhodes-Conway launched the Madison Forward Fund (MFF) as a local proof of concept designed to "build momentum for a sustained federal program that will bring stable support for families" (Gongora, 2022). Funded by private donors and philanthropy, MFF provided 155 Madisonians with $500/month of unconditional cash for one year. Madison residents were eligible to apply for MFF if they were adults living below 200% of the Federal Poverty Line with a child under the age of 18 in their home. MFF was a partnership between the City of Madison, Mayors for a Guaranteed Income (MGI), Total Administrative Services Corporation (TASC), the Institute for Research on Poverty (IRP) at the University of Wisconsin-Madison (UW-Madison), and the Center for Guaranteed Income Research (CGIR) at the University of Pennsylvania (Penn).

A team of independent researchers from UW-Madison, Penn, and the University of Tennessee partnered to conduct an applied research study with the express aims of better understanding guaranteed income (GI) and its usage to drive evidence-informed social policy and guide future programming (Institute for Research on Poverty, n.d.). To that end, CGIR and IRP led a mixed-methods Randomized Controlled Trial (RCT) designed to test the effectiveness of Madison's GI intervention on a host of quality-of-life outcomes, participants' subjective sense of self, and their relationship to paid and unpaid work. Participation in the research study was voluntary, and the MFF cash payments were not contingent on study participation. The final research sample included 315 participants randomly assigned to either the treatment group to receive the monthly cash transfer (n=146) or to the control group that did not receive any cash (n=169). Both the treatment and control groups participated in surveys just prior to MFF enrollment (referred to as Baseline); 6 months into the MFF program; at 12 months, when MFF ended; and at 18 months, 6 months after MFF ended. Semi-structured interviews were conducted with a subgroup of GI recipients during and after the MFF program.

On average, participants were 36 years old, and the majority self-identified as non-Hispanic African-American female caregivers. The average household had three members, of which two were children. More than 70% of study participants were single, and more than 60% had a high school diploma or less education. Over 80% of study participants reported English as their primary language. By design, study participants experienced low incomes, with an average income for the treatment group of $20,401 and an average income for the control group of $18,865.

Findings from this report should be interpreted in light of the broader socioeconomic and policy context of Madison and Dane County. Madison is a city committed to investing in its people and infrastructure. Current city initiatives focus on improving affordable housing (Housing Forward Agenda), improving equitable access to transportation and improving traffic safety (Metro Transit Plan

and Vision Zero strategy), a plan to reduce carbon emissions (Climate Forward Agenda), and a plan to de-escalate crises in nonviolent ways (Community Alternative Response Emergency Services (CARES) program). Recognizing the need to support and increase financial stability, the city undertook the MFF demonstration program (City of Madison, n.d.).

Quality-of-Life Outcomes: Quantitatively, the GI provided a small buffer for recipients in terms of increased income and ability to cover a $400 emergency expense but did not impact other measures of financial well-being and stability. In fact, study participants from both groups struggled with daily living expenses and related stressors, with MFF recipients reporting significantly higher levels of stress. At 18 months, the average income for the treatment group was $4,361 higher than that of the control group (B=2,824, p=0.02). Likewise, the treatment group's ability to handle a $400 emergency expense using cash or a credit card paid in full improved significantly compared to the control group. Though the cash provided some cushion for MFF recipients, over 90% of participants from both arms reported high levels of distress, with the treatment arm experiencing significantly higher levels of stress compared to the control group throughout much of the study period. At Baseline, the mean Psychological Distress score on the Kessler-10 (Kessler et al., 2003) scale for the treatment group was 25.42 compared to 23.15 for the control group (B=2.27, p=.03). This pattern remained consistent throughout the study period, with statistically significant differences at 6 months (treatment: 24.22 vs. control: 20.40, B=3.82, p<0.00) and 18 months (treatment: 23.45 vs. control: 21.18, B=2.27, p<0.01). Similarly, at 6 months after MFF ended, the treatment group experienced significantly higher levels of stress as measured by the Perceived Stress Scale (Cohen et al., 1983) compared to the control group (Mean difference=.36, p=.045). There were no statistically significant differences between groups over time for all other quality-of-life outcomes, including financial well-being; income volatility; trends in savings; ability to help friends and family; trends in housing cost burden, quality, and status; neighborhood quality; food insecurity; transport access and satisfaction; and youth outcomes.

Work, Family, and Social Relationships: The post-pandemic timing of MFF contributed to the ways in which GI recipients conceptualized and approached employment opportunities, and narrative interview data shed light on these experiences. Having lived through pandemic shut-downs and the associated job losses in education, caregiving, and service sectors, many participants tried to work longer hours or pick up second jobs to move beyond survival to a place of greater stability. However, these parents felt the strain as they were pulled between working to make ends meet and spending time with their children. Additionally, many participants were constrained by their employment choices due to their childcare needs and the lack of adequate and affordable childcare options in the community. For some participants, the GI alleviated some of their childcare burden, allowing them to work more reasonable hours, experience greater employment mobility, and pursue new opportunities. Quantitatively, a higher percentage of treatment participants were employed full-time at each post-baseline time point compared to control participants, though none of these differences were statistically significant. However, by the end of MFF, treatment participants were significantly more likely to be looking for work while unemployed compared to control participants (13% vs. 4% respectively; OR=3.34, p=.03). There were no statistically significant differences in study participants' household CHAOS scores or in patterns related to youth activities (Matheny et al., 1995).

Socially, GI played a role in fostering meaningful social connections and relationships for recipients. Specifically, MFF recipients were more likely than the control group to experience improved self-perceptions and connections to others, as evidenced by higher subscale scores of the Mattering Index (Elliott et al., 2004). Reliance scores were significantly higher for the treatment group compared to control at 6 months (23.55 vs. 22.44, B=0.12, p=0.02) and 12 months (23.71 vs. 22.48, B=0.23, p=0.01), suggesting that MFF recipients experienced relative gains in how others relied or depended on them. Similarly, at the end of MFF and compared to control, the treatment group reported significantly higher Importance scores, which measure how valued and respected participants feel (treatment: 35.32, control: 34.17, B=1.15, p<0.01). Of note, there were no significant differences between groups for the Adult Hope Scale (Snyder et al., 1991), as scores remained relatively consistent and stable for both groups over time.

KEY FINDINGS AT-A-GLANCE

- **Income:** The treatment group increased their household income over the program period as they received the cash. Six months after MFF ended, the treatment group's annual income was significantly higher than that of the control group.
- **Financial Resilience:** Though at Baseline the treatment group's ability to handle a $400 emergency expense was significantly less than the control group, this finding reversed over time. At 12 and 18 months, the ability of MFF recipients to handle such an expense was significantly higher compared to the control group.
- **Stress:** The treatment group experienced significantly higher levels of psychological distress compared to the control group as measured by the Kessler-10 scale at Baseline and throughout much of the study period. Likewise, scores on the Perceived Stress Scale were significantly higher for the treatment group compared to the control group 6 months after MFF ended.
- **Employment:** A higher percentage of treatment participants were employed full-time at each post-Baseline time point compared to control recipients, though none of these differences were statistically significant. However, by the end of MFF, treatment participants were significantly more likely to be looking for work while unemployed compared to control participants.
- **Mattering:** Compared to the control group, the treatment group reported a significant increase on the Adult Mattering Scale for Reliance (i.e., the extent to which others rely on them) at 6 and 12 months and Importance (i.e., how valued and respected participants feel) at 12 months.

Acknowledgments

The City of Madison, along with the CGIR, would like to acknowledge and thank former Mayor Michael Tubbs, MGI, and the Madison Guaranteed Income Pilot Program Advisory Task Force for their support and vision in launching the Madison Forward Fund research pilot. A special thanks to Mayor Satya Rhodes-Conway for her leadership and for championing the program. A big thank you to the many community organizations and leaders that provided insight and support to design and implement the program. Finally, we would like to thank the MFF research participants for sharing their experiences and perspectives.

Community Partners

The research pilot would not have been possible without the following partners:

City of Madison

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Institute for Research on Poverty

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Maggie Darby Townsend
Dawn Duren
Katherine Magnuson
Lisa Masri
Laura Morales-Whetsone
Blake Roberts Crall
Hilary Shager
Judith Siers-Poisson

Other Partners

TASC
Give Back Foundation
Access Community Health Centers
UW South Madison Partnership

MFF Funders

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Roots & Wings Foundation
UW Health
TruStage Foundation
Madison Gas & Electric Foundation
Dan & Patti Rashke (TASC) Family Foundation
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Alliant Energy Foundation
PRL Keystone Foundation
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MAYORS FOR A GUARANTEED INCOME

Founded by Michael D. Tubbs, MGI is a coalition of mayors advocating for a guaranteed income to lift all of our communities and build a more resilient, just America. Since launching in 2020, MGI has grown its ranks from 11 to over 125 mayors, supported the launch of 50-plus guaranteed income pilots across the country, and delivered more than $250 million in direct, unconditional relief to everyday Americans. MGI has also launched two affiliates, Counties for a Guaranteed Income and United for a Guaranteed Income Action Fund. MGI's work has ensured that guaranteed income spreads from a single moment in Stockton, CA to a national movement—pushing the conversation forward in cities, state capitals, and Congress.



Table of Contents

Background 8

Methodology 13

Quantitative Methodology 14

Qualitative Methodology 14

Demographics 15

Findings 17

Contextual Considerations:
The U.S. Safety Net, Structural Legacies,
and Spatial Arrangements 17

Quality of Life Outcomes:
GI's Impact on Material Hardship, Financial
Security, Health, and Stress 20

Work, Children, and Youth Outcomes 40

"I felt valuable": GI and Sense of Self 53

Limitations 60

Discussion 61

Center for Guaranteed Income Research 62

References 63

Appendix 72



Background

The City of Madison is the seat of Dane County and the fastest growing city in the state of Wisconsin (Kowles, 2022). With its five picturesque lakes, water skiing, boating, ice fishing, bicycle paths, a renowned park system, public transportation, green infrastructure, college town amenities, and athletics, Madison consistently ranks high on quality-of-life indices. However, these rankings mask the experiences of Black residents who do not have the same access to resources as their White counterparts. As Williamson (2020) reminds us in *Black in the Middle*, Midwestern cities have a long history of being ranked as one the best places in the country to live while simultaneously being listed as the worst places for Black Americans to call home. But simply drawing attention these disparate experiences obscures another legacy, one that highlights how the Midwest has,

> *birthed and helped to mold some of the most significant, innovative, and consequential thinkers and cultural producers in American history, Black or otherwise—[to] say nothing of the scores of unheralded community organizers, homegrown intellectuals, artists, writers, and other creatives, teachers, spiritual advisors, and neighborhood folks who do the work.* (Williamson, 2020, p. 3)

"The underlying thing is we're all human... we need each other for help."

-Mary, MFF recipient

The neighborhood folks doing the work that Williamson (2020) describes are embedded in a place in place anchored by the state government and the University of Wisconsin (UW), which are some of the largest area employers. With employment opportunities in health, technology, state government, and higher education (Henschen, n.d.), Madison boasts one of the most highly educated populations in the country, in which one of every six adults has a masters, professional, or doctoral degree (Sternfield & Jackson, 2024). Madison's population has been expanding steadily, growing more than 16% from 2010 to 2020. Per the 2023 1-Year ACS estimates, 5.9% of Madison's total population has moved from another state in the past year, while 3.6% of the total population moved to Madison from another county within Wisconsin (U.S. Census Bureau, 2023). With this influx of new residents, Madison has also experienced a demographic shift, with White residents constituting a decreasing share of the population over the past 20 years, going from 81.4% White in 2000 to 68.8% White according to the 2020 census (UW-Madison Applied Population Laboratory, 2022). The city remains predominantly White, with a smaller yet significant 8.4% identifying as Asian, 7.3% as African American, and 7.8% as Hispanic or Latino. Educational attainment is high, with 95.5% of residents aged 25 and over holding at least a high school diploma, and 58.9% with a Bachelor's degree or higher. The median household income ($74,895) and median gross rent ($1,291) align with the national average ($75,149 and $1,268). Yet, 16.9% of residents live below the poverty line, underscoring persistent inequity. And, despite Madison's reputation for civic activism and progressive policies (Robinson, 2018), this growing population of minoritized residents find inequitable access to economic well-being and opportunity in Madison, largely driven by structural forces.

Contemporary inequities in Madison, as is true for much of the country, are informed by enduring histories of European settlement and ensuing geographies of exclusion. Prior to European arrival, the area of Madison was settled by mound-building Indigenous populations who lived in semi-permanent villages along the lakes. Their effigy mounds punctuate the land surrounding the city, a reminder of the early tribes that once lived in the area (Mollenhoff, 2003). Until the 18th century, the Ho-Chunk nation (Winnebago) was the primary group living around Madison. By 1829, local Indians had been forced to cede southwestern Wisconsin to the U.S. government. This would be the first of multiple formal displacements of the Ho-Chunk nation by the federal government. Despite this history of forced dislocation, Wisconsin remains home to 11 federally recognized (and one unrecognized) Native American Indian tribes (Morgridge Center, n.d.).

By 1848, Wisconsin achieved statehood and was the last state added east of the Mississippi River. That same year, the first governor approved the incorporation of the University of Wisconsin, to be located in Madison as a land-grant institution. In 1854 the railroad arrived, and by 1856, the City of Madison was officially incorporated (Wisconsin Historical Society, n.d.-a). Population growth was bolstered by immigrants arriving from Ireland, Norway, and Italy. In particular, Italian stonecutters came to work on the state capitol and university buildings. They would be followed later by Germans—who would go on to constitute the largest ethnic group in Wisconsin—Jews, Russians, and African Americans hoping to escape racism in the South (Morgridge Center, n.d.; Wisconsin Historical Society, n.d.-a). New immigrants moved to the south end of the city, which came to be known as the ethnic triangle of Madison (Morgridge Center, n.d.).

By the early 1900s, UW had become a primary driver of not only the local economy but also local governance. The Wisconsin Idea emerged as a philosophical stance about the role of public higher

education, cementing the idea that public universities should contribute to the local government and the well-being of citizens by helping convert promises into realized policy, and theories into practices of good governance (McCarthy, 1912; Wisconsin Historical Society, n.d.-b). This idea enabled Wisconsin to lead the nation in progressive ideals of good governance throughout the 20th century. The state was at the forefront of reforms such as workman's compensation, child labor laws, work safety regulations, a state minimum wage, state income tax, and social security legislation that served as a national model (Mukherji, 2018; Wisconsin Historical Society, n.d.-b). These reforms, coupled with strong anchor industries, helped attract new residents to the state and its capital city.

By the middle of the 20th century, the city of Madison was majority White. Black residents represented less than 1% of the total population, and they lived in only three of Madison's 20 wards (Robinson, 2018). This meant that Black residents were rendered invisible to the majority White population, who could move through the city having little to no contact with Black community members (Robinson, 2018; Simms, 2018). While Black residents in Madison did not experience the overt violence found in the South, they encountered numerous structural barriers to their success (Robinson, 2018; Simms, 2018). This included barriers to employment, educational scholarships, and property ownership. Black residents encountered restrictive housing covenants and redlining policies, which pushed Black newcomers predominantly into the ethnic triangle near railroads and other heavy industry (Robinson, 2018). Redlining criteria of the 1930s guided later processes of urban renewal, and in the 1950s the south side of Madison was deconstructed to make way for low-income housing units intended for new immigrants (Becker, 2021). The majority Black and racialized immigrants already living in the area were forced to relocate. They ended up in roughly 15 different residential areas scattered throughout Madison and Dane County (Morgridge Center, n.d.), communities which tend to be "small, socially isolated, and lacking the institutions and networks to provide meaningful support," thus creating "a significant challenge for community residents to organize to improve conditions" (Morgridge Center, n.d., p. 2).

The Wisconsin Idea continues to influence the role of UW within the city today. In addition to helping create connections between research and practice, UW-Madison also became known as an incubator of a local style of political organization, activism, and an orientation towards governance that supports the well-being of local residents (Levin, 2013). While the state of Wisconsin has become politically more conservative since the 1980s, Madison continues to be influenced by its progressive roots (Janik, 2010). Programs that support local residents, such as the Housing Forward Agenda, an innovative Metro Transit Plan, and the Climate Forward Agenda center the role of good governance in promoting citizen well-being.

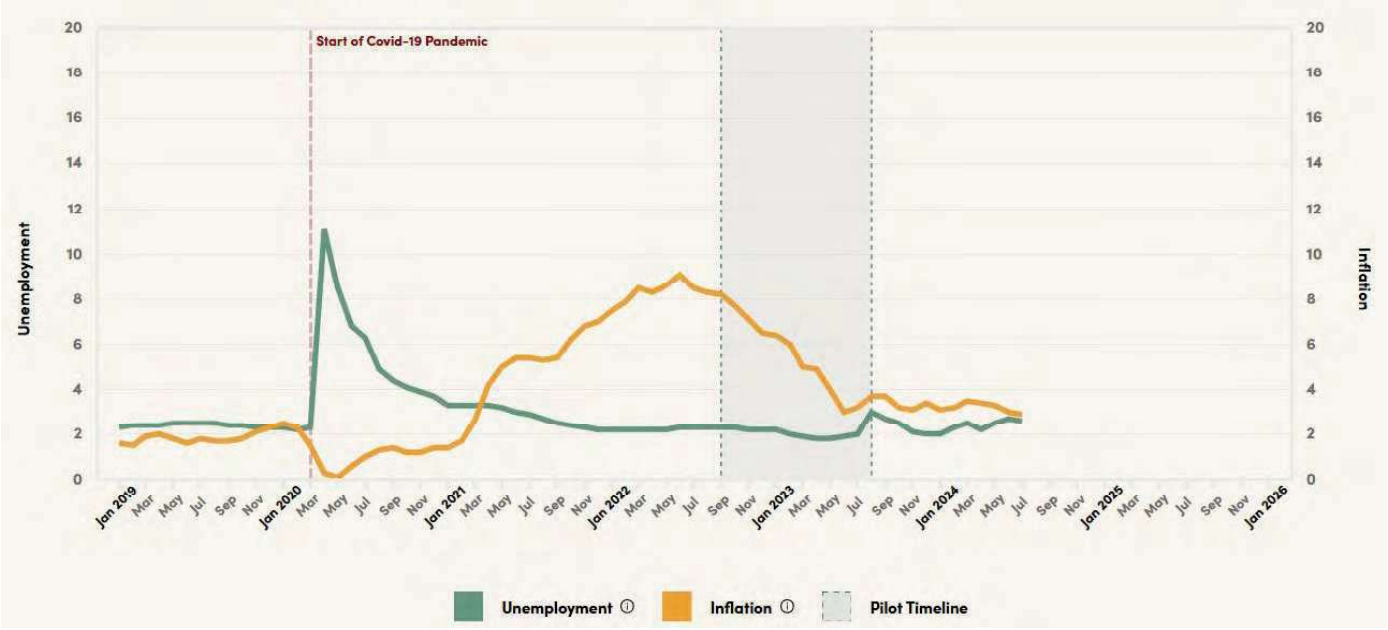
Despite these initiatives, the Race to Equity 10-Year Report for Dane County sheds light on the types of income, health, and educational disparities that persist, particularly for Black residents (Kids Forward, 2023). The median income for Black households in Dane County was nearly $38,000, compared to just over $80,000 for White households, and one in 10 Black households made over $100,000 annually, compared to four in 10 White households. Strikingly, Black households, on average, spent 36% of their annual household income on childcare, compared to just 17% among White households. Black Dane County residents had poorer access to health insurance and medical care than White residents, and the report also tracks significant academic disparities between Black and White public school

students. Madison is also home to a growing immigrant population, predominantly from Mexico, India, China, and Laos, which constitutes 8% of the city's total population (Vera Institute, 2023). While foreign-born Madisonians tend to do better across economic, health, and education outcomes than their Black counterparts, they are still more likely to live in poverty, less likely to be homeowners, and have lower educational attainment than White non-immigrant residents.

Economic Context and Program Development

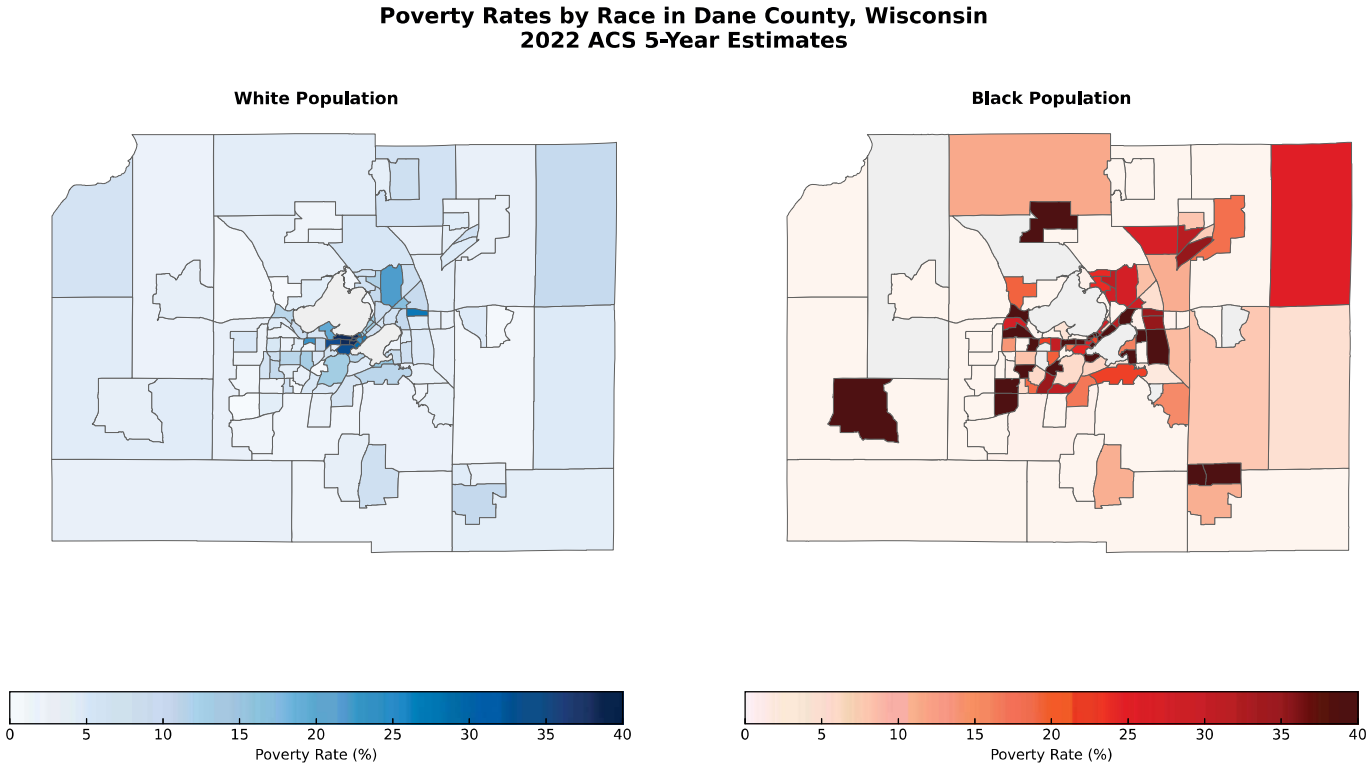
Madison has experienced substantial population growth over the past century. In 1900, the city's population was 19,164 (U.S. Census Bureau, 1913); it had risen to 280,305 by 2020 (U.S. Census Bureau, 2010). Demographically, the city is predominantly White (74.6%), with a smaller yet significant 8.4% identifying as Asian, 7.3% as African American, and 7.8% as Hispanic or Latino. Educational attainment is high, with 95.5% of residents aged 25 and over holding at least a high school diploma, and 58.9% with a Bachelor's degree or higher. The median household income ($74,895) and median gross rent ($1,291) align with the national average ($75,149 and $1,268). Yet, 16.9% of residents live below the poverty line, underscoring persistent economic disparities

Figure 1: Inflation and Unemployment Rates During MFF



Source: Center for Guaranteed Income Research et al., n.d.

Figure 2: Poverty Rates by Race



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2022)

Historically, the idea of a GI emerged with the birth of democracy to account for the disparities between landowners and those who did not have the right to land (Paine, 1797). Since then, actors across the political spectrum have supported the idea of using unconditional cash as a remedy for poverty, inequity, and lack of economic mobility (Castro, in press). The MFF program supports this long-standing bipartisan goal of reducing disparities, particularly in light of rising housing costs, inflationary pressures, and lack of access to affordable childcare in Madison. As part of the third, and most recent, wave of experimentation with unconditional cash in the US (Castro & West, 2024), MFF was conceived of by Mayor Rhodes-Conway as a way to address the growing inequities in post-pandemic Madison. At the same time, the city's 2.1% unemployment rate (U.S. Bureau of Labor Statistics, 2025), well below the national average of 4.1% (U.S. Bureau of Labor Statistics, 2024), indicates a strong post-pandemic recovery.

The intent of MFF was to alleviate financial hardship among Madisonians—with particular attention to the unique systemic struggles faced by women and people of color. In announcing the program, Mayor Satya Rhodes Conway noted, "My hope is that a growing group of mayors will lead the way on educating people about the concept, and engage in pilot programs to demonstrate that households really do make wise choices and are best positioned to navigate their way out of poverty" (City of Madison, 2022).



Launched in the fall of 2022 in partnership with MGI, TASC, IRP, and CGIR, MFF recruited Madisonians living below 200% of the federal poverty line with a child under age 18 in their household. To recruit program participants, an online application was opened for anyone who met the eligibility requirements. From over 9,000 applicants, researchers randomly assigned 155 households to receive $500 per month over one year. Another 200 people were randomly assigned to the control condition—serving as a comparison group by not receiving the cash payment but participating in voluntary, compensated research activities.

For those who participated in the MFF program, benefits counseling was provided prior to enrollment to help families understand potential impacts on existing social safety net benefits like Housing Choice Vouchers (HCVs), Supplemental Nutrition Assistance Program (SNAP), and others. In these counseling sessions, enrollees met with a social worker to consider if receipt of MFF payments might, in tandem with receipt of other benefits bolster or hinder their financial security.

Methodology

All research methods were approved by the Institutional Review Board at Penn and UW-Madison. The study employed a parallel mixed-methods RCT design (QUANT + QUAL) which entailed conducting data collection and analysis within each independent strand prior to integration (Tashakkori et al., 2020). The theoretical framework rested on the scarcity literature which indicates that chronic experiences with material hardship and income volatility negatively impact health and well-being, finances, and one's capacity for goal-setting (Basu, 2017; Mani et. al., 2013; Shah et. al., 2021). These conditions mimic trauma by creating a scarcity mindset that keeps individuals trapped in the present and necessarily focused on survival (West et al., 2023). A growing body of evidence indicates that recurring cash transfers can, at times, disrupt this dynamic by smoothing income volatility and dampening well-being stressors contributing to a scarcity mindset (West et al., 2023; West & Castro, 2023). Thus far, these shifts are only associated with recurring and predictable cash transfers in the US, with no change beyond relief of material hardship from short-term or lump-sum cash transfers.

Finally, this research adheres to a pre-analysis plan (ABT Associates, 2023) which includes full design details. The primary research questions include:

- How does GI affect participants' quality of life?
- What is the relationship between GI and subjective sense of self?
- How does GI affect participants' income and through what mechanisms?
- How does GI impact participants' access to secure transportation?
- To what extent are MFF families exposed to the juvenile justice system?

Quantitative Methodology

The selection process identified 355 participants from approximately 9,000 applicants through random sampling. The final allocation randomly designated 146 individuals to receive the monthly GI beginning September 2022, with 171 individuals serving as the control group. Two control group participants subsequently withdrew from the pilot, reducing the final research sample to 315. Survey administration occurred across four phases: Baseline assessment before randomization and group notification (August 2022); at 6 months (February 2023); 12 months (August 2023); and post-intervention follow-up (February 2024), conducted 6 months after the payments ended. Survey completion was incentivized. Detailed response rates are documented in the Appendix.

Extreme values or outliers were managed through Winsorization, while missing data were handled using Multiple Imputation by Chained Equations (MICE), following Azur et al. (2011). The imputation process underwent rigorous validation, including distribution checks, sensitivity analyses, and comparisons between original and imputed datasets before proceeding with final analyses. Program impacts were assessed using Linear Mixed Effects (LME) models, Generalized Estimating Equations (GEE), and regression-adjusted means analyses. These methods examined outcomes across all time points, incorporating treatment effects, time effects, and their interactions, while accounting for repeated measurements and individual-level variability as random effects in the LME models. The sample was balanced at baseline on all observed outcomes with the exception of the Kessler-10 and the ability to cover a $400 emergency, thus these variables were controlled across all models.

Qualitative Methodology

Semi-structured interviews were conducted at the 10-month mark and 6 months after the final disbursement. Interviews were recorded on a digital voice recorder, professionally transcribed verbatim, were compensated with $40, and utilized pseudonyms chosen by interviewees. Interviews occurred at home, in the community, or virtually via Zoom. The first-round interview guide focused on health, well-being, care work, relationships, and economic security. Twenty-six participants were recruited from the treatment group to participate in interviews lasting 1.5–2 hours, with a final sample of 20 respondents. The remaining six interviews were cancelled due to other responsibilities and

illness. The same respondents were recruited for the second round, and 12 responded. An additional 3 participants who were unable to participate in first-round interviews responded for a final sample of 15 respondents. The second-round interview guide focused on decision-making processes as the pilot ended, experiences within the pilot, relationships, and values; and included an oral history component. A structured and recursive "thick description" memo-writing process was carried out throughout the entire research program (Ponterotto, 2006, p. 385), including post-interview, after-the-identification of each transcript, coding, and at each phase of the analysis.

Analysis occurred in two phases before being integrated with quantitative findings, as is standard in mixed-methods parallel design (Tashakkori et al., 2020). During the first phase, de-identified transcripts were coded in Dedoose by a team of research assistants without the use of AI. Analysis followed the blended approach described in the pre-analysis plan (ABT Associates, 2023), which applied thematic analysis on the semantic level and grounded theory on the latent (Braun & Clark, 2012; Charmaz, 2014). On the semantic level, values and process coding were used for understanding structural vulnerability and decision-making pathways. Focus and theoretical coding were applied on the latent level for understanding agency and meaning-making in relationships. In phase two, a framework-guided rapid analysis was employed to analyze the data. This involved recursive, in-depth immersion in the transcripts and a theoretically driven template, tailored to the site, to organize and analyze the data (Gale et al., 2019). Analytic memos were then triangulated with summary tables and phase one analysis before being integrated with quantitative findings.



Demographics

Because participation in the research portion of the program was optional, the study sample comprised 315 participants (146 in the treatment group and 169 in the control group), with balanced demographic characteristics across groups. The mean age of respondents was 36 years, with households averaging three members, including two children. Women predominated in both groups (84%). A majority of participants were non-Hispanic (82%), with a racial composition of primarily African American participants (51%), followed by White participants (26%), and smaller proportions identifying as Asian or Mixed/Other races. The majority of participants were single (72%). English was the primary language spoken in participants' households, although Spanish and other languages were also represented. About two-thirds of participants had a high school education or less, around 21% had an Associate's degree, and

just above 13% held a Bachelor's degree. Median household incomes were about $17,500 for the control group and $17,569 for the treatment group, with mean incomes of $18,865 and $20,401, respectively. At Baseline, approximately 5% of participants in both groups reported no wage earnings or salary income. The majority of participants in both groups reported receiving government assistance at some point during the pilot, including SNAP, Social Security Income (SSI), or other benefits. However, the narrative data indicated that coverage was sporadic for many participants as they navigated income changes, the benefits cliff, and difficulty in finding providers who would accept childcare vouchers and housing subsidies. The table below shows the demographics of MFF participants by their assigned group.

Table 1: Sample Demographics

MADISON, WISCONSIN		CONTROL	TREATMENT
SAMPLE SIZE		169	146
AVG. AGE OF RESPONDENT (YEARS)		36	36
GENDER (%)	Male	13	16
	Female	86	82
	Other	1	3
CHILDREN IN HOUSEHOLDS (%)	Yes	100	100
AVG. NUMBER OF CHILDREN IN HH		2	2
AVG. HH SIZE		3	3
ETHNICITY (%)	Non-Hispanic	82	82
RACE (%)	White	29	22
	African American	53	49
	Asian	2	5
	Two or more races	8	16
	Other/Mixed	8	8
MARITAL STATUS (%)	Single	72	73
	Married	17	16
	Partnered/In-relationship	11	10
PRIMARY LANGUAGE AT HOME (%)	English	87	88
	Spanish	10	10
	Other	3	2
EDUCATION (%)	High School or less	63	62
	Associate's degree (Two-year college)	18	24
	Bachelor's degree (Four-year college)	17	10
	Other	2	4
ANNUAL HH INCOME (IN $)	Median	17,400	17,569
	Mean	18,865	20,401

Findings

1. Contextual Considerations: The U.S. Safety Net, Structural Legacies, and Spatial Arrangements

Summary: The MFF GI pilot occurred in the context of historical and structural inequities that informed how the GI operated. Historically, redlining policies and urban expansion geographically fractured many communities of color, hindering opportunities to form and maintain supportive local ties and strong community bonds. In the present, this materializes often as loneliness, limited access to resources, and feeling like an outsider. Participants also contended with the benefits cliff, which threatened to pull substantive aid if participants earned pennies over the eligibility cutoff. In contrast, the GI offered unconditional support that could be used flexibly.

Historic structural inequity and the architecture of the U.S. safety net form the contextual backdrop for understanding how GI operated in this study. Given that the MFF only lasted for one year, and under inflationary conditions, the narrative data indicated that participants who were able to bundle their GI with other conditional benefits, such as SNAP or housing subsidies, reported marginally better outcomes. In contrast, participants who earned too much income to qualify for such benefits had difficulty utilizing vouchers and subsidies, or lost conditional benefits to the cliff effect during the course of the study, reported struggling to fully leverage the GI in the ways they desired.

Receipt of safety net benefits such as WIC, SNAP, utility assistance, and housing and childcare vouchers are governed by the benefits cliff and compliance with behaviors which policymakers deem responsible (Baker et al., 2020). The safety net contains a benefits cliff, or cliff effect, where even small income gains exceeding eligibility thresholds cause declines in financial stability through benefits loss (Dinan et al., 2007). Practically speaking, the cliff effect undermines economic mobility unless the additional income is enough to offset or exceed the value of the loss in benefits. Low-income earners are then forced to avoid raises or new employment opportunities, curtailing their efforts to move up the economic ladder (Ballentine et al., 2022). Brian directly linked this dynamic with economic stasis, saying, “coming from poverty up to middle class is really difficult because every time you make more money, they demand more money back in your rent. And so the thing is you can never get ahead.” This is further compounded by onerous administrative burdens where excessively complex and time-consuming eligibility paperwork deters applying for benefits, creates episodic gaps in coverage, or abruptly pushes recipients off the cliff (Heinrich, 2016; Heinrich et al., 2022). Participants like Emily described this uneven system as “either absolutely terrible or wonderful. It really depends on who [case worker] you get … it could take a whole day to get through stuff and then you still have to wait.”

More substantive benefits, such as housing or childcare subsidies that are distributed via vouchers, involve deceptive barriers to use. On the surface, vouchers offer flexibility, but they also require personally

identifying a landlord, management company, or childcare provider who will accept the terms. Thus, although vouchers may be distributed without bias, if the end user lacks the social connections for utilizing it, the benefit will generate dissonant outcomes driven by structural constraint. The narrative data illustrated difficulty in locating providers, landlords, and housing units who would accept vouchers before, during, and after the pilot's conclusion. This uneven implementation of aid drove some of the ways that participants were or were not able to leverage the cash, particularly when their decision-making for the GI was influenced by gaps in coverage. These tensions impact all low-income earners seeking benefits, but people of color experience additional stressors driven by the myth of the welfare queen, identity-based stigma, and structural inequity (Baumberg, 2016; Seccombe et al., 1998).

In many cases, the fluctuations in many traditional safety net benefits mirrored income volatility, driving stress and unpredictability. In contrast, the GI offered a small but predictable counterweight to these dynamics. Interviewees described MFF as seamless while noting the ease of securing the GI in comparison to constantly recertifying benefits. Further, the monthly predictability of GI without fear of the benefits cliff or sudden fluctuations in amount added a layer of security and stability for participants, who felt assisted with planning for the future and financial decision-making.

Like many other midwestern cities, Madison and neighboring localities within Dane County have entrenched racial disparities across economic, social, and health domains (Robinson, 2018; Williamson, 2020; Wisconsin Council on Children & Families, n.d.). Housing and lending patterns from the past have generated unusual forms of spatial segregation in the present. Similar to the rest of the US, restrictive and racialized zoning covenants in the early 1900s constrained where Black families could live, but the spatial distribution that began at the start of the 20th century contained patterns unique to Madison (McCormick & Hornseth, 1947; Robinson, 2018). Unlike other Midwest cities with large and historically significant Black neighborhoods, the spatial segregation in Madison has pushed minority residents into multiple micro communities over time, spread like islands around the perimeter of the city. The legacy of this spatial arrangement erodes capacity for community building and social ties, which are crucial for low-income families navigating financial scarcity (Newman, 2000, 2020; Stack, 1974). The housing and childcare voucher systems offer clear examples of the unintended consequences of geographic patterns such as this. In a setting like Madison that lacks a geographically cohesive location conducive to building social ties (Robinson, 2018), residents of color in Madison experience a two-fold constraint originating in this spatial segregation: they experience social isolation while simultaneously lacking enough social ties for identifying landlords and childcare providers willing to accept vouchers.

In contrast, the MFF offered a unique opportunity for city residents to obtain an important resource—unconditional cash—with very few barriers. And indeed, many Black residents benefited from MFF. Although only 7% of Madison's population identifies as Black, nearly half (49%) of MFF participants identified as Black. Though MFF was a more inclusionary program, its eligibility was limited to residents with very low incomes. Thus, the disproportionately high number of Black residents in MFF also suggests a strong disparity in need for people of color in Madison.

Understanding the experiences of Black residents is critical for understanding the context in which the GI pilot unfolded. Throughout the qualitative data, Black participants discussed feeling like outsiders within their communities, regardless of whether they were lifelong Madison residents or new to the city. In Cindy Lou's words,

> *I just think it's the atmosphere of the environment, you know what I mean? Like, me coming from Chicago, you know, we had corner stores, we had our neighbors, it was close-knitted. Here, people don't know each other. There's no community, there's no convenience stores or no corner stores or no Mom-and-Pop stores around like that.*

Others described inequitable access to resources and a negative impact on their overall well-being and economic mobility. Amelia Bedelia, a 30-year-old Black single mother who was born and raised in Madison, felt that the racism she experienced throughout her life resulted in an immense pressure to perform a false version of herself so that she would be perceived as adhering to unspoken societal standards, "it [racism] made me lose myself sometimes, because I felt like I was darn near was playing a character 24/7. And that's never a fun thing, because sometimes you become the character and forget who you are, you know."

Limited opportunity across essential sectors inhibits the building of social ties, creating barriers to more informal resource networks which, in turn, impacts health and socioeconomic well-being (Gilbert et al., 2022). In Madison, the cultural assumption that communities of color are not endemic, in conjunction with the geographic fracture of these communities, has created a milieu in which these populations have a more difficult time creating and integrating into communities, thereby constraining their ability to build and forge relationships that are essential for social and economic well-being (Anderson, 2015; Tatum, 2017). This was reflected throughout the interview data; participants expressed an overwhelming feeling of social isolation and, similar to Desmond's (2012) findings, a belief that in order to access resources, relationships needed to be primarily transactional. While participants of all backgrounds described feeling socially isolated in the narrative data, participants of color contended with spatial arrangements that exacerbated it. This is not to say residents of color remain powerless and lack strong relationships—participants recounted deep and meaningful bonds that were sources of joy and resistance in the face of struggle. Rather, those social ties exist in a structural arrangement that undermines capacity for mezzo-level community-building.

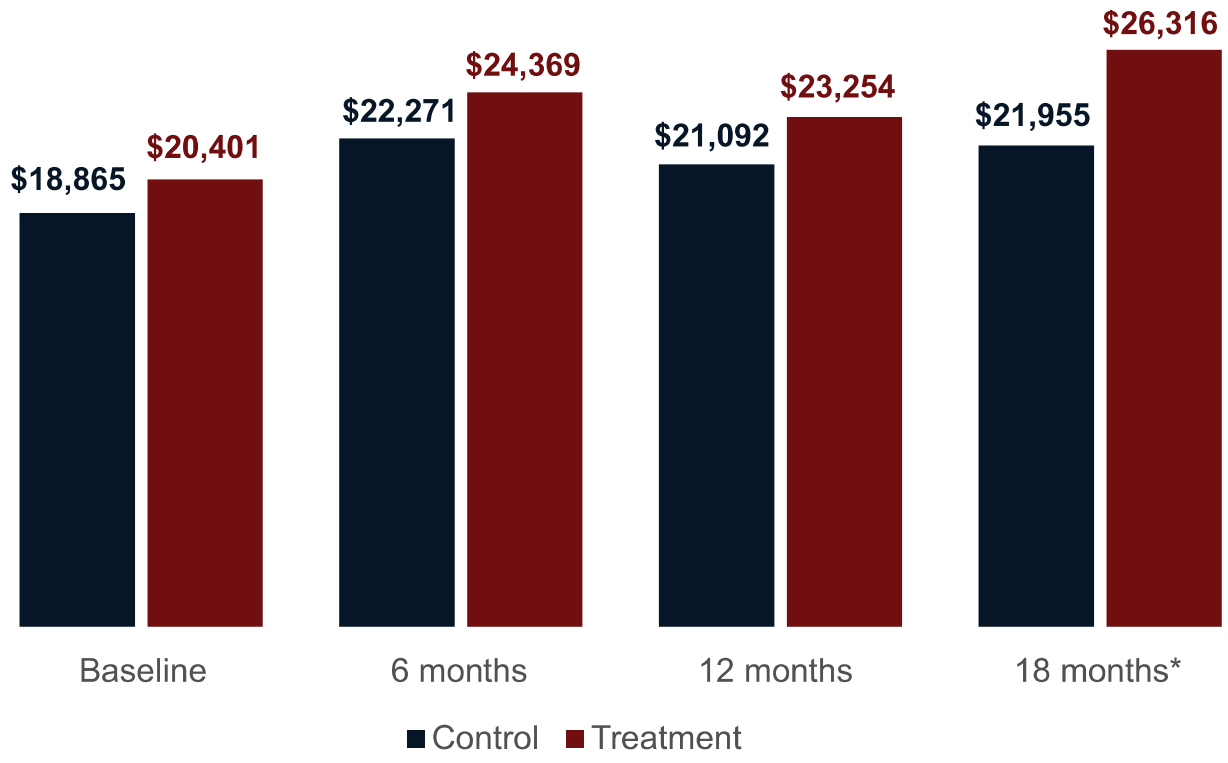


2. Quality of Life Outcomes: GI's Impact on Material Hardship, Financial Security, Health, and Stress

Summary: Participants were able to continuously increase their overall income and were more likely than control group members to be financially prepared for an emergency. Despite these gains, participants struggled with day-to-day expenses like food and housing similarly to the control group, and their stress levels were significantly higher.

Financial precarity and income volatility pose persistent challenges for low-income households, undermining their path to long-term economic security. These challenges manifest through unpredictable income fluctuations, difficulty in maintaining consistent employment, and vulnerability to economic shocks. While the official poverty rate for Wisconsin stands at 8.4%, the Supplemental Poverty Measure (SPM) indicates a rate of 6.6%, with child poverty at 5.2% (Shrider, 2024). Within this context of economic hardship, the study examined the efficacy of GI in ameliorating financial instability and income volatility.

Figure 3: Annual Household Income, Treatment vs. Control



Note: *$p<0.05$; ** $p<0.01$; *** $p<0.001$

Household income was calculated by summing all reported sources of income from work, gifts, loans, and cash benefits. Recipients reported monthly income retrospectively for four months at each survey interval. The four-month household incomes were averaged then multiplied by 12 months to produce an estimate of annual household income.

Quantitative analysis revealed a sleeper effect, where the impact of the GI payments emerged over time. While the initial differences in annual household income between groups were insignificant, the differences gradually amplified over time. Six months after the first disbursement, the mean difference in income increased to $2,099; by 12 months, it remained positive at $2,162. By the end of the pilot, the income gap had further escalated to $4,361 (B=2,824, p=0.02), suggesting a significant improvement in income for the GI recipients.

Most participants described coping with financial precarity through budgeting and constantly calculating how close they were to missing a bill or losing benefits. Genesis created a system to track dates by having "a little notebook where I write my bills down," and then methodically placing due dates for bills on her refrigerator. Like Genesis, many layered behaviors around GI use on top of well-worn financial strategies honed through years of scarcity. In these instances, the GI offered reprieve and confidence as she describes,

> *Between my bank card and this card [GI], I'm able to pay my bills and feel good about it. Like with, um, just last week, I paid my cable and my light bill with the card. And then with my bank card, I paid my rent. I was like, and I, and it felt good, because I paid the bills and I still have a little bit of money left and I was like, yes, thank you Jesus. I paid my bills.*

Others, like Katherine, said the best part of receiving GI was "knowing that my bills are gonna be paid" and knowing her children will "have a roof over their head" while the pilot was underway. Nonetheless, despite being grateful for the reprieve GI offered, participants articulated the duration and amount of payments as directly related to how much financial progress they could achieve. Many described the GI as a relief, but also somewhat stressful when they were still unable to pay their bills in full. For example, Katrina said the GI has "taken a lot of stress away about me worrying about how am I gonna pay this? How am I gonna do that?" but then detailed the constraints posed by the short duration, saying "even with the money [GI], it was still limited as to what I could pay. So it was like one month, pay something, one month, don't… You're slowly coming out the hole."

Participant experiences of getting by in Madison reinforced a sense that the system was structured against them. They spoke of working multiple jobs and odd hours as they desperately tried to piece together a life in which they could support their children. However, at times, their ability to financially support their families came at the expense of their ability to be present for their children. Prior to receiving GI, participants expressed a feeling of constantly just keeping their heads above water economically: between the costs of housing, food, transportation, and childcare, they were barely managing to survive. Emma, a single mother to two toddlers who identifies as racially "mixed," articulated the tension between trying to survive day-by-day and trying to find time to take care of oneself:

> *Um, I feel like— First, um, really, I think it's that balance between working and actually having a life. Uh, a lot of people work really hard, so they... so they wanna have fun at the end of the day. But at the same time, a lot of people don't even have that money to— They don't have that money to have fun besides, like, you know, responsibilities. So when they go out and have fun, after they take out— like, take care of their responsibilities, they don't really have any money left after that. So it's like, even though you're working, you're still struggling trying to make ends meet while still trying to make sure you can put—prioritize your own self-care. And some people just, like, they live to work. Like, they don't— They don't have time to actually live.*

Consistent with other research (Halpern-Meekin et al., 2024), participants described the GI payments as helping alleviate some of this enduring financial precarity in their role as parents. More specifically, participants described the GI as allowing them to live on a "level playing field" for a year and giving them a sense of self efficacy without the constant worry over meeting their children's basic needs. Brian described using the GI for a necessary car seat as "doing my best to intentionally spend this money on things that have true, important value," and others repeatedly emphasized how the GI created security in knowing they could buy healthier food for their families.

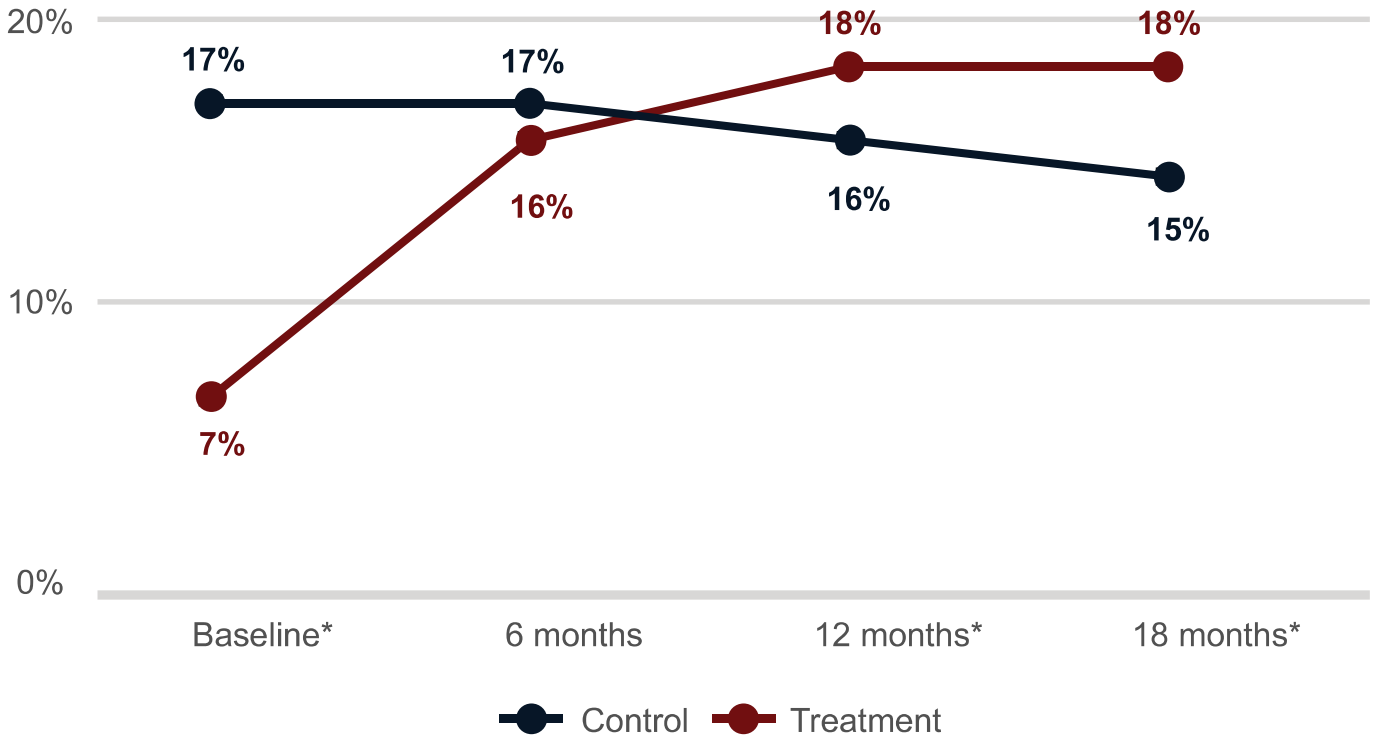
Many of the study participants worked in hourly positions and had significant variability in the hours they were given from one week to the next. Consistent with the research noting how scheduling unpredictability derails financial progress, negatively impacts quality of life, and harms one's ability to parent (Lambert, 2020; Lambert et al., 2019), participants articulated how fluctuating employment conditions created destabilizing ripple effects throughout their networks. In short, this translated to participants battling volatility at home, at work, and in the safety net simultaneously. The GI payments helped smooth over some of this instability; however, because the dose of the GI was relatively modest, many participants explained that the payments only helped them pay down debt or cover the bills they already had, rather than creating the type of income stability that could fully move them out of day-to-day survival. Importantly, however, these participants did not lack goals, planning, or information. Instead, they consistently battled macroeconomic conditions that presented a moving target of stability. Lisa Marie's experiences help illustrate this dynamic. She has been working to save, but as she explains, every month there is something:

> *And I'm hoping to save more. Um, I been working a couple of months so, so far, so good. Um, I was a little behind in a lot of things, like my storage. Um, sometimes it feels like every month, there's just something, you know? So this month, I'm, I'm behind in my storage, but I'm gonna take some money from you guys and I'm gonna pay my storage. Because it's gonna go on auction in a few days. So, I need to pay it.*

Emergency financial preparedness was limited, which is common among lower-income and minoritized households" (board of Governors of the Federal Reserve System, 2024). A plurality of participants in both groups reported an inability to cover an unexpected $400 expense using cash or a credit card paid in full. At Baseline, only 7% of the treatment group could handle a $400 emergency expense, compared to 17% in the control group—a statistically significant difference (OR=.37, *p*=.010).

Over time, this pattern shifted: the treatment group's ability improved to 16% at 6 months and further to 18% at both 12 and 18 months (OR=3.26, *p*=0.02, and OR=3.25, *p*=0.02, respectively). Overall, the GI had a progressively positive effect, enhancing participants' resilience to financial shocks.

Figure 4: Ability to Afford a $400 Emergency Using Cash or a Credit Card Paid in Full, Treatment vs. Control



Note: *$p<0.05$; ** $p<0.01$; *** $p<0.001$

Even though the percentage of GI recipients who could weather a financial shock increased over time, many recipients continued to experience entrenched precarity that contributed to feelings of isolation and dehumanization, particularly when their attempts were governed by opaque policies of exclusion. Karma is a Black mother of two boys. She has been living in Madison since she was 19 and works in the medical field. Karma was hoping that with the help of the GI program, she might have enough money to qualify for a mortgage and purchase a home through a local program that helps first-time buyers secure mortgages. She completed the program, but was ultimately not given the mortgage and instead was put on another waiting list with no explanation as to why. This experience solidified Karma's belief that the system was set up to ensure that you could never quite meet your goals. "I didn't get a mortgage. I was this close [*makes a pinching motion*]. I was this close but, you know, they don't wanna see you succeeding." She felt like the system did not want single Black mothers like herself to "win." Karma was able to save money and get herself to a place where she could possibly invest in a different future, but found herself hampered by the amount of time the

administrative steps towards economic mobility required. Between researching programs, attending meetings, filling out paperwork, taking care of her children or ensuring that someone else could, and her regular work schedule, she just did not have the time to keep moving forward.

> *Just a lot of, um, time, you know, you have to— you have to dedicate time to these things. You can't just say, oh, I work towards, uh, you know, the, you know, like a mortgage to buy a house. That's a lot of time. You have to go look at houses, you can't spend any money. It's just like, literally time if you have kids and you're a single parent, no matter man or woman, you're not gonna have the time and the capacity to do that and then keep your job. You can, you definitely can. But like, it's just a barrier, um, that, that I had the time, you know, because my kid, he has developmental needs. So he has like four different appointments, like probably in a week, sometimes occupational speech and psychologist. So it's just like putting everything, getting everything on a— on a wheel and rolling it and keeping it going was a barrier for me.*

Savings

Households in both groups struggled to build savings for the future. This, too, is common among lower income households that struggle to cover day to day expenses. In Wisconsin, only 35% of women earning less than $50,000 per year have enough savings set aside to cover three months of expenses (FINRA Investor Education Foundation, 2022). At Baseline, the majority in both treatment (79%) and control (81%) groups reported savings under $200, a proportion that remained relatively stable throughout the study period. While the treatment group showed some initial movement towards higher savings at 6 months (10% reporting >$500 in savings), these changes attenuated over time and were not significantly different from the control group, highlighting the challenges faced by the pilot participants in maintaining savings, even with additional cash support.

Table 2: Trends in Savings (in %)

	<$200		$200–$500		>$500	
TIME PERIOD	CONTROL	TREATMENT	CONTROL	TREATMENT	CONTROL	TREATMENT
Baseline	81	79	5	12	14	8
6 months	72	75	15	16	13	10
12 months	79	82	12	10	9	8
18 months	76	79	13	13	11	8

Note: *$p<0.05$; ** $p<0.01$; *** $p<0.001$

Many of the pilot participants aspired to save. It was a goal that nearly all of the participants who were interviewed mentioned. However, achieving saving goals was incredibly challenging. For many, the money was spent on long overdue bills before it even got to their bank accounts. Heidi, a 39-year-old White woman with one adult child and two elementary-aged children, found the experience of the GI

already being accounted for before she even received it exasperating. In responding to a question as to what she would do with the money if the program were three years long, she expressed this feeling of perpetually being unable to get ahead of her financial responsibilities:

> *Um, I don't know really. I, I mean, I wanna say like, oh I would plan to put it for savings but every time I do that, like, I mean, like I already know my, my August payment, that's going to be my 6-month insurance premium. So like, that's already gone. My August payment, my July payment is going to my April car payment. So like, that's gone already.*

Similarly, Lady Don's focus on saving is something that she prioritizes, but she sometimes finds it difficult to figure out where the money she wants to put into savings will come from:

> *Um, for my finances, um, I always try to put up something for a rainy day, even if it's like, 10% of my pay. Just somethin', to be able to fall back on. Um, I try to split my monthly bills in half, considering [I] only get paid biweekly and I still gotta get food, still gotta have gas, still gotta have house supplies, laundry, and different things like that.*

Despite ongoing financial hardships, participants in the treatment group showed a higher but insignificant likelihood of helping friends and family financially in the prior month compared to the control group. This trend was observed across all time periods following the MFF disbursements: at Baseline (OR=1.24, p=.489), 6 months (OR=2.02, p=.08), 12 months (OR=1.31, p=.49), and 18 months (OR=1.622, p=.25).

At Baseline, scores on the Financial Wellbeing Scale developed by the Consumer Financial Protection Bureau were, on average, marginally higher in the control group (M=36.89) than in the treatment group (M=35.90), but both were in the Medium-Low category (Consumer Financial Protection Bureau, n.d.). Individuals in this range typically have minimal savings, face challenges covering emergency expenses, and frequently encounter material hardships and credit difficulties. Six months into the study, this pattern persisted (control M= 42.22 vs. treatment M= 40.08). By 12 months, average scores in both groups showed a trend towards convergence, with a mean difference of -0.02. By the 18-month mark, this difference shifted to -0.54, indicating near parity between groups. None of these shifts were found to be statistically significant.

Table 3: Financial Well-Being Scores over Time, Treatment vs. Control

TIME PERIOD	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
Baseline	36.89	35.90	-0.99	1.174	-3.29	1.31
6 months	42.22	40.08	-2.14	1.196	-4.48	0.21
12 months	40.44	40.42	-0.02	1.197	-2.36	2.33
18 months	40.57	40.03	-0.54	1.366	-2.76	1.69

Note: *p<0.05; ** p<0.01; *** p<0.001

Case Study 1:

Aurora–Immigration and Reciprocity

Aurora is a 48-year-old single mother who came to the US from Central America in the early 2000s, hoping that she could find work that would pay her enough to support her family. She loves Madison's natural beauty, "the lakes, trees and flowers," an environment she savors on weekly walks with her sister.

Aurora does not qualify for public benefits or the formal safety net. However, she has set up an informal safety net by practicing economic reciprocity with her community. She describes herself as someone who shares what she can with her friends, neighbors, and family. She recounted a recent trip to the food pantry:

> *Just now when I went to the food pantry, there was a lot of fruit, and I even took fruit for my friends. I bring fruit to my friends. Or potatoes. I like to cook. I'll bring food to them. Because what I receive, I can share. I like to share. Especially when they say, "Oh, you cook good food." Oh, I just add more seasoning and bring it to them.* [Laughter] *I like to cook.*

Aurora lives with her daughter in an apartment and rents out the spare bedroom when money is tight. Aurora works as housekeeper at a local hotel, which is physically taxing and does not pay very well; but she loves her work and prides herself on doing it well. When the hotel closed during the COVID-19 pandemic, she found herself falling short on her monthly bills. Her roommate at the time supported Aurora by paying more than her share of the rent, cooking her meals, and helping Aurora find a temporary job.

When Aurora got the GI, she was able to reciprocate the kindness she had received by providing economic support to others. Aurora explained other ways she extended support to her community:

> *Uh, with my sister, for example, uh, she was, uh, preparing the birthday celebration for, for my niece and, and she asked me if I was able to support with like $200 and just of course, yes. And she said she was very, uh, thankful, uh, uh, about it, you know, or a friend at work sometimes. And they will say like, you know, "I'm very, I'm short on my rent. Can, uh, can you lend me some money?" Uh, and it is when I'm, when I'm able, it's very, uh, it's a beautiful feeling to be able to support somebody when they are going through something like that. And when I can, I do it.*

Despite being part of these networks, Aurora considers herself to be extremely self-reliant. Earlier in life, she was a caretaker for her younger siblings, taking on household responsibilities. Her father would give her money every week to buy household provisions, and this is how she learned to budget. She elaborated: "So, I learned. So, it's not hard for me to get ahead. I know how to live alone. I don't need a companion, and I haven't looked for one, either, but I'm fine the way I am."

Because of these experiences, Aurora felt well positioned to make use of the GI. She was able to support her daughter, send money to family, care for her community, buy staples in bulk, and save some of the money for the future. She describes how the GI also helped to reduce her worry; with MFF, she knew she would be able to cover her rent, so she could do things to help support her daughter's emotional well-being.

> *That's something that is, uh, it really help, and my daughter really helps us. She's very happy, you know, that we are able to, to go and, uh, have, uh, some meal together, go, uh, or just get an ice cream or just go for a walk.*

When the GI ended, Aurora felt confident that she could continue to cover her expenses. However, rising housing and food costs have presented some challenges. Her rent has gone up, and she expects it to go up again. She explains that:

> *Sometimes I, I get really tired with my job and I wish not to continue doing that. But, you know, I, I, I think about, I do it for, for, for my daughters, for myself, for my cats because they, they need, I need to buy food and keep later, and they're very demanding. So, I just, um, I will continue forward and, uh, I don't imagine the future. I don't do a lot of, of planning because sometimes things, uh, you know, that, that they don't happen as we want them to be. But I just, just continue, just wishing for, for help and, and, and, and energy to, to go forward.*

At her last interview, Aurora had not yet had to take in a roommate again. Living in an apartment with just her child brought her a sense of peace.

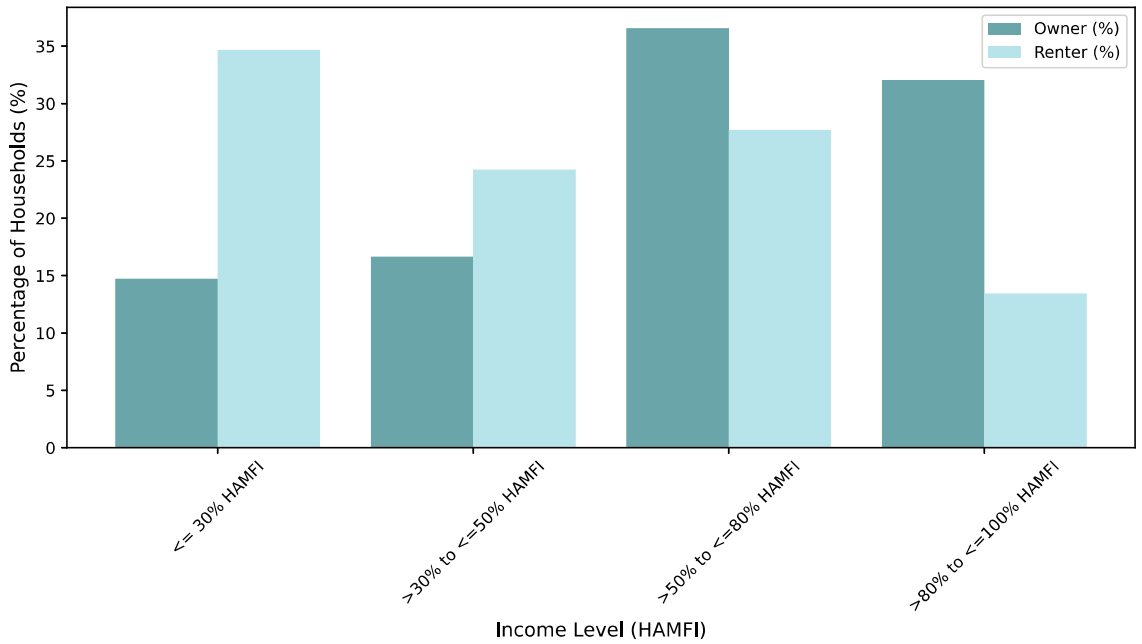
> *I like it. There's a lot of tranquility. A lot of peace. More than anything, we're very used to being along, my daughter and me. In fact, sometimes, I'll say, "I've been asked to rent the room out." And I always put a lot of conditions on people. But honestly, I'm not, like, yet ready to—I can still afford it.*

Housing

When asked what it was like to live in Madison, participants consistently brought up struggling to find or keep affordable housing. Madison has faced persistent housing affordability challenges, which intensified between 2020 and 2023, the years during which MFF was implemented. Historically, the city has been among the state's most expensive rental markets, with a longstanding shortage of affordable housing predating the pandemic. Rapid migration to the city has led to increased housing demand. Much of the response to this demand has been the construction of new apartments and condominiums across the city. This new housing is unaffordable for many residents and appears to cater to the wealthier, younger, and highly-educated new Madisonians, who stay in the city after attending UW-Madison or are drawn to the city by high paying jobs.

According to the U.S. Department of Housing and Urban Development (HUD), the Madison Housing Market Area experienced a 12% increase in average home sales prices during the 12 months ending September 2021, reaching $324,000—the fastest gain in over a decade (Office of Policy Development, 2021). Concurrently, the rental market tightened, with vacancy rates declining from 6.7% in 2010 to an estimated 3.0% in 2021, leading to increased rents and reduced availability (Office of Policy Development, 2021). These trends created a particularly challenging environment for low-income residents, forming the backdrop for the experiences of participants in the MFF pilot program. In 2022, 43.2% of rental households in Wisconsin were cost-burdened, spending more than 30% of their income on housing (City of Madison, 2022). Both newer residents and long-term residents have struggled to find and keep quality housing.

Figure 5: Homeownership and Rental Status in Madison



Source: Adapted from Office of Policy and Development Research, n.d.

Reflecting the broader Madison context, housing cost burdens, or the proportion of monthly income spent on housing costs, were high among study participants. At Baseline, the control group spent 60% of their income on housing, and the treatment group spent 55% of their income on housing. Housing expenses in excess of 50% of monthly income are considered to face "severe housing cost burden". In Madison, approximately one quarter of renter households face severe housing cost burdens (City of Madison, 2023). By 6 months, burdens decreased for both groups (control: 54%; treatment: 49%), a pattern that continued through the study period. Both treatment and control groups showed relative stability in their housing cost burden, remaining at approximately 49% at both 12 and 18 months in the treatment group, and 57% at 12 months and 56% at 18 months in the control group. These differences between groups did not reach statistical significance at any time point. The proportion of participants experiencing severe cost burdens (>50% of income spent on housing) showed similar patterns: consistently lower in the treatment group across all time points (Baseline: 53% vs. 54%; 6 months: 48% vs. 51%; 12 months: 46% vs. 50%; 18 months: 47% vs. 51%). Again, none of the between-group differences were statistically significant.

Table 4: Housing Cost Burden, Treatment vs. Control (in %)

	BASELINE		6 MONTHS		12 MONTHS		18 MONTHS	
	CONTROL	TREATMENT	CONTROL	TREATMENT	CONTROL	TREATMENT	CONTROL	TREATMENT
Median housing cost ratio*	60	55	54	49	57	49	56	49
Cost burdened (cost ratio >30%)	72	74	72	72	69	69	69	68
Severely cost burdened (cost ratio >50%)	54	53	51	48	50	46	51	47

*The cost ratio is the percentage of household income spent on rent or mortgage (minus utilities)

Note: *p<0.05; ** p<0.01; *** p<0.001

The burden of securing housing loomed large across the narrative data, and although the GI was insufficient for meaningful change in housing cost burden, participants did describe the GI as offsetting the cost. The histories of housing struggles included dealing with property owners who were unwilling to keep their homes up to code, informal evictions, abusive and discriminatory landlords, rapidly rising rents, and an inability to find property owners who were willing to accept Housing Choice Vouchers (HCV, formerly Section 8 Vouchers). Participants like Stacy questioned who Madison was building housing for, and saw the construction of newer higher-priced buildings as a catalyst for rising rent costs. For Veronica, a single mother with two children diagnosed with significant developmental needs, housing was the hardest part of living in Madison: “I would almost need to, like, have that, like, a continued guaranteed income in order to afford, like a, a regular apartment.” Veronica lives in low-income housing through an affordable housing program. Each year she reapplies by submitting all her bank statements and other financial information so that her rent is “mapped on” to her income. She has had her apartment for 11 years but feels stuck

there because, unlike with HCV, there are not many options for her and her two children. Still, she felt lucky to have the apartment, especially considering how the housing situation in Madison has changed:

> *The wait lists were shorter [11 years ago] for like, um, subsidized housing and every once in a while, they'd open up Section 8. Um, but there's like no Section 8, no way to get it unless you get into the lottery, which I tried to do this last time to see if I—because that would have given me more options for housing. Um, but as far as like lower, lower income apartments, there's just nothing.*

Katherine, a 37-year-old Black single mother of four, also struggled with housing stability, describing how she has had to move her family multiple times because landlords would not renew her lease due to her low credit score or rent arrearages. Her own mother has had to co-sign leases with her, and Katherine was hoping to use the GI to pay down debt so she would not have to rely on her mother in the future. Similarly, Brian, a White veteran experiencing homelessness, was able to find housing during the pilot through a local program, but the landlord refused to renew the lease, putting him back into the shelter system.

> *I live in a homeless shelter for veterans in Madison, Wisconsin. Um, since, uh, last year—So previously I lived in a, a, a version of the Section 8 program for veterans. Um, the landlord of that—it was just a regular market-rate apartment complex. It wasn't like, a low income. So it was like a voucher program for poor people, low-income people to live in regular apartments. But the landlord didn't like accepting government money. And so she just didn't renew the lease.*

Losing his housing meant that Brian and his children had to live in a hotel, which a non-profit organization paid for. However, the funds soon ran out, and Brian was forced to move to a homeless shelter for veterans when he and the organization were unable to secure family housing. The veterans shelter does not accept children, so he de facto lost custody of his children, who were forced to move elsewhere.

Some participants were able to use the GI and draw on their social networks to secure better housing for themselves and their families during the pilot. For example, Hali, a Malaysian immigrant with three children, was able to move to a safer neighborhood during the pilot, but only because a family friend owned the apartment building and was allowing her family to rent below market rate.

> *We moved out from a—a very, um, I guess, um—um, an area that's, uh—uh, that was, uh, rife with, um, I guess crime and, um, uh, smaller, unit, so, uh, much smaller than this is. So, yeah, I like my space now... Um, our, I guess financial situation got improved, and, um, yeah, that's basically it* [laughter]. *And I guess I got this place, um, out of, uh, a favor. We got—we got a favor from a friend. So yeah, if not, we wouldn't be, uh, we—we couldn't afford this place.*

Because of how tight the housing market was, participants found that the GI had to be combined with other resources—often connected to who they knew, people who might be willing to support their rental application or co-sign their lease, or who might have insider knowledge about rentals before they were listed on the public market.

Related to the increasingly inaccessible costs of housing, Madison, along with Dane County and Wisconsin more generally, has seen a rise in homelessness since 2013. The 2023 Annual Homeless Assessment Report indicated that on a single night in January 2023, 4,861 individuals in Wisconsin were experiencing homelessness, reflecting a 1.8% increase from the previous year (Office of Community Planning, 2023). Dane County alone accounted for 12.8% of the state's homelessness (Wisconsin Policy Forum, 2024). In contrast to state and county trends, Madison experienced a peak in its unhoused population during 2021, and subsequent street surveys in 2022 and 2023 showed declining numbers (City of Madison, 2023), reflecting the effectiveness of expanded COVID-era support programs that helped secure stable housing for vulnerable residents.

The vast majority of participants were stably housed in a rental unit (subsidized or fair market), a home that they owned, or in a rent-to-own situation, with only a handful in each group across waves reporting their housing status as "other" or living with family or friends. No significant differences were found between the treatment or control groups' housing status over time. From the qualitative data, it was clear that housing vulnerability persisted for participants in both groups, suggesting that the GI alone was insufficient to overcome the broader economic challenges in Madison's housing market during 2022–2023. The expiration of pandemic-era protections, particularly the eviction moratorium (Wisconsin Department of Administration, 2024), combined with Madison's tight housing market, created a challenging environment where the GI's impact on housing security was limited.

Well-Being and Health Behaviors

Unconditional cash transfers are associated with selective positive health outcomes in the literature (Sun et al., 2021; Troller-Renfree et al., 2022), but most of that evidence is derived from cash transfers occurring before the pandemic or outside of the US. The quantitative data showed little to no change on health outcomes in treatment or control, which is consistent with other pandemic-era GI pilots with 12-month disbursement periods (Bervik et al., 2024; DeYoung et al., 2023; Flynn et al., 2024; Kim et al., 2024). However, the narrative data overwhelmingly indicated strong access to physical and mental healthcare, deliberate health behaviors, and the lingering presence of financial instability from health crises occurring well before the pilot. With the exception of one interviewee, all of the participants were insured, reported consistent access to healthcare providers, and effusively described their local providers as trusted resources for health information and treatment. Although some interviewees carried significant medical debt, these were the result of accidents, genetic conditions and the early onset of health trouble such as cancer or fibromyalgia that occurred years prior. The gaps in coverage that did exist revolved around dental care, vision, inadequate coverage for permanent disabilities, and roll-backs to Medicaid expansions.

In several instances participants articulated seeing, or beginning to see, changes in their physical health which they attributed to GI, along with shifts in their mental health from reductions in financial stress.

The narrative data was replete with pre-existing complex health and mental health conditions, and many participants utilized the GI to address medical debt along with altering their health behaviors to prevent new problems and treat existing conditions. For example, Karma described finally being able to pay for dental care, calling GI a,

> *true game changer for me in my life with fixing my teeth… They were really messed up, really messed up, and now I can smile with confidence and I'm just so happy that I can go around people and just smile because I've never smiled before.*

Further, of the many interviewees reported engaging in therapy at some point during the study, with only one ceasing mental health treatment after disbursements stopped. Participants drew sharp distinctions between their ability to engage in healthy behaviors during the disbursement period and outside of it. Without the GI, they detailed constantly choosing between paying rent and healthy food, engaging in work that they felt risked their health, and choosing lower-paid employment opportunities to not lose access to physical and mental healthcare due to the benefits cliff. In contrast, they associated the disbursement period with intentional weight loss, reduced consumption of processed food and alcohol, increased consumption of fruits and vegetables, reductions in diabetic markers and high blood pressure, spending more time outside, increased exercise, and decreased fatigue. Katrina reported that her diabetes "numbers are looking so good that it's not even diabetes anymore," and Brian was able to supplement the poor nutrition he received in the shelter system with the GI and access medical care resulting in his "dangerous" cholesterol levels coming down. Others, like Katherine, saying she's "taking my health back," were able to use the GI as a stopgap while waiting for short-term disability approval for surgery.

Similarly, with the exception of three interviewees experiencing lifelong severe and persistent mental illness, participants overwhelmingly attributed chronic stress, anxiety, and depressive symptoms to financial strain and poor working conditions which the GI temporarily eased when the safety net and market failed. For example, Mary, who lives with permanent debilitating injuries from a car accident, said, "I had to risk my health for income" even though physicians indicate she "will never—essentially with my condition … be able to work full time." The GI created space for her to prioritize her health; she described her poor well-being as originating in finances, saying, "this is why the pilot really, really decreased my depression and suicidal ideation." Echoing prior literature on poverty's causal contribution to mental ill-health and scarcity mindset (Basu, 2017; West et al., 2023), participants also credited the GI with creating the mental bandwidth to begin healing from chronic stressors. Veronica felt it "gave me more time to focus on other things too… That's why my mental health is better," while Nick described himself as "content and present" while receiving the GI. Although these pathways were diverted by the relatively short duration of disbursements, participants like Emma still felt the GI altered their thinking. She explained, "I'm choosing to grow, to heal, to learn … instead of like, just dwelling on my situation, [I'm] looking for ways to make it better."

Despite the well-being shifts participants experienced during the disbursement period, for many, this respite was not sustained because the GI amount and length was not sufficient to create enduring economic shifts. Nick, who is the primary provider for his family, explained that while GI provided a necessary reprieve, the end of GI marked a return to a "constant state of pressure." Like others, Nick

attributed this to major structural factors that feel out of his control, impact his health and curtail his ability to enjoy his family, "there's so many factors of my life, just of my exciting home life that I don't really have any sort of control over. Um, my rent went up this year, my rent's gonna go up again next year. I can't... I can't control that... and... damn it, I should be able to appreciate the exciting things that happen in my home, my exciting life."

PHYSICAL HEALTH

The qualitative findings highlight the intersecting impacts of financial precarity and systemic inequities in healthcare access on health outcomes, alongside the overwhelming personal toll of economic stress. With the limited duration of MFF, it is not surprising that there was little movement in physical health indicators; one year of a relatively small infusion of cash was unlikely to produce major health changes between groups. Using the Short Form Health Survey-36 (SF-36) (RAND, n.d.), a common instrument to measure general health and functioning, little variation was apparent over time. There was no significant difference in physical health scores between the treatment and control group at any time on any of the subscales of the SF-36. However, average scores lend some insight into the physical health status of the participants. The normed average of the general health subscale for individuals with chronic health conditions is 56.99, and participants in both the treatment and control conditions were within a few points of this mean at each observation. This indicates their general health to be on par with others with chronic health conditions, which many of the participants reported in their interviews.

FOOD INSECURITY

Dane County residents experienced increasing levels of food insecurity during the pandemic. As job losses took hold, the percent of the population eligible for FoodShare rose from 10.9% in 2018 to 12.1% in 2021 (Wisconsin Food Security Project, 2024). Interview data reflect that participants were often just above the income cutoffs for support, particularly SNAP benefits (called FoodShare in WI), despite their struggles to get by. Consistent with other research on GI, food security, and health behaviors (Kim et al., 2024; Liebman et al., 2022), GI provided participants with expanded access to healthier food choices, which participants directly linked to a range of positive knock-on effects in the narrative data. Mary described expanded access to healthy food as "my favorite thing ... It was able to give me amazing mental bonding income with my daughter and food for us... That was an amazing, yeah, amazing help." Katherine used the nomenclature of GI, saying,

> *Some months were dark and it really helped us get out of it. So, uh, you know, there was times where we, we didn't have no food and we know that, that $500 was coming. So it was guaranteed food in the house.*

Although food insecurity remained ever-present throughout the pilot, participants like Veronica described her "main goal" with the GI "was to be able to eat properly, eat the food that I, I actually wanna eat, and that was successful too," buttressing prior work indicating how poor nutrition can reflect market conditions rather than nutritional (il)literacy.

Inflationary pressure on food costs plus participant's struggles with qualifying for or accessing benefits created particularly challenging circumstances of material hardship. Quantitatively, this hardship was evident in household food insecurity, with both groups experiencing persistent food insecurity throughout the study and not differing in their levels of insecurity. At Baseline, nearly two-thirds of all participants worried about food insufficiency, and over half could not afford their preferred food options. By the pilot's conclusion, one-third of households in both groups were still worried about reducing food intake due to insufficiency.

Table 5: Food Insecurity over Time, Treatment vs. Control (% Yes Responses)

IN THE PAST FOUR WEEKS...	TIME PERIOD	CONTROL	TREATMENT
Did you worry that your household would not have enough food?	Baseline	64%	64%
	6 months	49%	45%
	12 months	51%	58%
	18 months	52%	55%
Were you or any household member not able to eat the kinds of foods you preferred because of a lack of resources?	Baseline	54%	59%
	6 months	45%	40%
	12 months	51%	55%
	18 months	48%	46%
Did you or any household member have to eat some foods that you really did not want to eat because of a lack of resources to obtain other types of food?	Baseline	51%	62%
	6 months	41%	39%
	12 months	53%	55%
	18 months	47%	49%
Did you or any other household member have to eat less in a day because there was not enough food?	Baseline	36%	45%
	6 months	29%	33%
	12 months	40%	41%
	18 months	32%	35%

Note: *p<0.05; ** p<0.01; *** p<0.001

To navigate rising costs, many of the pilot participants relied on Madison's food pantry system, which has faced growing demand since the pandemic (Nelson, 2024). Like most, Karma talked about having been to almost every food pantry in the city and surrounding area to find the ones that best suit her family's needs:

> *Well, I've always—That's one thing with me. Like I've always been, like, have anxiety going in anywhere shopping, because everything has always been expensive. But, um, I go to the food pantries, girl, I go to the food pantry. My clothes is dipped up, but that's probably how I got—I could budget, and we can buy sock, shoes, and stuff when we*

> *need it and stuff like that, because I go to the food pantry. I don't care. I don't care. I, and what I do, I go and volunteer first at the food pantry to see if this is it for me.*

Veronica was also accustomed to getting the majority of her groceries at the food pantry, but lamented their lack of fresh fruit and vegetables. One of her main goals from the GI was to have a little more autonomy over the food she prepared for her and her sons.

> *Um, I know the main goal was to be able to eat properly, eat the food that I, I actually wanna eat, and that was successful too. Like that was the main thing, cause like, food pantry food, I can't deal with. It's, it's fine temporarily or for like just to have staples, but it's not good to depend on food pantry.*

Similar to others, Veronica was able to improve her diet while receiving the GI, but post-disbursement she has found herself once again relying on the food pantry, which decreased access to healthy food. Lady Don discussed how food costs were rising, but that FoodShare allocations did not adapt with it, "food can be a challenge sometimes. But um, we, we make that work too. Um, still poor but not eligible for food share, like I don't want to even understand..." Lady Don's frustrations extended into the class inequity she saw rising around her: "And then that's another thing, the rich keep getting richer, the poor get some help, the workin' middle class, struggling like a motherfucker, but we keeping the country going. Pardon my French. I don't understand that either."

Another participant was disqualified from receiving food assistance for ten years because of a clerical error on the program side. The system incorrectly added $80 to her account, and when she did not notice and report it, she was accused of fraud and sanctioned for a decade. For her, the GI helped to alleviate her stress around providing for her children while they were ineligible for SNAP. Each of these participant's experiences reflect the limits of a benefits system that excludes people who are in precarious situations like Luna, have made small clerical errors, or who earn enough to be ineligible but not nearly enough to make ends meet.

MENTAL HEALTH

Consistent with literature noting causal and bi-directional relationships between poverty and mental ill-health (Lund et al., 2018; Ridley et al., 2020; World Health Organization, 2014), the burden of financial strain manifested in participants' mental health. Psychological distress scores on the Kessler 10 scale remained elevated throughout the study (Kessler et al., 2003). Initially, the treatment group reported significantly higher stress levels compared to control (M=25.42 vs. M=23.15, B=2.27, p=0.03). This pattern persisted across subsequent time points, with significant differences at 6 months (treatment: 24.22 vs. control: 20.40, B=3.82, p<0.00) and 18 months (treatment: 23.45 vs. control: 21.18, B=2.27, p<0.01). Mean scores for both groups remained within the clinical threshold for mild mental disorder throughout most of the pilot period, though the Baseline mean of the treatment group was within the bounds of a moderate mental health disorder. While the GI may have mildly alleviated mental distress within the treatment group, as reported in interviews, the rising costs in essential areas limited the relief participants felt.

Table 6: Psychological Distress over Time, Treatment vs. Control

TIME PERIOD	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
Baseline	23.15	25.42	[2.27]*	1.090	0.12	4.42
6 months	20.40	24.22	[3.82]***	0.870	2.12	5.52
12 months	22.82	23.54	0.72	0.840	-0.93	2.38
18 months	21.18	23.45	[2.27]*	0.930	0.45	4.11

Note: Kessler 10 scores ranging from 10–19 indicate "likely to be well"; 20-24 indicate "likely to have a mild disorder"; 25–29 indicate "likely to have a moderate disorder"; 30–50 indicate "likely to have a severe disorder" (Kessler, et al., 2003).

Note: *p<0.05, **p<0.01, ***p<0.001

Alongside high levels of psychological distress, stress levels as measured by the four-item Perceived Stress Scale (Cohen et al., 1983) tracked consistently higher in the treatment group compared to control throughout the study period (Baseline: 8.53 vs. 8.49; 6 months: 8.62 vs. 8.30; 12 months: 8.45 vs. 8.36, and 18 months: 8.53 vs. 8.17), where the treatment group's score was significantly higher at the 18 month point (Mean difference=.36, p=.045). Notably, stress remained elevated across both groups, with over 90% of all participants reporting high levels of stress at each time point evaluated.

While participants reported high levels of stress in their lives, the narrative data indicated that participants felt the GI alleviated some of it. In some cases, stress had been so omnipresent that its absence was an unexpected, strange feeling. For others, the slight alleviation of stress created space for them to imagine what they wanted to work towards in the future. Mary, who is in her 30s, of Asian descent, and the primary caretaker for her young daughter, described how the GI impacted her mental health, her orientation towards self-care, and her ability to care for those around her:

> *Yeah, absolutely. Like I said, it actually reinforced my mental health better, and then like, how I just mentioned it was a constant, you know. I didn't have to struggle for that and so I was able to self-care. I was able to help others as well. Um, it was such a boring change, but it was such a relief that you can't explain unless you experience. You know, my analogy to it is like you have a broken leg and to finally be able to stand up, step. It's life changing, like, yeah.*

Lisa Marie and Amelia Bedelia found enough stress relief through the GI that they had space to begin focusing on their mental health. Lisa Marie began to see a therapist during the course of the pilot but was not able to continue after MFF ended because finances got too tight:

> *So um, there's just a lot going on and so I didn't continue, but she did give me some, a lot of tools to use. Um, yeah, and then I was like it was, they went up on the fees, it was like $65 a session and I just couldn't afford it.*

The GI gave Amelia Bedelia sufficient agency over her time that she was able to restructure her day to prioritize therapy.

> *I'm done with work at five. She's done with daycare at five. So there's no possible way for me to pick her up in the afternoon. But my day off on Thursday is my mental health day. That's when I do my trauma specialist. I do group therapy. I go to [an outpatient mental health center]. The things that help me keep my mental together, I do on Thursday. And I work every other Saturday. So there's, um, Thursdays, I'm able to pick her up from school, that we can have our little, little time after school. But I usually get home at 5:30. So we still do dinner, and after school homework together.*

Transportation

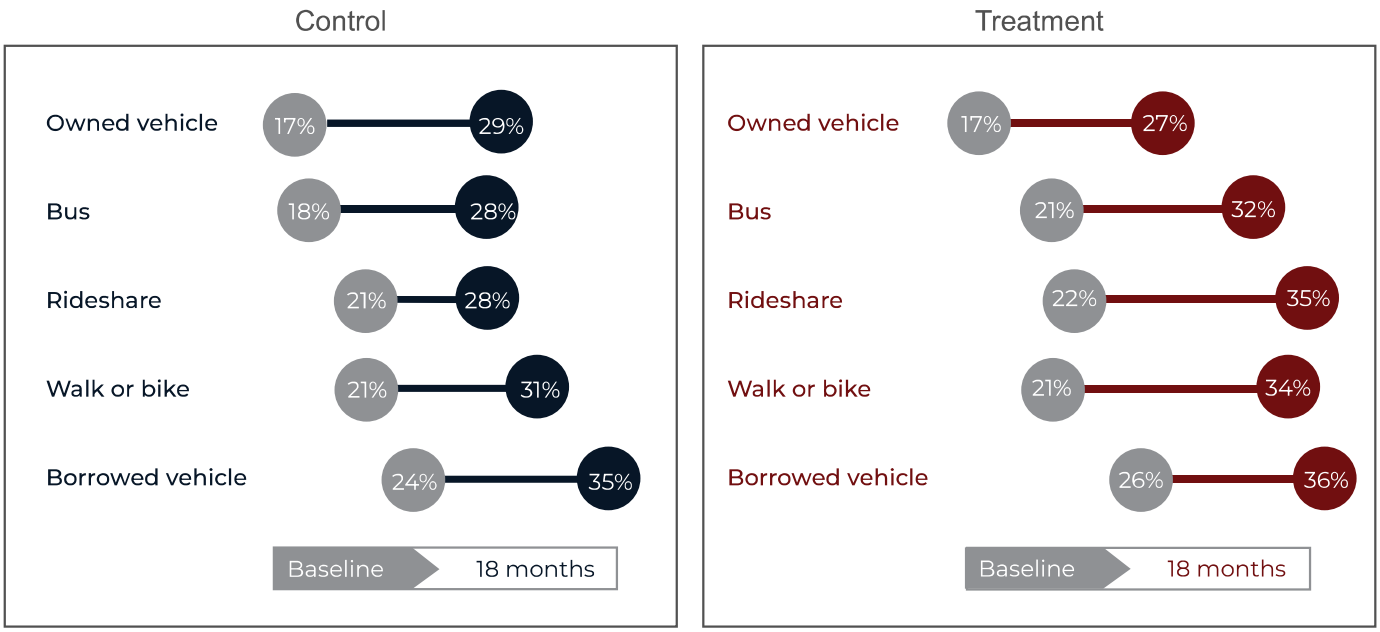
Madison is recognized for its commitment to sustainability and diverse transportation options, supported by a well-connected network that includes extensive pedestrian and bicycle infrastructure (Madison Department of Transportation, 2024). However, transportation experiences can significantly vary based on individual circumstances, and can be both a cause and a consequence of material hardship. Among pilot participants, personal vehicle ownership was the predominant mode of transportation, with over 70% relying on their own vehicles. Interview participants overwhelmingly spoke of using personal cars to get around town. Having a car that was running well was an important asset, while those who suffered issues with their vehicle over the course of the pilot found it a source of stress and financial strain. Generally speaking, pilot participants did not find that the public transportation system in Madison met their needs—though some explained that the system was going through changes and expressed hope for system-wide improvements. Genesis, who used the bus regularly, explained that she felt both skepticism and optimism about the new system. Her skepticism came from a lack of communication: changes to service had started the day before, and she was already feeling anxious about making it to work on time. However she was optimistic because the new system was supposed to access some of the outlying areas of Madison, like Sun Prairie and Verona, which had previously had no public transportation access.

For many participants, the GI helped them compensate for transportation insecurities. Aurora, Keisha, and Nick purchased used cars using some of the money that they received from MFF. Keisha explained that prior to purchasing a vehicle, she was riding public transportation, which "was getting me where I needed to go. I mean, I know that it was, like, sometimes time consuming, because certain routes and certain places you get to on there without having extra travel." Nick described how he was depending on an old Nissan that was "literally held together with duct tape" and the GI allowed him to upgrade to a newer Mazda. He was incredibly thankful for the upgrade, because he had looked into public transportation for getting to and from work, and:

> *I'd have to get up like an hour earlier to catch a bus. And then I wouldn't be able to, and... and then it was also like, at least 45 minutes, um, before the next bus would come at the end of the day. So that I wouldn't be able to get back here in time in order, you know, to help with the kids.*

While he felt like in the worst case scenario, he could have made it work, he was worried what it would mean for his children, who would have been by themselves for more than 45 minutes as they waited for him to get home from work. Nick wanted to be in control of his own transportation, and the GI helped him achieve this autonomy.

Figure 7: Percentage of Participants Reporting No Transportation Barriers



Note: *$p<0.05$; ** $p<0.01$; *** $p<0.001$

Alternative transportation methods, such as borrowed vehicles, were used by a smaller portion—around a quarter of respondents. Meanwhile, a fifth of respondents reported walking or biking as their primary mode of transport, aligning with Madison's investments in bike-friendly infrastructure and pedestrian pathways. Brian, described the layout of Madison, with multiple highways crosscutting the city and breaking up neighborhoods, as particularly problematic for setting up a public transportation system. He explained that "it'd be pure misery if you lived on the east and had to go to the west, because it might take you... I, I would imagine it would easily take you more than an hour to get there." While he acknowledged Madison's 85 miles of bike lanes—which he said the city seems to be very proud of—he commented that unless you live where you work, these bike lanes are not very useful, he noted, "I think Madison is a city where you need a vehicle to get around."

Quantitatively, rideshares were the least frequently used mode. However, in the qualitative data, participants described relying on Uber to make up for unreliable vehicles or lack of access to public transit. Katrina, a Black woman in her 50s with three adult children and who is the custodial caretaker of one of her grandchildren, explained that she really did not like riding the bus, and would either get rides from her grandson or Uber if the location was nearby. Stacy, who is a mother to two school-aged children, experienced her car breaking down shortly after the pilot ended. She works as a hospice caretaker, and found herself,

> *Getting crazy with ordering Ubers with me getting back and forth from [neighborhood] to the south side of Madison, 'cause that's where I work* [laughs]. *Uh, $26 dollars Uber there and back, and $22 for my daughter to school and back.*

When Uber notified her that she could not send a minor child in an Uber as a way of getting her to school, she started paying for her cousin to Uber to her house, take her daughter to school, then Uber back home. She ended up taking a leave from her job because "there's no way I can continue to Uber back and forth." Stacey found herself falling behind on her rent trying to keep up with the Ubers "in order to keep a paycheck." Thankfully, the week before her second-round interview, Stacy's uncle helped her find a replacement vehicle.

A plurality of respondents in both groups (control: 58%, treatment: 52%) felt that their primary mode of transportation met their travel needs "very well" or "well." A minority (control: 20%, treatment: 26%) felt it did not meet their needs adequately, while the remaining fifth of participants were neutral. Approximately 40% of respondents in both groups indicated that it was easy to access their workplace or school using any mode of transportation. Similar proportions were reported for accessing essential services, such as retail stores, doctor's offices, post offices, and recreational facilities like parks and open spaces. About one-third of participants found it easy to reach entertainment venues, such as movie theaters and sports stadiums. No significant differences between groups were evident in both transport access and satisfaction measures at any time period assessed.



3. Work, Children, and Youth Outcomes

Summary: All participants were balancing the tension between needing income and filling unpaid caregiving responsibilities. Many participants worked in the service sector and lost their jobs due to the pandemic. The GI helped some cover some of their basic needs while looking for new jobs, while it gave others the opportunity to forego second or third jobs. Fluctuations in employment status indicated the MFF recipients were steadily moving toward full-time employment, yet those trends were not significant. The treatment group showed both higher employment rates and higher odds of being unemployed and actively looking for work compared to the control group, with the latter being significant at the 12-month time point. Some used the GI pay for childcare so that they could pursue employment or education. Among children of participants in both groups, enrollment in after-school activities was limited and did not differ significantly. Children's involvement with the justice system was low, likely due to the relatively young age of the children. Many participants felt they were under constant scrutiny from the systems with which they and their children interacted, and worried about being judged as poor parents and potentially having their children taken away. They expressed the sense of pressure to be perfect and appear strong; for them, the GI was an acknowledgment of the arduous, often invisible labor that caregiving and parenting demand.

Paid and Unpaid Work

Madison's workforce, predominantly concentrated in administrative roles (12.1%), sales positions (8.6%), and food service jobs (8.1%) (U.S. Bureau of Labor Statistics, 2023), experienced significant disruptions during the pandemic. While the overall job market rebounded strongly, growing by 2.7% in 2022, with nominal wages increasing by 8.0% in 2021 (Wisconsin Department of Revenue, 2022), the recovery was uneven across sectors. The city's largest employment sectors—higher education and healthcare—remained relatively stable due to the presence of UW-Madison. Yet, other sectors faced greater challenges. The leisure and hospitality industry, despite showing the fastest growth rate at 9.3% and adding 2,356 jobs between 2020 and 2021, still remained 20.1% below its pre-pandemic 2019 employment levels, while the services industry was down 5.6% (Wisconsin Department of Workforce Development, 2023). This mixed economic landscape formed the backdrop for the pilot, during which most participants held either full-time or part-time employment.

Pilot participants were substantially impacted by the pandemic. Many worked in Pre-K–12 education, caregiving, or other service-related industries which completely shut down as a result of COVID-19. Their experiences during the pandemic informed how they thought about and approached employment during the GI pilot. Luna lost her job during the pandemic but was able to find a part-time position around the same time she began receiving GI payments. Stacy was working as a CNA during the

pandemic and also lost her job; she found a new position during the GI pilot but feels like she has only been able to play catch up since the pandemic began.

> *Yeah. Yeah, just stressful. So I thank God that the job fell in place and then right after, this program was offered and then I got accepted. So that really helped and then just trying to get caught back up on things, just from the pandemic happened and everything getting shut down, because that's how I originally lost my job, with the pandemic, so...*

Lady Don worked in an institutional setting as a caregiver. She tries to work as much as she can, picking up overtime shifts and bonus contracts, but she does not feel like she is paid sufficiently for the work that she does:

> *I feel like we're not paid enough, um, pandemic hit hard, we lost a lot of staff for the pandemic, you know, it was really hard, um, to care for people and, and still not put yourself first, you know, put other people first, and that was really hard. We lost a lot of good staff that way or whatever. They definitely don't pay you enough for the type of work that you do.*

Despite feeling undervalued at her job, she works hard as a model for her children, hoping they will learn that things are more rewarding if you work for them. However, her schedule necessitates that her children take on responsibilities in the household that she cannot attend to:

> *That's why I chose the work nights. I work 6:30 at night to 7:00 in the morning, six nights in the work-week out of that, have the next eight nights to be able to focus. Sometimes I might pick up a night or two just to make some extra money on my days off. Um, for my kids. Um, they do most of the cleaning while I'm at work. Of course, I'm sleeping during the day, trying to sleep, but they get rewarded, you know. Um, their chores are complete. When I get paid, they get paid, you know, give them something to look forward to, um, grades, you know.*

These differing schedules and competing demands on caregivers can cause disruption in the household. Quantitatively, the household Confusion, Hubbub, and Order (CHAOS) Scale is intended to measure home environments in order to understand the effects of variability in home contexts and the features of household stability and routine (Matheny et al., 1995). So while the CHAOS scale measures environmental disorder, in many cases what it actually captures are the cascading effects of poverty and financial instability on families' ability to establish and maintain order in their daily lives. Home environments are believed to have significant impacts on childhood functioning and development (Berry et al., 2015; Levy et al., 2017). Household chaos remained elevated for both groups throughout the study period (Baseline: control=30.01, treatment=30.51; 6 months: control=30.58, treatment=30.66; 12 months: control=31.14, treatment=30.29; 18 months: control=30.08, treatment=30.66). Small differences between groups were observed at various time points (ranging from -0.85 to 0.58). By pilot's end, the treatment groups had reverted to Baseline rates. Despite these observed patterns, differences between groups did not reach statistical significance at any time point.

Table 7: Household Chaos, Control vs. Treatment

	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
Baseline	30.01	30.51	0.50	0.884	-1.24	2.23
6 months	30.58	30.66	0.08	0.804	-1.49	1.66
12 months	31.14	30.29	-0.85	0.868	-2.56	0.85
18 months	30.08	30.66	0.58	0.834	-1.06	2.21

Note: *p<=.05,**p<0.01,***p=<.001

Similar to Lady Don, Katherine, who works in the financial services industry, contends with having very little contact with her four children in order to make her work schedule function. Prior to the GI, she was looking for a second job to make ends meet, which would have meant even more time away from them. With her oldest having just graduated high school and her youngest in middle school, she often depends on them to take care of each other while she is at work. Her work day is longer than their school day, and she describes her routine for when her children come home:

> *Because knowing when they come in the house I'm still working, so they either start the chores or their homework. I have a list ready. I go on, like, a 15-minute break and tell them what needs to be done. Finish my couple hours and then go check on what's been done, and then they have their free time, and then it's, you know, fast and ready to go back to sleep, and we're normally sleep by 9 or 10 o'clock, so.*

Cindy Lou also lost her job during the pandemic. She is the sole provider for her two daughters and her elderly mother. She did not qualify for unemployment and had to wait for other benefits to kick in. She could not possibly cover her rent and expenses, but the GI payments started coming right on time:

> *So, you know, I, I don't know, I probably would have been homeless without that $500 at this point. You know what I mean? Because my mom, she has her own thing. She has to do with her income, you know, um, my, my youngest daughter, she's not working. Um, so yeah, I would have been—we would have been homeless, uh, like seriously. But, uh, I just started my job in June, um, I haven't got paid yet, but all of my income is to play catch up. You know, what I mean? Everything is really to pay catch up. It's not like a celebration.*

She finally has a new job but feels that her paycheck is just going to cover all her previous unpaid expenses. One job is not sufficient, and she explains that normally she works two or three jobs at a time, one full-time and then one or two part-time positions. She also attends trade school and is studying for a degree in risk management and insurance. Cindy Lou is originally from Chicago, where she felt deeply embedded in the community, but in Wisconsin, she does not have a strong network. While working constantly,

> *There's no in-between. We don't party. If you're a worker, you don't party. You don't spend time with your children. All you do is work, pay bills, and sleep. Anybody that's in the work field, and—and I try to network on LinkedIn, I try to network on everything, I try to get in groups.* ***Anybody that works, that's all that's in Wisconsin, all we do is work and go to sleep. We don't spend time with our kids.***

Work coming at a substantial cost to time with family was a consistent theme across interviews—particularly for parents who had work schedules that ran longer than the school day, or required they work nights. Heidi, who works full-time in the criminal justice system, wants to return to school so that she can make a better income, but also does not want to go into debt and knows she cannot balance work, school, and home. She described her financial well-being at the start of the pilot:

> *So at that point in time, I had no help from state benefits. Um, absolutely none. And so thankfully, my my oldest, um, was in school, but unfortunately I had to compromise my 2-year-old's, um, the place where he was going, it was not necessarily always the safest, but they also, um, pretty much cared for him [for] next to nothing, but then his, the person who had been taking care of him had actually got really sick and was in the hospital for 3 weeks. So I ended up having to take a personal leave from work for a month and a half. Um, so, and that was no paid, not, or not paid, and so just pretty much since then, and then my mental health went down as well. Um, and I've been in a financial struggle since.*

Though Heidi wants to pursue routes to economic mobility, she remains stuck in survival mode. Similar to other participants, the tensions between paid work and affording childcare were at the forefront of Heidi's anxieties:

> *I'm working my ass off and I have no money, because one full paycheck goes to childcare, one full paycheck goes to rent. How the hell am I supposed to pay for my car payment, my food, you know? I mean, we lived off of food pantry food for 4.5 months.*

For Heidi, as for other participants, the strains of cost of living in Madison boiled down to one question—what job could they afford to have?

Keisha describes herself as "working all of the time," which means that she cannot be present for her children. Her partner was recently incarcerated, making the situation more difficult, and so Keisha does not even imagine having time to attend to her own needs and acutely felt the impact of social isolation rippling through her family system. Without a second income, she was struggling to make ends meet, and without a support network in place, taking on gig work while balancing childcare became unfeasible.

> *[Prior to his incarceration] I was able to make extra money like DoorDash or— I was able to just make extra money. I could DoorDash. I was able to Instacart. I was doing all of that. And then like, a lot of stuff just got snatched away from me… I didn't have extra babysitters. I couldn't do stuff like past a certain time. Um, and then I had a child at that moment, he was—he was mentally going through it. So it kind of put me in a rock and a hard place.*

Many participants felt the need to take on part-time jobs or gig work in addition to full-time employment, but this always came at a cost. Nick, who works full-time as a technical mechanic in the oil and gas industry but also takes on part-time work at a large retail store clearly expressed the problem:

> *But that all, you know, that comes at the cost of time with my family, you know. Like I can—It doesn't matter how cool the toy is if I buy it for them, if there's nobody to play with, you know, and that's what dads are for. Dads are supposed to be played with.*

Findings from the surveys shed additional light on the patterns of employment for the treatment and control groups. Throughout the study period, employment in the treatment group trended further upward compared to the control group. Initially, the control group reported higher rates of full-time employment compared to the treatment group (34% vs. 29%), though these findings were not statistically significant. Six months after the first disbursement, the two groups achieved parity in full-time employment, with approximately a third in each group reporting full-time work status. By the 12-month time period, a positive trend emerged for the treatment group, with 37% employed full-time, surpassing the control group's 33%. Notably, there were no statistically significant effects observed between the treatment and control conditions with the exception of one observation where a seemingly contradictory pattern emerged. The treatment group showed both higher employment rates and higher odds of being unemployed and actively looking for work compared to the control group, with the latter being significant at the 12-month time point (OR=3.34, p=0.03). While unemployment dropped by about 10 percentage points for both groups over time, this paradoxical finding suggests that treatment group participants experienced greater employment mobility and engaged in more active job-seeking behavior.

Part-time and seasonal employment patterns fluctuated throughout the study, with the treatment group showing higher rates by the pilot's conclusion. Both groups also saw more people turning to gig work over time, though this increase was lower among the treatment group participants.

While over one-third of treatment participants were working full-time at 6 months, a proportion that consistently increased over the course of the pilot, for other participants, the tensions between their unpaid caregiving responsibilities and participating in paid labor were incredibly challenging. Quantitatively, an interesting shift in caregiving and work patterns among GI recipients transpired alongside overall job market improvements: whereas both groups started with 12% stay-at-home parents or caregivers, those in the treatment group maintained higher caregiving rates (12% vs. 8% at 6 months, and 13% vs. 9% at 18 months). These caregiving rates stayed high despite the increase in full-time employment among the treatment group. Again, these differences were not statistically significant.

Table 8: Employment Trends over Time, Treatment vs. Control (in %)

	BASELINE		6 MONTHS		12 MONTHS		18 MONTHS	
	CONTROL	TREATMENT	CONTROL	TREATMENT	CONTROL	TREATMENT	CONTROL	TREATMENT
Employed FT	34	29	33	34	33	37	37	40
Employed PT or seasonal	22	25	21	15	17	16	15	19
Stay-at-home parent or caregiver	12	12	8	12	15	12	9	13
Business owner/ self-employed	4	3	8	12	10	5	9	3*
Gig worker	2	1	8	3	8	4	4	3
Retired/Disabled	7	7	8	10	10	8	10	10
Student	0	0	5	3	2	1	4	0
Unemployed looking for work	18	19	7	10	4	13*	8	10
Unemployed not looking for work	0	3	2	1	1	4	4	2

Note: *p<=.05, *p<0.01, ***p <= .001

Through the qualitative data, it became clear that for a number of participants, the question of employment was not what job could they get or even what job did they want, but rather what employment arrangement would even work for them as parents? Over half of Wisconsinites live in what is termed a childcare desert (Center for American Progress, n.d.). This means that they live in an area where the demand for childcare far outpaces the options available. Those Dane County census tracts which are established deserts also have higher-than-average percentages of African American residents and higher-than-average poverty levels (Center for American Progress, n.d.). This reality of childcare scarcity is visible in the qualitative data, and further amplified when participants also did not have a larger community of support—friends, family members, or neighbors—to whom they could turn to augment their childcare needs. While many participants were eligible for the county-run childcare assistance program, they often found it difficult to find childcare programs with space, or that would accept the assistance vouchers they had been provided. Under these circumstances, caregiving led many participants to burn-out. For some, the GI was able to provide relief by offsetting the cost of childcare, allowing them to reduce their hours at work or even become full-time caregivers while receiving disbursements.

Keisha is not originally from Madison, but has family throughout the Midwest. As mentioned previously, her partner was unexpectedly incarcerated during the pilot. Keisha also feels she cannot rely on anyone other than herself and her partner. This has caused an increase in stress, but she says she just turns to God when she needs fortification. After her partner's incarceration, she found herself having to make

up the lost income and was spread incredibly thin, becoming sole provider and sole caregiver at the same time. One strategy that Keisha used to help make ends meet was to find jobs working in daycare centers which her youngest child could also attend as a student. For a while, this strategy seemed to be working well. Her older child was in elementary school, and her youngest would go to work with her, which significantly subsidized her childcare costs. However, perhaps as a result of the trauma of his father's incarceration, her youngest child began showing behavioral problems. As a result, he was kicked out of multiple daycare centers. Each time, Keisha would also have to move jobs, since she depended on the reduced tuition that came from her working at the same center her son attended. She connected this challenging situation with her lack of support in the area:

> *Um, well, my—well, my five—he's five now, at the time he was four, he— It was hard for him to deal with that, because he's used to his dad being home every day. So it was like, he was going to school, acting out, and getting put out of daycares, and it was stressful on me, because I worked in daycare. So then I have to leave my job and stuff and switch jobs back and forth to comp—because of my son at the moment. Um, we don't really have too much of support systems out here, like any family or anything out here. So that kind of sucks for us, 'cause I can't really have—I don't really have a support system.*

The GI payments helped Keisha stay afloat while waiting for her son to enter kindergarten, where he would not be removed for socio-emotional challenges and could receive support through the school district. For participants who were socially isolated, there was a pressure of having to provide on their own and being perceived as totally independent, such that people did not generally offer support. Karma struggled with this, feeling like she needed to take care of her children but wanting someone to take care of her too:

> *I don't wanna be independent. I do wanna be dependent on somebody because I don't like people to think that I'm strong all the time. I don't like being called strong when the—when the teachers call me strong at school, I just wanna say them. Why are you calling me a strong mom? You know what I mean? Like, I'm a mom because I, I have two kids. There was nothing strong about that, you know, but I, I get called a strong mom a lot and a strong person. "You're so strong." I don't like that, because anything strong eventually breaks down, and you have to repair it and get it fixed. Anything strong eventually breaks down, and maybe you can't even get it fixed.*

Karma continued by explaining that she never said she did not want help—she just has no other choice but to be strong, because if she is not, she fears her children will "get taken away" by the system or "be more the victim to the, this States of United."

Other parents felt misunderstood by those around them or were concerned about the ways the system stigmatized their children. Veronica, like Angel, is a disabled mother taking care of disabled children. For her, the mental energy of managing the budget and household alone was leading to burnout before the GI.

> *I think a lot of people who have more money and just aren't able to just pay for things don't think about, like, the exhaustion that you can go through just trying to budget your money if you don't have it. You know, like, like you can just get mentally burn—I know that that has definitely impacted me in the past. And that's something I've noticed, having that extra money and being able to like, just afford the basic things like, way less burnout just trying to figure out my budget.*

Though she wants to work, her children's health requires her full attention: "I have like, extra parenting to do. The, the boys' dads don't really help with them so, or don't help with any of the hard stuff, so it's all me." Both of her boys have developmental needs, and Veronica was very concerned about the services they were getting at her neighborhood school. She ended up pulling them out and homeschooling them until she was able to find a better placement for them, leading her family to survive on disability payments.

> *It was almost like being disabled became almost a blessing, because I didn't—I didn't have to work. Like, I don't know what I would have done if I would have had to work and try to manage all their, their disabilities and all their therapies and things.*

Overall, Veronica felt that people lacked empathy for people with disabilities and low-income families. Veronica wanted to do part-time work, but she knew she could not engage in paid labor and adequately parent two high-needs children: "Like all this stuff keeps piling on where, like, I am kind of working but I—It's—as a parent."

The equivalency Veronica creates between her unpaid labor and working was mentioned by other participants as well. Some of them felt that the GI payments acted as a form of recognition or restitution for the immense labor of caretaking that otherwise went unacknowledged. Hali came to Madison as a PhD student and left her program to be a full-time mother. For her, the GI recognized the invisible labor of her caregiving:

> *I felt that with the 500, I felt that—that, um, it's not that I felt that it was, I guess bringing in, I felt that in a way, whether it's directly or not, I felt that, yeah, I get some payment for my contribution to the family.*

Still, she worried people would see her and think that she was lazy since she did not hold a traditional job: "I like being a stay home mom. And I like it, you know, and, um, it's, uh, it's, uh, I don't want people to think that I do nothing, because it's unpaid." The GI put her on more financially equal footing with her husband, which was a positive change for her family. For Hali, it was important for others to understand that sometimes, given the burden of caregiving, it is more cost-effective to have a parent who stays home. "Some families just, you know, sometimes it's—it's more cost effective to just, you know, stay home and—and do all these things." Hali's comment reiterates the tension that many pilot participants felt—while they may have wanted to work, there were few if any jobs they could afford to have given their caregiving responsibilities.

In addition to caregivers feeling burnt out and isolated, or forced out of the labor market because of the cost and logistical challenges of childcare, there were a few participants for whom the GI opened up caregiving options which allowed them to pursue new opportunities. The cash allowed these participants to prioritize themselves, some for the first time, even if it was within a limited timeframe. Luna, who had moved to Wisconsin to escape an abusive relationship, used the GI to put her son in daycare and finish school. As someone without a strong support system, Luna would not have been able to access consistent childcare without the GI:

> *Thank God, because of this... Um, I didn't have like any, um, support or still don't have any support. So when that extra income was able, I was able to afford someone to watch them when I went to school, um, as well as, um, you know, with whatever, um, debt that I had, because I had a lot of debt at that time. Um, so it was just helping so much and, um, I was able to finish school, I paid most of my debt off. So it wasn't something that I was saving or doing. It was just something, like, I took. You know, I had the opportunity to get things done and I—and I was able to, and, you know, now I graduated... I was able, to, like, move a different position at my job because I graduated.*

Using the GI to pay for daycare allowed Luna to finish a degree, which in turn gave her access to a new job, better pay, and more flexibility. When the pilot ended, Luna no longer had childcare coverage and was working full time from home. While her son was not supposed to be there with her during her workday, she did not have any other option. Her aunt, who is mentally disabled, helped supervise her son while she worked:

> *Well, so, um, I work from home, so, I get up, get my daughter ready for school. Um, I'm not supposed to have my son there while I'm working but I don't have anyone to babysit, since they don't do childcare. Um, I was paying $900, but because I had to do my classes, I wasn't able to continue with the childcare. So, my aunt, um, she's mentally disabled, but she is able to like, you know, do certain things like—so, she's just been helping me out, and whatever I can do. I work in my room, so, we're all like together helping each other out, you know.*

This arrangement, where Luna is able to work from home and cobble together childcare, would not have been possible if Luna had not finished her degree and in turn found a job that allowed her to work remotely. Among those unemployed, the most frequently cited reasons for not working included caregiving commitments and unaffordable or unreliable childcare. The Department of Labor estimates that the median annual expenditure for childcare is approximately $19,000, constituting 17.6% of household income in Dane County (U.S. Department of Labor, n.d.), while a recent workforce profile report revealed that childcare costs in Dane County were notably higher than the state average (Wisconsin Department of Workforce Development, 2023).

Overall, these employment patterns illustrate how economic recovery can manifest in complex ways, with increased financial security potentially enabling more active labor market participation despite persistent structural challenges.

Youth Outcomes

In addition to the structural inequities that participants faced, several additional institutions intersected with their children's daily lives and were similarly characterized by racial and economic inequities. Parents' awareness of the risks and challenges posed by these systems loomed large and often informed how they navigated the benefits system.

One such example is the criminal justice system. Youth justice involvement in Wisconsin shows regional variations, with Dane County generally reporting lower detention rates compared to others. However, disparities exist, with youth of color, particularly Black and Hispanic youth, experiencing disproportionately higher rates of contact with the justice system. Moreover, youth of color are also significantly more likely to be involved in the justice system compared to their White peers for similar offenses. Recognition of these structural realities were frequently expressed by Black pilot participants, many of whom felt that Madison was a place of inherent risk if you were young and Black, and not an ideal place to raise a Black family. Lady Don has sons and struggles with fears for their safety. She has difficulty explaining to them that they will not receive the same opportunities and tells them, "you're considered a threat at birth" so you "gotta work twice as hard to be seen." Like other mothers of color in our interview set, Lady Don expressed fear that her children would be taken away from her and put into the system.

In Dane County, despite low overall incarceration rates, Black people are incarcerated at twice the national average (Austin & Ocker, 2021). The concerns that Black parents have for their children as they move through this space and interact with institutions index a larger reality of how Black youth are funneled into the local justice system. These statistics demonstrate the iterative nature of how Black residents are positioned as outsiders. The stereotyped imaginaries that Karma finds herself fighting against lead to very real poor outcomes in terms of education, access to social services, and justice systems involvement; in turn, this creates a generalized sense of distrust in the system for Black people.

Data from the Office of Juvenile Justice and Delinquency Prevention and the Department of Human Services indicates that between 1997 and 2018, juvenile arrests decreased by 69%, compared to a 25% decrease in adult arrests (Dane County Department of Human Services, 2024). Additionally, the percentage of non-Hispanic youth in the juvenile justice system declined from 86.5% to 69.7% between 2007 and 2021. Yet, arrests among youth of color aged 10–17 years increased from 13.5% to 30.3% over the same period (Dane County Department of Human Services, 2019).

Black parents commonly expressed concern for their children in the school system. For some, like Karma, this meant moving their children out of the Madison public schools and into a neighboring community. Karma's sons have complex developmental needs, and she felt unsupported by the public schools. She worried that teachers and administrative leaders in Madison were quick to judge her children through a racialized lens, and furthermore expected her to interact with them as "the angry black woman" (Griffin, 2012; Jones & Norwood, 2016; Walley-Jean, 2009). She explained, "That's be a main reason why I be trying to keep my cool being a Black single parent, because they, I feel like the schools be wanting you to blow up on them." Karma felt as though systems had an expectation of who she was based on ingrained stereotypes and racist narratives.

> *They think that all Black single parents or Black women is like this, they think that they are rough and wanting, you know, just have this anger in them which they don't, we don't, it's just we have a whole—We are the most unvalued, unprotected species in the world. Even a raccoon is more protected than a Black woman in this world.*

Dane County, and Madison specifically, have implemented various restorative justice initiatives aimed at reducing youth involvement in the formal justice system. Programs such as the Youth Court (YWCA Madison, n.d.) and the Restorative Court (Dane County Department of Human Services, n.d.). are intended to provide alternatives to traditional punitive measures such as formal charges being levied against youths, in favor of community-based interventions. These programs may explain some of the observed involvement in court diversion programs in the sample. Madison also has ongoing efforts to address youth needs in underserved communities through after-school programs and community support initiatives. However, access to these programs remains unequal, and limited access to after-school activities could heighten risks of justice involvement, especially among low-income youth (Dane County Department of Human Services, 2024).

The youth domain of the study's survey was designed to gather data on after-school activities and youth justice involvement. The average age of children in the households was 8 years for both groups. Additionally, the average age of the oldest child was 10 years, while the youngest was 6 years. Given this age range, there was very limited justice involvement reported, so findings should be interpreted with caution due to the small sample size used for analysis. For this reason, tests for statistical significance could not be conducted for youth justice involvement.

Treatment group households reported lower frequencies of criminal justice supervision for their children, including probation, juvenile detention, and parole, compared to the control group. However, treatment group children experienced more frequent police stops or questioning. Both groups showed increased participation in court prosecution diversion programs and other forms of criminal justice supervision over the past year. Moreover, children from both groups showed similar rates of convictions or guilty pleas for law-related charges.

The findings also revealed that participation in activities outside of school were limited, with only about a third of children engaging in such activities across all households. Activity patterns differed between groups: children in the treatment group showed higher participation in music or dance lessons, while control group children were more frequently involved in after-school sports and clubs. No statistical difference between control and treatment group parents were found in youth activities.

Case Study 2:

Lisa Marie – Navigating Madison as a Transplant

Lisa Marie is a college-educated, Black, single mother. Like half of Madison's newcomers, she moved to Madison from out of state and arrived after leaving an unhealthy relationship. She chose Madison because she had family in the area and felt this would be good for her children, but she knew nothing about Wisconsin before her arrival.

Prior to arriving in Madison, Lisa Marie was financially stable until she lost one of her children to an illness and then experienced multiple medical crises herself. She explained,

> *I remember when I was in such a great place financially, you know. And, um, but then, you know, I got, my [child] died, I got sick, and I lived off my savings and I have not been back, been able to get back into that place.*

Mounting medical debt ruined Lisa Marie's credit. She hoped moving to Madison would be a new start. Upon arriving in Madison, Lisa Marie received emergency rental assistance. However, her landlord was neglectful of the property and did not want Lisa Marie and her children living there. The case went to court, and Lisa Marie was forced out of the apartment. Without housing assistance, she and her children cycled in and out of homelessness, sleeping wherever they were offered a couch. At the time of the pilot, she was stably housed and working, but her food stamps had been cut due to her income. Between her paycheck and the GI, she felt like she was getting back on her feet.

For Lisa Marie, being Black in Madison is a story of contradictions. She described Madison as a "beautiful place to raise children" and felt like she has gotten a lot of support for her children. However, she has struggled to build relationships locally, describing her experience in Madison as "lonely." She said, "I didn't know anything about Wisconsin. I didn't know that Black people lived here." Consistent with other literature (Desmond, 2012), isolation and poverty have contributed to a survival mindset focused on transactional relationships, rather than interdependence. As she explains:

> *Well, my brother's here. Um, I have a friend. Um, but um, I don't know, I don't really have the support I'm used to or like I want. Um, I think I remember this, mentioning before, you know, the relationships that are created here in Wisconsin are very different, different than what I'm used to... You know, here, the kindness will definitely be taken for weakness. Um, so I'm leery on just building relationships here because I am overly giving to my friends, and um, it becomes enabling, it becomes a crutch for other people. It becomes abuse.*

She goes on to describe how, "everybody is depressed, everybody is going through something, everybody is and maybe it's just the circle of people I'm attracting, maybe it's this—the area of poverty."

Lisa Marie felt that the lack of community orientation might be related to absence of distinct Black neighborhoods. She said one street might be "the hood… But you walk across the street and it's the sub, it's the suburb. So it's like, everything is integrated here. There is no separation, the schools, the living, everything." Consistent with other interviews and literature on "Midwest Nice," Lisa Marie felt that in Madison, racial prejudices were masked behind banal kindness (Drake & Rodriguez, 2022; Flynn et al., 2023). She recounted:

> *I think they don't openly and openly say it, but they pre-judge. Um, like looking at me, who says she has a degree?… Or, you know, it's just like… Even with my hair, you know? They think she's rough and she's… I don't even raise my voice. I don't have to.*

At a macro level, Lisa Marie reported that almost all of the local social workers are White, and do not understand the unique struggles of Black families. Lisa Marie felt these prejudices lead to judgement of parents in poverty, explaining,

> *I just know that I go in these homes, I know these kids I know in Madison, and these kids are, have the bare minimum, if that. And it's not because the mother ain't shit. It's because she just don't have, you know?*

The GI payments helped Lisa Marie remain connected to her community outside of Madison, which served as a lifeline for her. She used some of the money to visit her parents. Shoring up these social connections felt restorative. Despite qualifying for disability, Lisa Marie was working full-time, since disability income was not enough for her to support her children. The GI helped Lisa Marie get a little bit ahead; she was able to buy food and supplies for her home, including mattresses for her children. It gave her the chance to breathe, knowing that her utilities would not be shut off and that she would not have to go begging others for money. Halfway through the pilot, she had managed to save $600. Lisa Marie is not confident that she wants to stay in Madison, a place which has largely felt lonely and isolating. However, wherever she ends up, she aspires to buy a home for herself and her children, so that she never has to experience homelessness again, as she explains when she discusses her plans for the pilot ending, "But now I'm just pushing myself and I just gotta push myself because I don't wanna be homeless anymore."

4. "I Felt Valuable": GI and Sense of Self

Summary: Poverty inflicts feelings of failure, undeservedness, and invisibility on the people experiencing it. This is especially salient for people of color, who often experience prejudice and may live in communities intentionally severed from resources via redlining. While the GI's amount and duration were not enough to enable an escape from poverty, its unconditional nature had intangible effects that changed the way participants perceived themselves and their connection to others. GI recipients reported significantly higher scores in the Reliance and Importance subscales of the Mattering Index, indicating greater perceived feelings of being needed by others and being consequential in the world around them, respectively. Quantitatively, however, these results were not sustained after the GI ended, and GI did not appear to impact Adult Hope scores. Qualitative results, however, indicated feelings of being valued outside of their role in the economy. When paired with other social safety net benefits, GI granted people space to visualize their future and the means to actualize their goals. This confirms GI's potential to enhance the social safety net, not replace it.

Although the dosage and duration of GI was insufficient to create substantive financial and well-being changes for the treatment group, the quantitative and qualitative data indicated shifts in mattering attributable to the GI. Mattering references how significant you feel to the world around you, and the degree to which you sense that others and institutions recognize and value your contributions to society (Elliott et al., 2004; Rosenberg & McCullough, 1981). A sense of mattering is an essential part of community-building, and the absence of mattering is associated with social isolation, poor mental health, lack of hope, and lack of economic mobility (Baker et al., 2021; Castro et al., 2021). In MFF's case, despite the geographic constraints faced by the Black community and the economic stressors experienced by all participants, treatment group members reported significant changes in the Reliance and Importance domains of the Mattering scale. While Awareness scores (range: 28–30), which measure participants' sense of being noticed and recognized by others, remained stable across groups, the treatment group showed significantly higher Reliance scores. Reliance captures the extent to which participants feel others depend on them, and these scores were higher for the treatment group compared to control at 6 months (23.55 vs. 22.44, B=0.12, p=0.02) and 12 months (23.71 vs. 22.48, B=0.23, p=0.01). However, this difference was no longer significant by the 18-month follow-up (23.05 vs. 22.67), suggesting a temporary effect during the GI disbursement period. Similarly, for Importance, which reflects how valued and respected participants feel, the treatment group showed a steady increase from Baseline (treatment: 33.82, control: 34.16) while the control group exhibited little variation. By 12 months, the treatment group showed a statistically significant difference compared to the control (treatment: 35.32, control: 34.17, B=1.15, p<0.01), though this difference was no longer significant by the end of the pilot.

Importantly, the Reliance subdomain measures the extent to which you feel people choose to rely on you when it is not compulsory (Elliott et al., 2004; Rosenberg & McCullough, 1981). The concept

and measurement bypasses relationships such as dependents or partners forced into reliance due to circumstance, marriage, or kin, and extends to social ties that are chosen rather than demanded. Put simply, Importance captures how much one feels they are valued and respected by society and institutions that have power and control over their lives. In a city where many low-income people feel devalued and marginalized, GI imbued a sense of worth and feeling seen. Luna articulated it this way:

> *Aside from the money, aside from the money itself, I appreciate the money, but it's the people that took the time to try to create something like this. Like for the people to actually say, you know, let's see if we can figure something out for people that, you know, need it. It's like, you know, that's what we need, that's what everybody needs, you know? And I feel like that—that—that was amazing. And I—I told the lady that I talked to before that it's just the fact that somebody, you know, actually cared or wanted to make a change.*

However, mattering only captures a sense of self, and it does not encompass movement or pathways where hope resides. Hope is emerging as a core ingredient in economic development and is anchored in a sense of future orientation and internal locus of control when the outcome remains uncertain (Lybbert & Wydick, 2018). Hope implies risk and includes the ability to set a goal, the capacity to visualize a pathway towards it, and a sense of agency that you have the internal ability to move along that pathway when the future remains unclear (Snyder et al., 1991). Perhaps unsurprisingly, Hope scores remained relatively stable and consistent for both groups across dimensions measured: Agency (ability to pursue goals) ranged from 20–22, and Pathway (ability to generate strategies) from 21–23, with total scores ranging from 41–45, with no meaningful or significant differences between groups. The stability in Hope scores across both groups stands in contrast to the patterns that emerged in how participants experienced their social connections and value measured by the Mattering Index (Elliott et al., 2004).

Given the economic stasis and limitations noted throughout these findings, lack of change in the Hope domain is to be expected. However, participants frequently recounted how GI felt substantively different from safety net benefits as well as earned income from waged labor, because they received it with no strings attached, which the Mattering scale is likely capturing. When one considers the experiences of Black interviewees, who recounted geographic marginalization and explicit racism, those who felt discarded by the market or those articulating the pain of social isolation alongside the Mattering data, it prompts an obvious question about whose futures GI may have altered in this study and how. While the quantitative data is limited in this regard, the narrative data offers promising insights that merit future investigation.

Case Study 3:

Emily – "Even just $500 a month can keep you out of the gutter."

Emily is a White woman in her 20s with two young children who came to Madison in search of economic opportunity. However, the move did not go as planned. She was not immediately able to find stable work, and the housing market was much more difficult than she anticipated. As she explains, "rent here is absolutely through the roof. It's insane and it's not even just the prices too. Like if you applied for an apartment that was listed yesterday, it's already gone, most likely." Emily describes applying to over 40 locations, many of which required hefty fees. This challenge resulted in a period of homelessness for Emily and her children. She describes having an air mattress, a pack-and-play, and her car, the three of them sleeping wherever they could.

> *There was, um, kind of a three-month period where I was just staying with my brother or my mom or my mom's boyfriend, um, with the kids and just driving back and forth because obviously their school is in Madison. Um, and that's, you know, it takes months to get in on a waiting list for like any daycare. So, you know, and, also Madison for what I do for a living, it pays way more to work here than it would where I'm from.*

Emily was also determined to stay in Madison because she had already started the process of integrating her children in the Madison school system. She was able to receive child care tuition assistance for her children's daycare and they were attending a headfirst program, which she felt lucky to get into, and was not willing to risk having to manage the long daycare waitlists again if she decided to pull her children out of that care facility.

Just before the GI pilot started, Emily finally landed a job. She described her new workplace as having extremely progressive policies for their employees, a fact that she attributes to the more progressive orientation of the city.

> *When I can't—that's another thing I have noticed about Madison however – a positive thing* [both laugh]*—you know—it's very, um, very, like, progressive and I—I mean, granted I've only worked for one—one place but, you know, they really care about, like, work-life balance, and like getting you what you need. So, you know, if you're happy and if you're healthy then you're going to be a better employee and they're gonna be able to retain you if they pay you what you deserve. You know. So that's the one thing I have—I have noticed more about here than any—anywhere else. It's not so much about punching the clock. It's really, like, people are actually individual humans, you know?*

These same employers helped Emily secure her first apartment. While the rent was high, she saw the only alternative was homelessness, so she signed the lease. One month later was notified that she would be receiving the GI, a notification she describes as a blessing that came right in time.

Emily's new job, new housing, and the GI payments all came within three months, and has helped, in her words, "completely change my life in a year." When the pilot began, Emily was receiving multiple benefits: WIC, SNAP, BadgerCare as well as child care assistance. Over the year of the pilot, Emily wages from her job pushed her over the benefits cliff.

> *Yeah, me and my kids are all under, um, BadgerCare, and I get childcare assistance. Um, I get WIC, I was just taken off food stamps after my—um SNAP or whatever it's called—after my last week. They told me I make too much money now, which is a good thing, I guess. But also sucks.*

While this was initially stressful, Emily saw this "dwindling down" of her benefits as one of the positive impacts of receiving the GI. She explains that, if she had not received the GI, then, she would be:

> *...At home living fully off the government. I wouldn't be, you know, climbing the ladder and like getting off this benefit and then making too much money for this benefit and kind of dwindle—dwindling it down to not using them. You know, I would—I would be stuck. There's no way we would be—we would be able to survive without them.*

Emily saw the GI payments as a pathway off of government assistance, but acknowledged that her social safety net also helped make this possible. She described having a very supportive family who provided childcare and economic resources when they could, an employer willing to accommodate her parenting needs, and a strong relationship with her boyfriend. Emily also noted the degree to which social capital enabled or hindered access to benefits in Madison. She explained how critical the individual caseworkers were for her to navigate the benefits system,

> *Um, it's either absolutely terrible or wonderful.* [both laugh] *It really depends on who you get. I've had people that, um, you know, have given me—you know, obviously with—having 100 different benefits that you're under or like a bunch of different things that are helping you is wonderful, but it's also a lot, you know, it could take a whole day to get through stuff and then you have to still wait on this and the other thing. So, I think sometimes you get people that just, like, don't want to deal with it, or don't like dealing with you, or they're having a bad day, or something. And they either give you false information or just not*

help you... or you'll—I've had definitely people that would sit on the phone with me for hours and try to help me figure out a problem I'm having or like, how to resolve something. So, I think it's really hit or miss.

By the end of the pilot, Emily had been approved for a new apartment with a pool and exercise center that did not require her to have any cosigners. She was on an accelerated path towards becoming a paralegal, and was working towards building up her savings. She was planning on enrolling her kids in activities over the summer, and felt proud of herself when she thinks about the huge amount of progress she has made in just over a year. As she noted,

100% there's no way that I would have been able to afford, you know, living here and I would have never even, like, gotten this job or gotten to excel in this job without it. It's been absolutely crucial to just my success and like, just going—you know, I started a year ago, just abso—like, homeless with two kids and nothing but the clothes on my back. And now, you know, I have an apartment, and I just got approved for my next apartment with no cosigner, and meeting the income requirements and there's a bunch of benefits that I got—just got kicked off of, and I got raises, you know, and that's all due to this guaranteed income that was able to, you know, help me pull myself out of a rut that would have taken a lot longer and a lot more, probably, credit damage without it.

Emily is, by all accounts, a GI success story; however this success was largely driven by the degree to which she was able to leverage social capital. She describes herself as still having "PTSD" related to her experiences of homelessness and financial precarity, but says the way she thinks about her financial future is, "just kind of a mix of just like, being really proud, but also being very aware of the things that can happen, I guess." She explains that, in her experience,

...even just $500 a month can keep, can keep you out of the gutter. And, you know, when those big things happen and that are meant to knock you back down into like the poverty hole. Like again, it keeps you at a level playing field. So just having my head held above water for that one year was able to put me in a position where I can get myself from being knocked back down there again.

Emily's case is an example of the conditions that enabled GI income to help propel a participant along a new or altered trajectory. The functioning of GI in Madison appears to have been inextricably connected to how much Madison participants felt supported by their larger communities, the blurry lines of timing, and being able to tap into local resources that would help them along the way. For participants trapped in the laborious process of securing benefits while avoiding the proverbial cliff, timing and social ties propelled them forward with an intervention characterized by speed, liquidity, agency, and dignity. These dynamics were present for all interviewees but were experienced more acutely by Black residents. Many Black residents, even those who have lived in Madison for many years or were born there, expressed a deep sense of isolation from social support systems as well as from their local community. Black residents who had moved to Madison from elsewhere drew comparisons between the communities in Chicago, Milwaukee, and New York where they still had relatives, and the comparative loneliness of life in Wisconsin.

While this sense of isolation and lack of access to the social capital necessary to get the support they needed was an experience that many Black participants articulated, people of whatever racial background who felt they did have strong support networks deployed those supports to boost the impact of the GI payments. Amelia Bedelia had struggled with addiction prior to the pilot and was just getting into her recovery process when the payments started. Amelia Bedelia's parents, who are local business owners, were incredibly supportive of her and her recovery. The GI payments allowed Amelia Bedelia to pay off the debt she had accrued throughout her active addiction. This demonstration of fiscal responsibility and commitment to pushing forward with her recovery prompted her parents to retire from the family business and transition it to Amelia Bedelia:

> *Yeah, I started this process 2 years ago. And then, um, over the last year as of March of this year will be 1 year of me learning the business. So, I've been here for a year. And I've been on this path for the last 2 years. So it was crazy when I got accepted into this program. Because, I was just, like, in a place where I was just, like, ready to change everything and just do [better]. And I'm so glad that I got accepted to this program when I did. Because, I'm not gonna lie to you, 2 or 3 years ago, this would have been nothing, this would have been nothing but, um, good for my habit. You know what I'm saying? And now I was able to turn it into getting ahead on bills.*

The timing of the program, coupled with Amelia Bedelia's preexisting social support, was key to her success. She expressed awe at the amount of progress she was able to make through the program and with the support of her parents.

> *Never thought I'd be in a place where I could be like, "Oh, I can't wait till girls starts, Girl Scout starts then. Are we doing karate this year and stuff?" You know, that wasn't stuff that was, unattainable. I would be looking for like, the free after-school programs. And trying to contact MSCR [Madison School & Community Recreation]. And all this good stuff. And it feels really freaking good to be able to be like, you know what, I work really smart, and I don't have to work very hard. Because, I have the gift of gab and I sell cars really well. It feels good to say that I have the motivation, and the intellect to be able to*

> *take over businesses. It feels good to be able to know that my child will be financially stable no matter if I'm here or not. It feels good to know that I have set my child up for pure success, you know. That when she becomes an adult, she can choose if she wants to work or not. That is like, oh, yeah, yeah, feels really good. Feels really good.* [Begins crying] *Oh, you're making me cry.* [They laugh]

After getting laid off, Karma used the GI payments to enter school to work in a medical field, and she has continued with her studies despite no longer getting the monthly cash. She receives financial and emotional support from the father of her children, her best friend, and her grandmother, and this assistance has allowed her to push forward despite concerns over bills piling up since the end of the pilot. She also has taken on side-jobs as a dog walker and trainer, which gives her the flexibility to earn money on her own schedule, remain in school, and be present for her children. She discussed her feelings about the pilot after it ended:

> *Um, I felt really, I felt really accomplished. I felt like, um, thankful, I wanted to give you a big ol' hug and like I was just, you know, I, I did it, you know, I felt, I really did feel like I had to glow up with this program… But, yeah, so I just felt like I had to glow up and I was like, man, I gotta keep this going, you know, and I wanna start my own. I just have more, um, you know, better goals that I want to accomplish now and I'm gonna keep—I'm gonna keep, keep it going. That's what I—that's what I felt. I didn't feel like any negative vibes like, oh man, this money is not gonna stop coming in. No, it's like, girl, that's the way to now you have to get on your grind and, you know, it's time, it's time, you already got the look, you know.*

These examples of the positive impact of GI help illustrate the potential for GI's functioning under optimal circumstances. Given the dose and duration of the payments in Madison, it does not appear that the GI alone could effectuate long-term change for participants. Thus, for some like Mary, the end of the GI meant a return to her pre-pilot baseline, which was incredibly disheartening:

> *It made me lose self-worth in a way, because I had to go back to the old patterns that kept me going. Like this isn't—I'm not allowed to—I felt stripped, like I felt chained again. Like, okay, now you got to go back on someone else's, you know, clock, you got to go back to this X amount, keep your house like you have to, you have to, there's no bending around it. There's no exceptions.*

However, Mary described the GI as an opportunity to change her relationship to capitalism, which made her feel like "a generational trauma breaker." To her, the magic of the GI was its emphasis on dignity: "That's it. You know, like I felt valuable."

While many participants shared Mary's increased sense of personal dignity as a result of the GI, for those who struggled with isolation from the broader support networks, the duration of the payments limited their long-term outcomes. However, when coupled with a strong support network, participants were able to make the most of the payments: they enrolled in school, found new and better jobs,

accessed mental health services, and improved their nutrition, housing arrangements, and access to transportation. GI is not designed to be a replacement for the existing social safety net, but rather to work in conjunction with it. For residents who struggled to access that safety net in Madison—or for whom the safety net did not work as intended—the GI was not sufficient to both fill the benefits gap and promote economic mobility.

Participants' qualitative descriptions of their feelings about themselves and others were mirrored in the findings from the surveys. Specifically, both treatment and control participants reported consistent feelings of hope and awareness of being recognized by others. However, MFF participants were more likely than the control group to experience enhanced social connections whereby others relied on them, making MFF participants feel more valued and respected.

Limitations

This study's findings must be considered in light of several limitations. First, the participant sample (n=315) was drawn exclusively from Madison, WI, comprising residents with incomes at or below twice the federal poverty level and with at least one child in the household aged 17 years or younger. Although randomization was designed to ensure a balanced distribution across groups, baseline differences in mental health scores on the Kessler-10 Scale and the ability to cover a $400 emergency using cash or its equivalent were observed. Statistical adjustments helped address these differences, though residual imbalances may still affect the precision of the results.

Madison's distinctive demographic and economic characteristics limit the external validity of the study's findings. A medium-sized city with a predominantly White population, it differs from many urban areas in its ethnic diversity. Moreover, the city benefits from a stable job market, social programs, and healthcare access, advantages which are not equal across the country. These unique regional factors likely influenced participants' experiences and outcomes, suggesting that the findings may not be generalizable to populations in larger metropolitan areas, rural communities, or regions with substantially different socioeconomic and racial dynamics.

To address missing data, the study used MICE, a well-established approach for handling incomplete datasets. While this method provides reliable estimates, some degree of uncertainty inherently remains when working with incomplete information. Despite validation efforts, the imputed data may not fully reflect the true underlying patterns, which could affect the interpretation of the results.

Finally, the study was conducted during the post-COVID-19 recovery period, introducing potential confounding factors. Participants navigated pandemic-related challenges, including loss, uncertainty, and shifting social support structures. Concurrent economic stressors, including inflation and income fluctuations, further compounded these impacts. These contextual factors likely influenced mental health outcomes and stress indicators, potentially affecting the findings' applicability to other settings or time periods.

Discussion

In many ways, participants' experiences in Madison map onto themes of the American Dream. Many participants came to Madison from elsewhere in search of opportunity. The wealth of resources available in the city shone like a beacon, attracting people yearning for a better life for their children. But the barrier to entry remains high: several left hometowns, even home countries, and social networks behind; faced severe cost and administrative burdens; worked grueling jobs; and have had to navigate a maze of resources in order to carve out a place for themselves in this city. Much like achieving the American Dream, the idea of being able to make it on one's own felt more and more impossible in the face of rising food and housing costs, constantly changing and confusing benefits eligibility requirements, and the ugliness of prejudice.

The results of this study demonstrate the potential for GI to establish the material and immaterial circumstances necessary for caregivers to create pathways away from scarcity and desperation. The case studies, quotes, and charts above illustrate how the GI helped many participants start moving from volatility to stability, isolation to interconnectedness, and worry to confidence. The GI not only helped people feel more hopeful, but also be able to materially engage in reciprocal community relationships. Prior to the GI, participants were continually weighing their limited options in an effort to get by. The GI gave participants' choices that they previously lacked regarding how to best provide for their families and how to spend their time. Like in many other GI pilots, the beneficial impacts of the GI extended well beyond individual recipients. For many, the GI helped them establish or strengthen existing relationships, setting up networks of support that could be sustained long after the pilot ended. The material benefits also extended to children of participants, who were also, no doubt, impacted by more stable housing and food access, as well as the reduced daily mental strain of poverty.

Finally, GI afforded people a sense of dignity and value in the shadow of systems that held them under a microscope. Like the struggle to achieve the American Dream, the promise of resources and support in Madison was often just out of reach. While services and resources were, technically, publicly available, they were inaccessible to many, especially people of color. Many Black participants reported feeling like outsiders, despite living in Madison for years, even their whole lives. They had often been failed by a hole-ridden social safety net, which forced them to work harder to get less. A microcosm of the American Dream, this pilot simultaneously highlights the many efforts a city can create for its residents while also interrogating if such resources are truly equitable. GI offered a buffer against othering that these systems created by giving people access to alternative resources, thus establishing or strengthening systems of support when the social safety net failed. This pilot also imagines what a truly equitable social safety net could look like: services succeed when they allow people to go beyond survival, freeing up their time and minds for future possibilities, and feel seen.

Center for Guaranteed Income Research

The Center for Guaranteed Income Research (CGIR) was established in 2020 at the University of Pennsylvania School of Social Policy & Practice with the aim of developing a shared body of knowledge on unconditional cash transfers.

At CGIR, distinguished academics and professionals in this field lead pilot guaranteed income programs and oversee the planning and implementation of research initiatives. CGIR is led by two Founding Directors: Dr. Amy Castro, Associate Professor of Social Policy & Practice at the University of Pennsylvania, and Dr. Stacia West, who holds a faculty fellowship at the University of Pennsylvania in addition to her primary role as an Associate Professor at the College of Social Work at the University of Tennessee-Knoxville.

CGIR conducts applied cash transfer studies and pilot designs that contribute to the empirical scholarship on cash, economic mobility, poverty, and narrative change. Our investigations build upon existing literature on cash transfers and incorporate evaluation practices and lessons learned from our previous research on guaranteed income and the gender and racial wealth gap.

All of our research is grounded in Durr's (1993) fundamental question: "What influences policy sentiment?" With this in mind, we are committed to conducting public science that challenges prevailing narratives surrounding poverty, deservedness, and economic mobility, utilizing diverse approaches such as multi-site ethnography, politically-driven sampling, and data visualization.

Our dashboards, created in partnership with Stanford Basic Income Lab, feature filters at the pilot level, allowing individuals to access and compare information while obtaining detailed insight into our investigations.

Please direct all inquiries about this study to:

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Appendix A

Table 9: Sample Attrition

TIME PERIOD	TREATMENT	CONTROL	OVERALL ATTRITION	DIFFERENTIAL ATTRITION
Baseline	146	169		
6 months	109	91	36.51	20.81
12 months	120	94	32.06	26.57
18 months	118	100	32.70	25.20

Appendix B

Table 10: Comparative Analysis of Select Outcome Measures: Treatment vs. Control

OUTCOME	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
FINANCIAL WELL-BEING						
Baseline	36.89	35.90	-0.99	1.174	-3.29	1.31
6 months	42.22	40.08	-2.14	1.196	-4.48	0.21
12 months	40.44	40.42	-0.02	1.197	-2.36	2.33
18 months	40.57	40.03	-0.54	1.366	-2.76	1.69
PERCEIVED STRESS LEVELS						
Baseline	8.49	8.53	0.04	0.180	-0.31	0.39
6 months	8.30	8.62	0.32	0.182	-0.04	0.67
12 months	8.36	8.45	0.09	0.195	-0.29	0.47
18 months	8.17	8.53	[0.36]*	0.179	0.01	0.71
KESSLER PSYCHOLOGICAL DISTRESS						
Baseline	23.15	25.42	[2.27]*	1.090	0.12	4.42
6 months	20.40	24.22	[3.82]***	0.870	2.12	5.52
12 months	22.82	23.54	0.72	0.840	-0.93	2.38
18 months	21.18	23.45	[2.27]*	0.930	0.45	4.11
CHAOS						
Baseline	30.01	30.51	0.50	0.884	-1.24	2.23
6 months	30.58	30.66	0.08	0.804	-1.49	1.66
12 months	31.14	30.29	-0.85	0.868	-2.56	0.85
18 months	30.08	30.66	0.58	0.834	-1.06	2.21
AVERAGE GENERAL HEALTH						
Baseline	62.96	61.61	-1.35	2.341	-5.94	3.24
6 months	60.86	60.72	-0.14	2.239	-4.53	4.25
12 months	59.11	59.97	0.86	2.814	-3.62	5.32
18 months	58.99	59.04	0.05	2.295	-4.45	4.55

OUTCOME	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
SF-36 HEALTH LIMITS						
Baseline	75.62	76.71	1.09	2.783	-4.36	6.55
6 months	78.14	77.36	-0.78	2.721	-6.11	4.56
12 months	77.54	75.96	-1.58	2.816	-7.10	3.93
18 months	78.28	78.84	0.56	2.798	-4.93	6.04
SF-36 PHYSICAL						
Baseline	63.02	58.39	-4.63	4.617	-13.68	4.42
6 months	71.30	66.09	-5.21	4.372	-13.78	3.36
12 months	66.12	67.81	1.69	4.511	-7.16	10.53
18 months	70.27	70.89	0.62	4.201	-7.61	8.86
ADULT HOPE—AGENCY						
Baseline	20.63	20.25	-0.38	0.669	-1.69	0.93
6 months	21.30	21.10	-0.20	0.675	-1.52	1.13
12 months	21.95	21.04	-0.91	0.670	-2.23	0.40
18 months	21.49	20.44	-1.05	0.675	-2.37	0.28
ADULT HOPE—PATHWAY						
Baseline	21.60	21.15	-0.45	0.627	-1.68	0.78
6 months	23.18	22.32	-0.86	0.590	-2.02	0.30
12 months	22.69	22.40	-0.29	0.617	-1.50	0.92
18 months	22.62	22.03	-0.59	0.649	-1.86	0.68
ADULT HOPE—TOTAL						
Baseline	42.24	41.40	-0.84	1.193	-3.17	1.51
6 months	44.47	43.42	-1.05	1.127	-3.27	1.16
12 months	44.64	43.45	-1.19	1.174	-3.50	1.10
18 months	44.10	42.47	-1.63	1.237	-4.06	0.79
ADULT MATTERING—AWARENESS						
Baseline	28.12	28.40	0.28	0.758	-1.21	1.77
6 months	30.16	29.11	-1.05	0.621	-2.27	0.17
12 months	29.11	29.76	0.65	0.675	-0.67	1.98
18 months	29.56	29.17	-0.39	0.687	-1.73	0.96

OUTCOME	CONTROL	TREATMENT	ESTIMATED IMPACT	STANDARD ERROR	95% LOWER CI	95% UPPER CI
ADULT MATTERING—IMPORTANCE						
Baseline	34.16	33.82	-0.34	0.835	-1.98	1.30
6 months	35.22	34.14	-1.08	0.764	-2.58	0.42
12 months	34.17	35.32	[1.15]*	0.714	-0.26	2.54
18 months	34.53	34.95	0.42	0.747	-1.05	1.88
ADULT MATTERING—RELIANCE						
Baseline	22.27	23.27	1.00	0.551	-0.08	2.07
6 months	22.44	23.55	[1.11]*	0.476	0.18	2.04
12 months	22.48	23.71	[1.23]**	0.476	0.29	2.16
18 months	22.67	23.05	0.38	0.514	-0.64	1.38
ANNUAL HOUSEHOLD INCOME (IN $)						
Baseline	18,864.51	20,401.38	1536.87	2008.43	-1293.42	4628.05
6 months	22,270.72	24,369.43	2098.71	1610.27	-926.97	5385.28
12 months	21,092.41	23,253.92	2161.51	1844.45	-1323.16	5907.08
18 months	21,954.59	26,315.90	[4361.31]*	1948.51	672.68	8310.82

Footnotes:

Baseline Mean: Adjusted average score prior to any intervention

6/12/18-month Mean: Adjusted average score at the respective time mark

Estimated Impact: The Mean difference between the treatment and control groups

Standard Error: Indicates the precision of the impact estimates

95% CI Lower/Upper: Bounds of the 95% confidence interval for the impact estimate

*** Indicates statistical significance:** * $p<0.05$, ** $p<0.01$, *** $p<0.001$

City of Madison

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

Master

File Number: 93259

File ID:	93259	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/19/2026
File Name:	Naming MK Zariel as the 2026-27 Madison Youth Poet Laureate			**Final Action:**	

Title: Naming MK Zariel as the 2026-27 Madison Youth Poet Laureate

Notes:

Sponsors:	Ellen Zhang And Sean O'Brien	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/28/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (6/23/26)					
1	COMMON COUNCIL	06/09/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Adopt (6/23/26)					

Text of Legislative File 93259

Fiscal Note

The proposed resolution authorizes the selection of MK Zariel to serve as the 2026-2027 Madison Youth Poet Laureate. A $500 stipend will be provided. Funding for the stipend is included in the Planning Division's 2026 Adopted Operating Budget. No additional appropriation required.

Title

Naming MK Zariel as the 2026-27 Madison Youth Poet Laureate

Body

WHEREAS, poetry promotes dialogue and understanding between generations; and

WHEREAS, poetry promotes civic responsibility, civic engagement, empathy, understanding, and mutual connection; and

WHEREAS, on December 13, 2021, the Madison Common Council passed Resolution No. 68286, RES-21-00343, establishing a Youth Poet Laureate Program; and

WHEREAS, on April 1, 2026, the Madison Arts Commission issued a call for the 2026-27 Madison Youth Poet Laureate with a deadline of April 30, 2026; and

WHEREAS, at their May 13, 2026, meeting, the Madison Arts Commission, in consultation with Madison Poet Laureate Steven Dawson, met to vet the Youth Poet Laureate applications; and

WHEREAS, after careful consideration the Madison Arts Commission recommended that MK Zariel serve as the 2026-27 Madison Youth Poet Laureate.

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison names MK Zariel to serve as Madison's 2026-27 Youth Poet Laureate.

BE IT FURTHER RESOLVED, that MK Zariel will be invited to a celebration on Tuesday, September 22, 2026, at 5:30pm followed by a poem reading before the Common Council at 6:30pm.

BE IT FINALLY RESOLVED, that MK Zariel shall be known as the "Madison Youth Poet Laureate" from September 22, 2026, through August 31, 2027.

City of Madison

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

Master

File Number: 93600

File ID:	93600	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/14/2026
File Name:	Partial Setback Release - 5 Hodgson Ct			**Final Action:**	

Title: Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

Notes:

Sponsors:	John P. Guequierre	**Effective Date:**	
Attachments:	Locator Map.pdf, Stonefield Ridge_Recorded Plat (2094051).pdf, Preliminary Plat Approval Info_03-04-88.pdf, Final Plat Approval Info_05-18-88.pdf, 5 Hodgson Ct_2024 Aerial Photo.pdf, Property Owner Request.pdf, Exhibit.pdf, Staff Memo.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/14/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (6/29/26), Common Council (7/7/26)

Text of Legislative File 93600

Fiscal Note
No City appropriation required.

Title
Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

Body

PREAMBLE

The parcel at 5 Hodgson Court is developed with a two-story single-family residence located on Lot 29 of Stonefield Ridge, a subdivision plat recorded on July 20, 1988 that created 68 lots for single-family residences.

As part of the platting of Stonefield Ridge, a number of conditions were imposed by the Plan Commission and Common Council to limit the subdivision's impact on the existing mature trees located along portions of the northern and eastern edges of the 31.2-acre development parcel. Those conditions included the creation of "Building Construction Envelopes" on Lots 28 and 29, which were identified as the areas on those lots in which residences could be built. Land disturbance outside of those envelopes is prohibited per a note on the final plat.

Upon recording of the final plat of Stonefield Ridge with the building envelopes, setback lines, and tree management zone required by the City as conditions of subdivision approval, those elements became restrictions for public benefit. Restrictions for public benefit are governed by Section 236.293 of Wisconsin Statutes, which states: *"Any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body or which names a public body or public utility as grantee, promisee or beneficiary, vests in the public body or public utility the right to enforce the restriction at law or in equity against anyone who has or acquires an interest in the land subject to the restriction."* Such a restriction may be released or waived in writing by the public body or public utility having the right of enforcement.

The current owners of 5 Hodgson Court, David C. and Robin R. Jelinek, are requesting to amend the building construction envelope on Lot 29 to allow construction of a 16-foot wide and 26-foot deep addition to the east side of their residence. The proposed addition would extend beyond the platted building construction envelope. The owners propose to the modify envelope to move the line approximately 33.5 feet from the northern line of Lot 29 (about 20 feet north of the existing north wall of the residence) and approximately 44.15 feet from the westernmost point from the side lot line (15 feet west of the western wall) as shown on an exhibit attached to this resolution.

The proposed resolution will allow the existing envelope to be enlarged to accommodate the owner's proposed addition while ensuring that the significant trees present generally north and west of the residence are not impacted. There are no trees located in the expanded building construction envelope.

******

WHEREAS the final plat of Stonefield Ridge was recorded at the Dane County Register of Deeds on July 20, 1988, said plat creating 68 lots intended for development with single-family dwellings, and

WHEREAS the preliminary plat of the Stonefield Ridge development was approved by the City of Madison Common Council on March 1, 1988 by Resolution 44,346 (ID 2617) following approval by the Plan Commission on February 2, 1988. The preliminary plat was approved subject to the conditions contained in a letter to the applicant and property owner dated March 4, 1988, and

WHEREAS the final plat of Stonefield Ridge was approved by the Common Council on May 17, 1988 by Resolution 44,677 (ID 3273) on June 21, 1988 subject to conditions, and

WHEREAS the Stonefield Ridge subdivision was approved subject to Plan Commission and

Common Council conditions that included the establishment of a 40-foot rear yard building setback line parallel to the eastern line of the subdivision, a tree management zone in the northeastern corner of the plat, and building construction envelopes on Lots 28 and 29 of the final plat, all of which were intended to preserve existing mature trees present on the site at the time of development and to limit the impact of the subdivision on those trees, and

WHEREAS the 40-foot rear yard building setback line, tree management zone, and building construction envelopes required as a condition of the City's approval of the subdivision are shown on the recorded final plat, and are therefore restrictions for public benefit as regulated by Section 236.293 of Wisconsin Statutes, and

WHEREAS Section 236.293 states that a restriction for public benefit may be released or waived in writing by the public body or public utility having the right of enforcement, and

WHEREAS the owners of Lot 29 of Stonefield Ridge (5 Hodgson Court) are requesting to expand the building construction envelope on their lot to allow an addition to be constructed,

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 236.293 of Wisconsin Statutes, the Mayor and the City Clerk are hereby authorized to execute a partial release of the Building Construction Envelope established on Lot 29 of the final plat of Stonefield Ridge as shown on the attached exhibit. The recordable release document shall be in a format reviewed and approved by the City of Madison Attorney's Office and Planning Division prior to final execution and recording with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the tree management zone established on the final plat of Stonefield Ridge that also affects Lot 29 shall remain and that no development shall be allowed in that zone or outside the modified construction envelope consistent with the conditions of the original subdivision approvals.

City of Madison

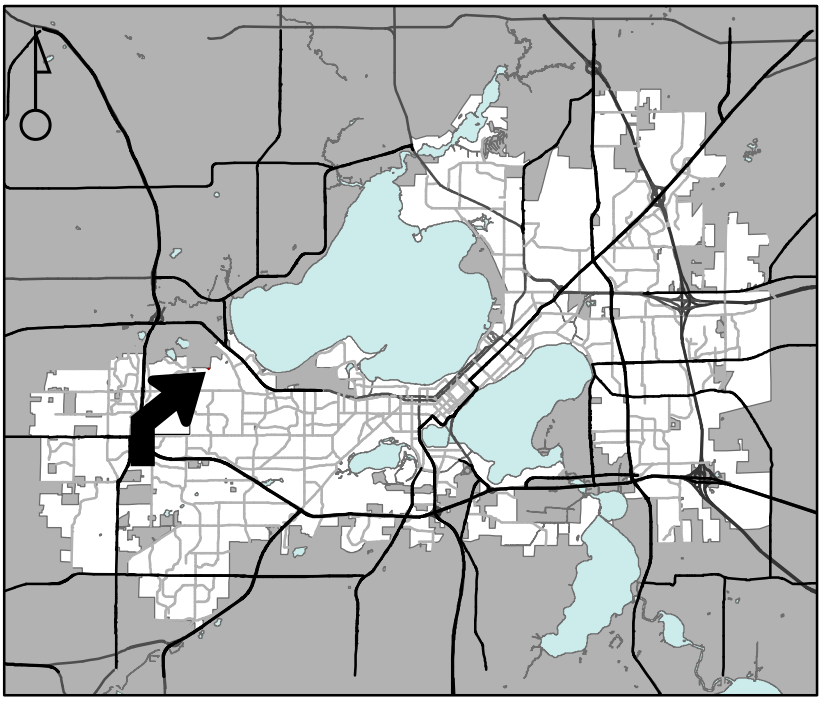
New Business

Legislative ID

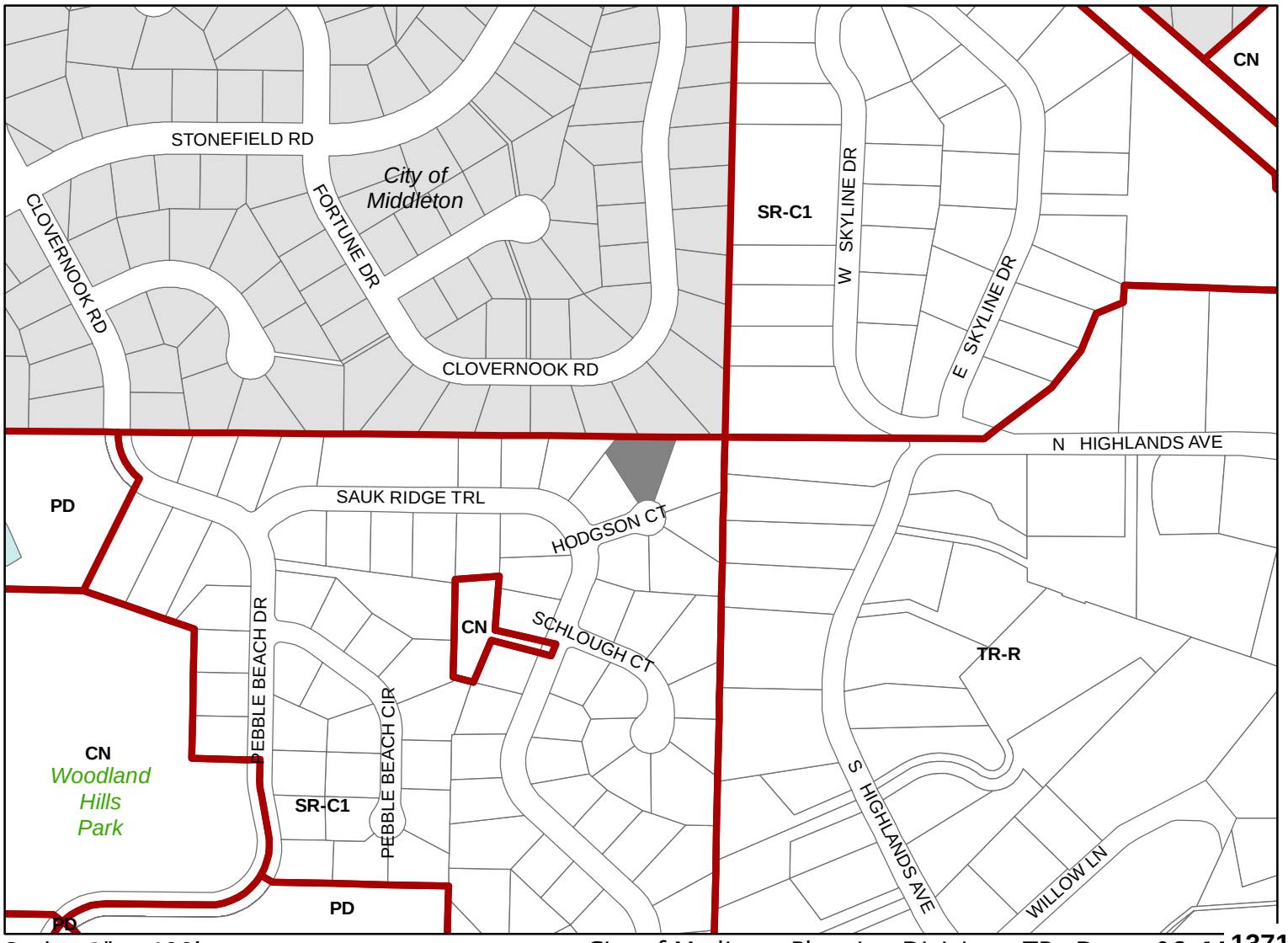
93600

Request

Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

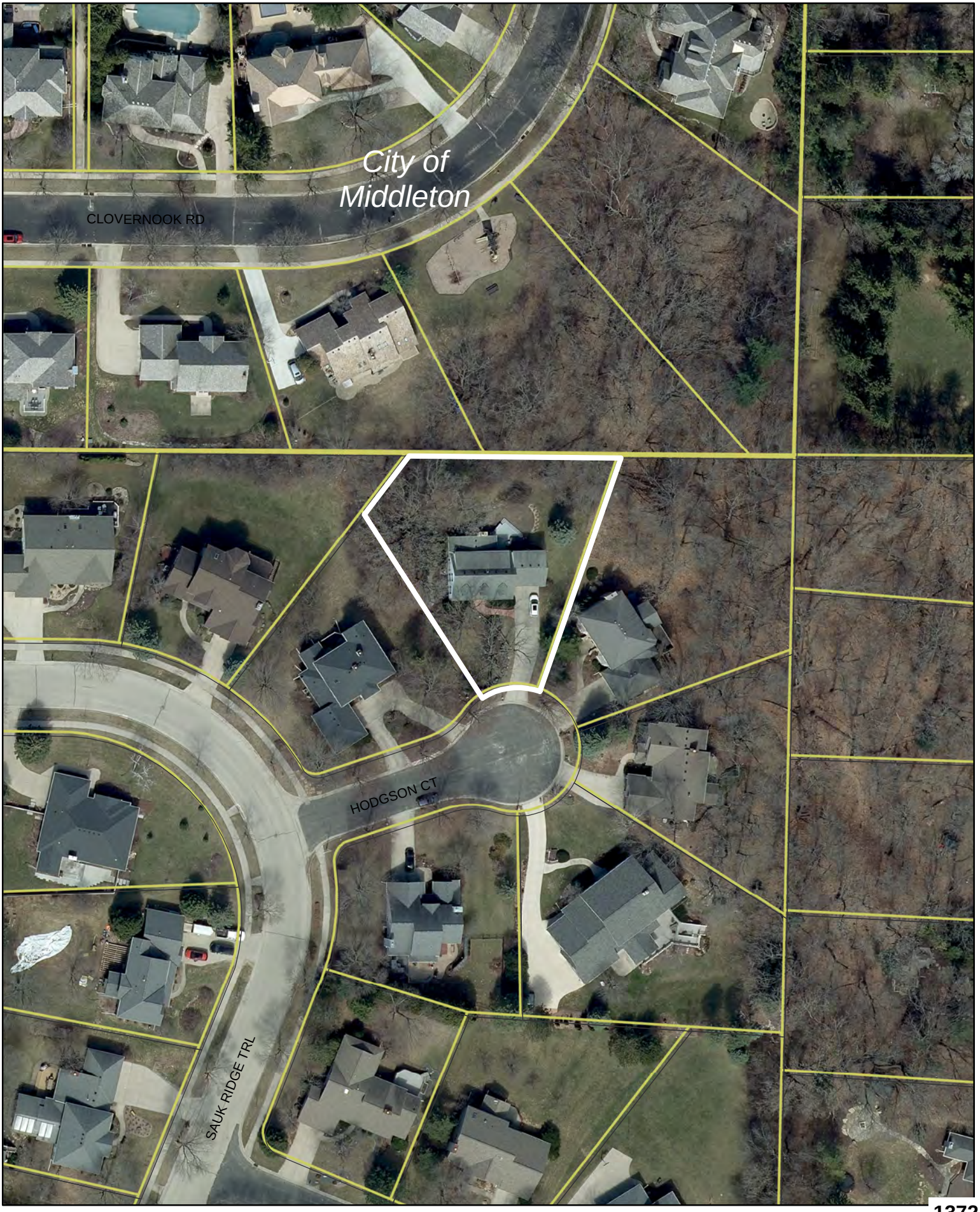


Scale : 1" = 400'

City of Madison, Planning Division : TP : Date : 06-15

City of Madison

Resolution ID 93600



Date of Aerial Photography : Spring

VOL 56-50A PLATS PAGE 140

STONEFIELD RIDGE

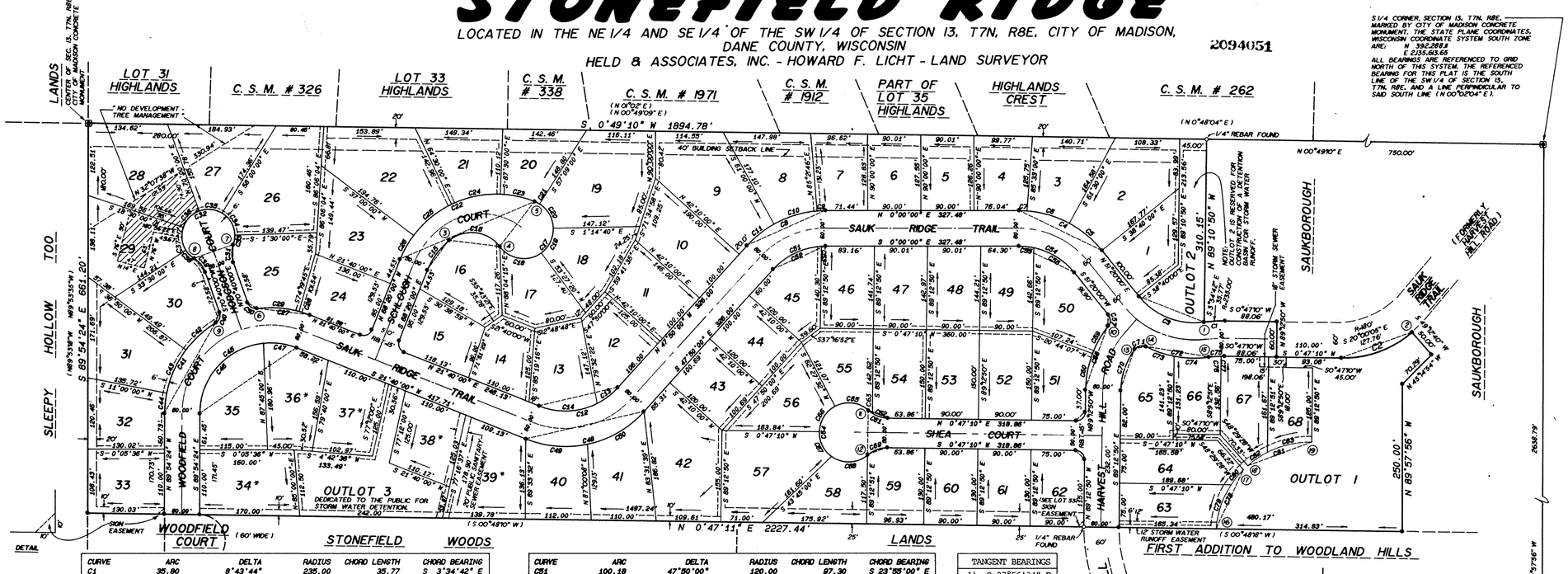
LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

HELD & ASSOCIATES, INC. - HOWARD F. LICHT - LAND SURVEYOR

2094051

S 1/4 CORNER, SECTION 13, T7N, R8E. MARKED BY CITY OF MADISON CONCRETE MONUMENT. THE STATE PLANE COORDINATES, WISCONSIN COORDINATE SYSTEM SOUTH ZONE ARE; N 390,269.8 E 2,135,163.65

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THIS SYSTEM. THE REFERENCED BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 13, T7N, R8E, AND A LINE PERPENDICULAR TO SAID SOUTH LINE (N 00°02'04" E).


LANDS
SLEEPY HOLLOW TOO
(N89°53'35"W)
S 89°54'24" E 661.20'
CENTER OF SEC. 13, T7N, R8E CITY OF MADISON CONCRETE MONUMENT
LOT 31 HIGHLANDS
"NO DEVELOPMENT - TREE MANAGEMENT"
C.S.M. # 326
LOT 33 HIGHLANDS
C.S.M. # 338
C.S.M. # 1971
(N 0°02'E.) (N 00°49'09" E)
S 0°49'10" W 1894.78'
C.S.M. # 1912
PART OF LOT 35 HIGHLANDS
HIGHLANDS CREST
C.S.M. # 262
(N 0°48'04" E)
1/4" REBAR FOUND
N 00°49'10" E 750.00'
40' BUILDING SETBACK LINE
WOODFIELD COURT
SAUK RIDGE TRAIL
SHEA COURT
HARVEST HILL ROAD
SAUKBOROUGH
OUTLOT 1
OUTLOT 2 310.15'
OUTLOT 3
DEDICATED TO THE PUBLIC FOR STORM WATER DETENTION.
542.00'
N 89°57'56" W 2538.79'
N 89°57'56" W 250.00'
(S 00°48'10" W)
N 0°47'11" E 2227.44'
(S 00°48'16" W)
SEE LOT 33 FOR SIGN EASEMENT
SIGN EASEMENT
WOODFIELD COURT (60' WIDE)
DETAIL
1/4" REBAR FOUND
1/2 STORM WATER RUNOFF EASEMENT
FIRST ADDITION TO WOODLAND HILLS
(FORMERLY COUNTY TRUNK HWY. "M")
NOTE: OUTLOT 2 IS RESERVED FOR STORM WATER DETENTION BASIN FOR STORM WATER RUNOFF.
8" STORM SEWER EASEMENT
SAUK RIDGE TRAIL
R=480'
L=212.76'
CB=S 20°00'05" E
CH=212.16'
110.00' S 0°47'10" W
93.06'
S 0°47'10" W 45.00'
S 45°54'44" W 70.29'
S 0°47'10" W 198.06'
S 0°47'10" W 185.59'
S 0°47'10" W 188.68'
S 0°47'10" W 318.86'
S 0°47'10" W 327.48'
N 0°00'00" E 327.48'
S 0°00'00" E 327.48'
S 0°47'10" W 360.00'
S 0°47'10" W 480.17'
314.83'
165.34'
S 89°12'50" E
N 89°12'50" W
S 89°12'50" W
S 0°47'10" W
N 0°47'10" E
S 0°05'36" W
N 0°05'36" E
S 0°47'10" W
S 0°47'10" W
S 0°47'10" W

STONEFIELD RIDGE

LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN
HELD & ASSOCIATES, INC. - HOWARD F. LICHT - LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I, Howard F. Licht, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconson Statutes, and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the Owner listed hereon, I have surveyed the plat of Stonefield Ridge, and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is a parcel of land located in the NE 1/4 and SE 1/4 of the SW 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the South 1/4 of said Section 13; thence N 0° 49'10" E along the North-South 1/4 line of said Section 13, 750.00 feet to the northeast corner of the plat of Saukborough, said point being the point of beginning; thence N 89°10'50" W along the north line of said plat, 310.15 feet to a point of curve; thence along a west line of said plat, southeasterly on the arc of a curve to the right which has a radius of 235.00 feet and a chord which bears S 03°34'42" E, 35.77 feet to the point of tangency; thence S 0°47'10" W along a west line of said plat, 88.06 feet; thence N 89° 12'50" W along a north line of said plat, 60.00 feet; thence S 0°47'10" W along a west line of said plat, 110.00 feet to a point of curve; thence southeasterly along a west line of said plat on the arc of a curve to the left which has a radius of 180.00 feet and a chord which bears S 20°00'05" E, 127.76 feet; thence S 49°12'40" W along a north line of said plat, 50.00 feet; thence N 45°14'54" W along a east line of said plat, 70.29 feet; thence N 89°57'56" W along a north line of said plat, 250.00 feet to the northwest corner of Lot 19 of said Saukborough; thence N 0°47'11" E, 2227.44 feet to the East-West 1/4 line of said Section 13 and south line of the plat of Sleepy Hollow Too; thence S 89°54'24" E 661.20 feet to the center of said Section 13 as monumented by a city of Madison concrete monument; thence S 0°49'10" W along the north-south 1/4 line of said Section 13, 1894.78 feet to the northeast corner of the plat of Saukborough, said point being the point of beginning. Excepting therefrom any areas previously dedicated to the public. This parcel contains 31.19 Acres more or less.

Dated this 1st day of May, 1988.

Howard F. Licht
Howard F. Licht, Registered Land Surveyor, No. S-1136

REVISED THIS 31st DAY OF June, 1988.

WISCONSIN HOWARD F. LICHT S-1136 MADISON, WI LAND SURVEYOR

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

Department of Development
Common Council, City of Madison
Dane County Agriculture, Environment and Land Records Committee

Witness the hand and seal of said Owners this 6 day of June, 1988.

Charles J. Schlough
Charles J. Schlough by Stephen D. Schlough P.O.A.
Stephen D. Schlough
Stuart E. Schlough

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me this 6th day of June, 1988, the above named Owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 6-20-90
Notary Public, Madison, Wisconsin

CORPORATE MORTGAGEE CERTIFICATE

Valley Bank of Middleton, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of said owners.

In witness whereof, the said Valley Bank of Middleton has caused these presents to be signed and countersigned by its officers listed below at Middleton, Wisconsin, and it's corporate seal to be hereunto affixed this 6th day of June, 1988.

VALLEY BANK OF MIDDLETON

Joseph R. Zaffino,
Vice-President

Keith Pollek, Senior Lending Officer, Vice-President

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me the above named officers of Valley Bank of Middleton to me known to be the person's who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority.

My Commission expires 6-20-90.
Notary Public, Dane County, Wi.

STATE OF WISCONSIN BARBARA JOB PACKHAM NOTARY PUBLIC

TREASURERS CERTIFICATE

STATE OF WISCONSIN)
) S.S.
COUNTY OF DANE)

As the duly appointed/elected City Treasurer of the City of Madison, and County Treasurer of the County of Dane, we hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of "Stonefield Ridge".

Elizabeth E. Salmon, Date 7-19-88
County Treasurer
Andre Blum, City Treasurer Date 7/20/88

COUNTY TREASURER DANE COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION

I hereby certify that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin by Resolution No. 44617, adopted on the 21 day of June, 1988, ~~File~~ No. 3273 and furthermore certify that the conditions of said approval were fulfilled on the 20 day of July, 1988.

Andre Blum, Clerk, City of Madison

I, Norbert Scribner, as authorized agent for the Dane County Agriculture, Environment and Land Records Committee, hereby certify that the Committee certifies this plat of "Stonefield Ridge" as nonobjectionable. I also certify that copies were forwarded as required on May 5, 1988, and that no objections to the plat have been filed, or if filed, have been met. Pursuant to s.236.12(2)(b) Wisconsin Statutes.

Date July 19, 1988
Norbert Scribner

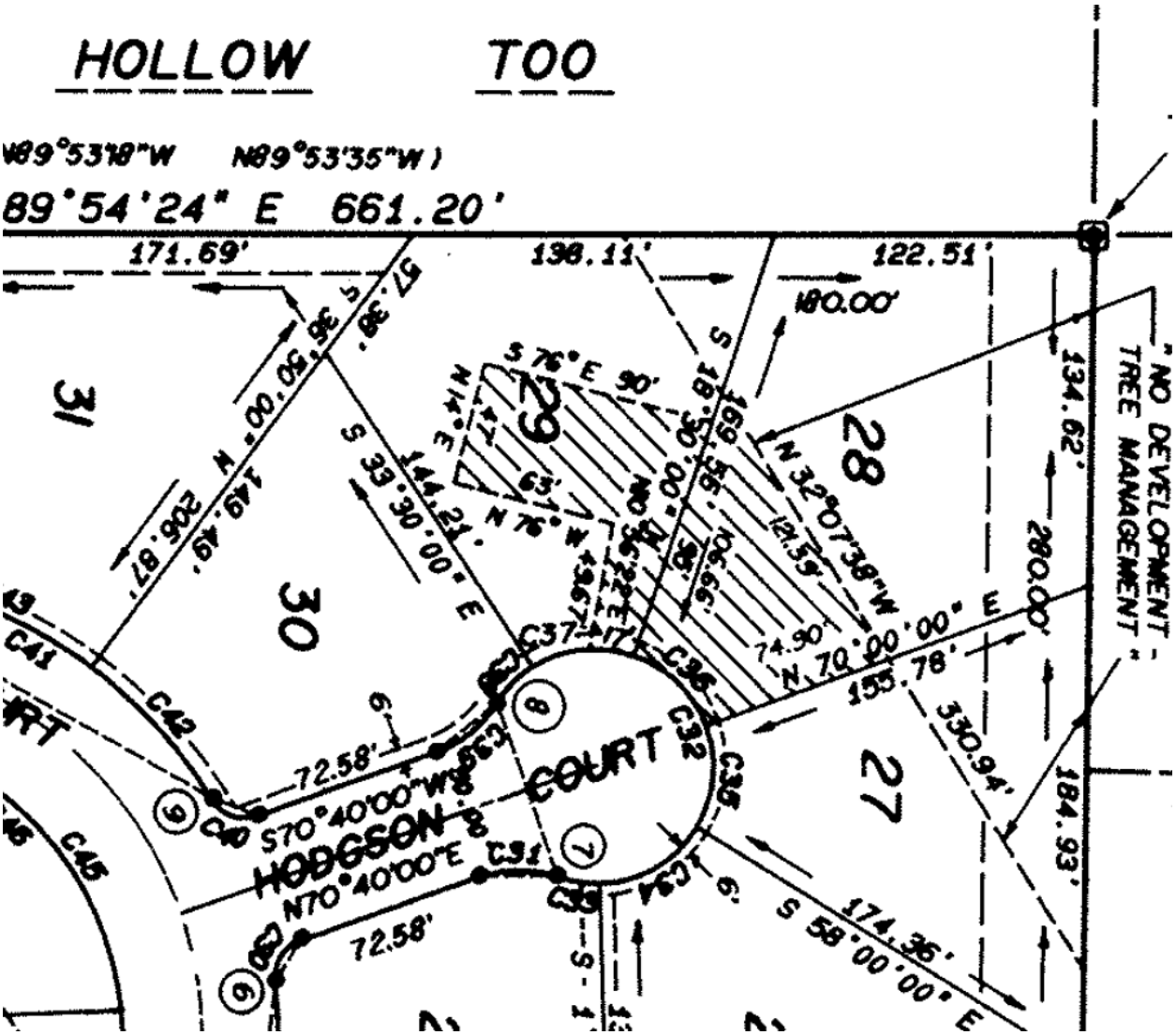
CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for Record this 20 day of July, 1988, at 3:24 O'Clock, P.M., and recorded in Volume 56-50A of Plats on Pages 140-141.

Carol R. Mahnke
Carol R. Mahnke, Dane County
Register of Deeds
by: Darlene M. Duckert, Deputy

This instrument was drafted by Richard L. Meinert of Held & Associates, Inc.

Lot 29 Close-Up (from plat)



CITY OF MADISON

Proposed Plat + Proposed Rezoning

NAME: STONEFIELD RIDGE

LOCATION: 6506 OLD SAUK RD

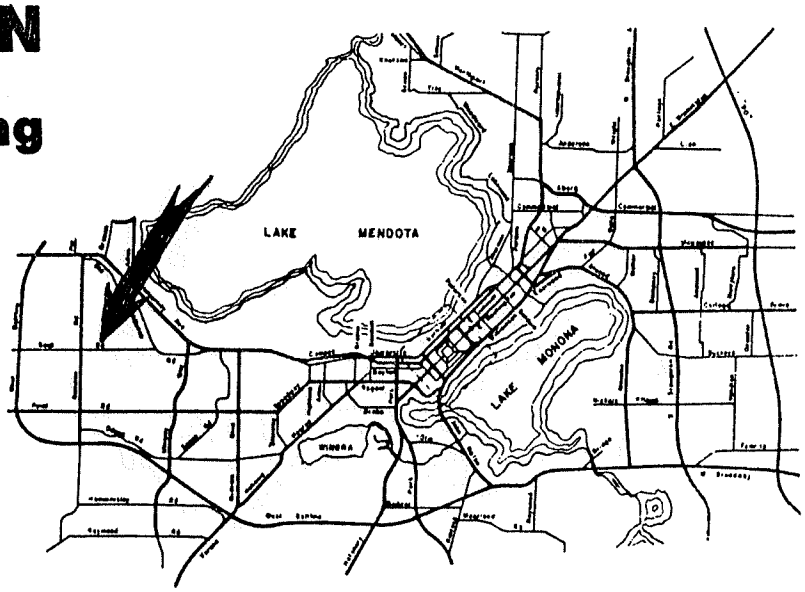
REZONE FROM PCD-SIP & PCD-GDP to R1

☑ **PRELIMINARY**

☐ **FINAL**

☐ **WITHIN CITY**

☐ **OUTSIDE CITY**



LOCATOR MAP

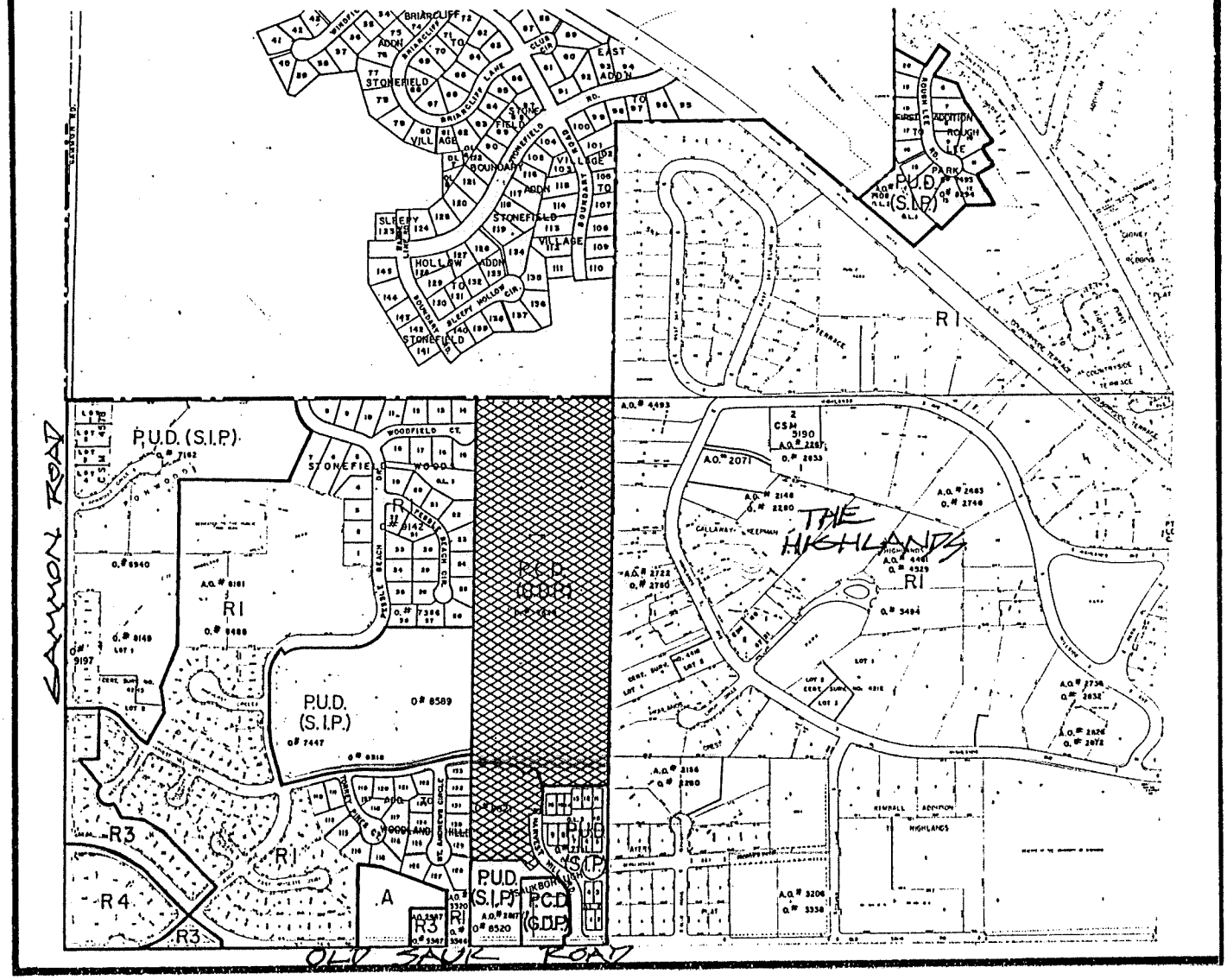
PUBLIC HEARING DATES:

Plan Commission 1-20-88

Common Council 2-2-88

Applicant: STEVE SCHLOUGH

Scale 1"=800' **Area** 32.3 ACRES



VII. A.3.

1377

DATE: 12/14/87

APPLICATION FOR THE APPROVAL OF _____
(Plat) (Land Division)

TO: Secretary, Plan Commission
City of Madison, 215 Martin Luther King, Jr. Boulevard
Madison Municipal Building, Lower Level
Madison, WI 53710

Dear Sir:

Herewith submitted is the Stonefield Ridge
(Plat) (Land Division)
of the Schlough property located at 6506 Old Sauk Road
Madison, Wis. (Address); SE 1/4 of Section 13 T7N, R8E (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:
Owner & Address Stephen D. Schlough, Stuart E. Schlough and
Charles T. Schlough and Saukborough, Inc. 836-3252 → 246-6834

Proposed Land Use by Lot Number Lots # 1 through #70 - R-1
Single Family Lots.

Development Schedule
The proposed development contains 70 lots and 32.3 acres. The existing zoning is (PCD-SIP) (~~PCD-GDP~~) in the ___ (~~Town~~, City). The proposed zoning, if different, is R-1 in the (~~Town~~, City). The lands, if not in any city (are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8) and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the city to include information evaluating and demonstrating that adequate public facilities and public services are available including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities.

The proposed development (was also) (will be) submitted to _____

_____ on _____
(Date)

for their consideration.

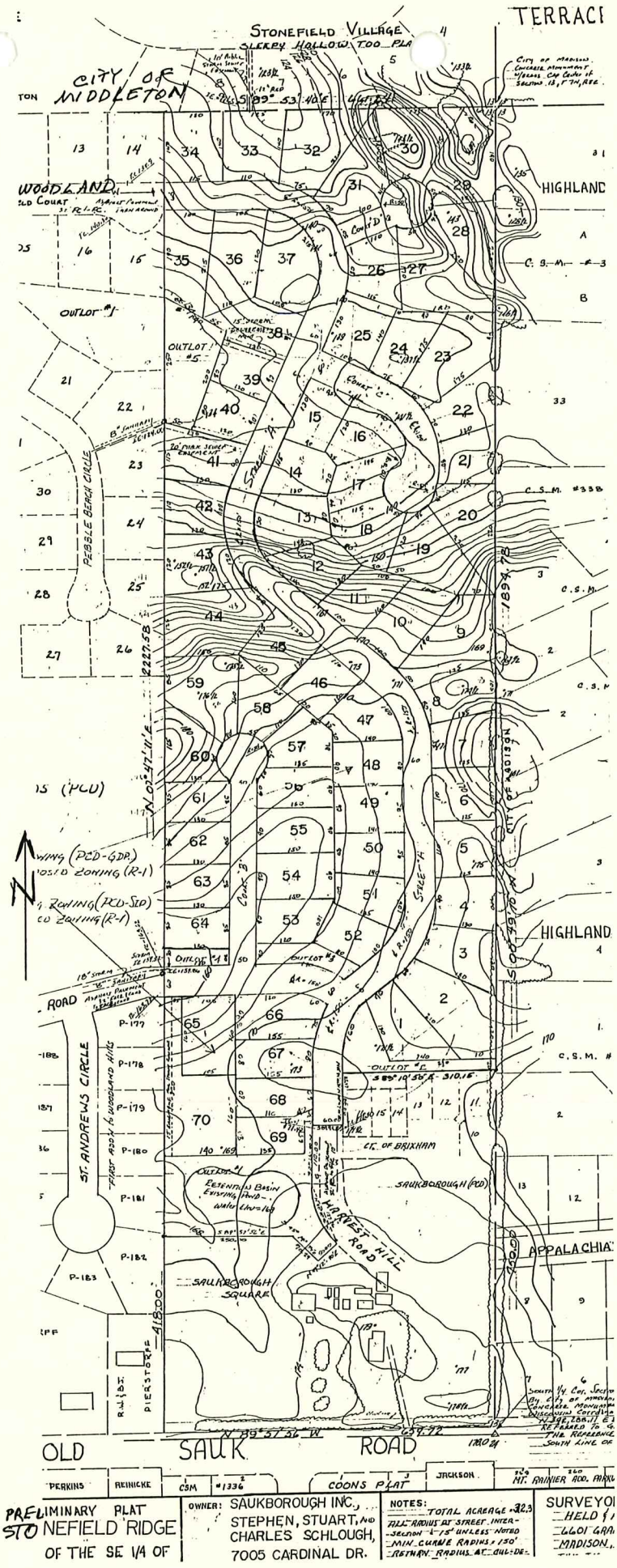
(Applicant) Signed: Stephen D. Schlough

(Applicant's interest in the property) Owner

(Address) 7005 Coronial Drive

(Telephone Number) 608-831-5470 (DOS) (266-3878)

* *



PRELIMINARY PLAT
STONEFIELD RIDGE
OF THE SE 1/4 OF

OWNER: SAUKBOROUGH INC., STEPHEN, STUART, AND CHARLES SCHLOUGH, 7005 CARDINAL DR.

NOTES: TOTAL ACREAGE = 32.3
ALL RADIUS AT STREET INTERSECTION = 15' UNLESS NOTED
MIN. CURVE RADIUS = 150'
RETURN RADIUS AT CUL-DE-

SURVEYO
HELD
6601 GRA
MADISON,

VII.A.3

STAFF REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT
December 22, 1987

SUBDIVISION & REZONING

Preliminary Plat and rezoning of Stonefield Ridge, 70 single family lots, North of Old Sauk Road on Harvest Hill Road extended to Woodfield Court. (Rezone from PCD-SIP and GDP to R-1 Residential).

GENERAL INFORMATION:

1. Applicant (Subdivider): Saukborough, Inc., The Schloughs, 7005 Cardinal Drive, Middleton, Wisconsin, 53562.

2. Status of Applicant: Owner

3. Requested Action: Approval of preliminary plat.

4. Date of Plat Submittal: December 14, 1987.. The Plan Commission must submit its recommendations on the plat to the Common Council within 40 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of January 20, 1988. The Common Council must approve, approve conditionally, or reject the plat within 90 days of the submittal date or no later than its meeting of March 1, 1988, unless the time is extended by agreement with the subdivider.

5. Plat Location: On Harvest Hill Road extended North of Old Sauk Road to Woodfield Court.

6. Plat Size: 32 acres.

7. Existing Zoning: Part PCD-SIP and part PCD-GDP.

8. Existing Land Use: Vacant

9. Proposed Land Use: 70 single family lots.

10. Adopted Land Use Plan: Residential low density single family.

11. Plat Development Schedule: 1988-1989.

PUBLIC UTILITY AND PUBLIC SERVICE INFORMATION:

This property is now served with the full range of urban services or they can be extended by the subdivider from existing street ends.

VII.A.3

ANALYSIS:

This use is consistent with the Land Use Map. A small portion of this area was previously zoned PCD-SIP for 10 lots and is now proposed for 6 single family lots. The balance was zoned PCD-GDP for about 85 lots and a multi-family area for 44 units. Some of the lots would have had attached units (duplex). The GDP area is now proposed for 64 single family lots.

The proposed rezoning is to R-1 Residential. The City of Middleton's Stonefield Village is to the North.

RECOMMENDATIONS:

Subject to the input at the public hearing, reviewing agency comments and all code requirements staff recommends approval of the Rezoning to R-1 Residential and the preliminary plat. A park fee will be due and payable at the time of the final plats. At this time the park fee would be based on the minimum of $170 per single family.

CRD:mab/46.1

WL.A3

1381

CITY OF MADISON

INTER-DEPARTMENTAL CORRESPONDENCE

Date: January 8, 1988

To: Bill Roberts, Planning Department

From: Daniel R. Stapay, Superintendent of Parks

Subject: Review Comments - Stonefield Ridge Plat

The proposed plat does not adequately preserve the wooded kettle hole in the northeast corner of the plat. The previously approved General Development Plan preserved this wooded area as a private conservation area. It should also be noted that the City of Middleton preserved lots 4 and 5 of the adjacent Stonefield Village Plat to protect their half of the wooded kettle hole.

Larger lots with a large no-development zone in the back would better protect the woods and steep topography and would be more compatible with the way similar land has been treated in the adjacent Highlands and City of Middleton developments.

Therefore we recommend that: Court D shall be replatted to provide larger lots with a no-building zone to protect the kettle hole and the 20 - 30% northeast slopes below elevation 140 (see attached sketch).

Daniel R. Stapay
Superintendent of Parks

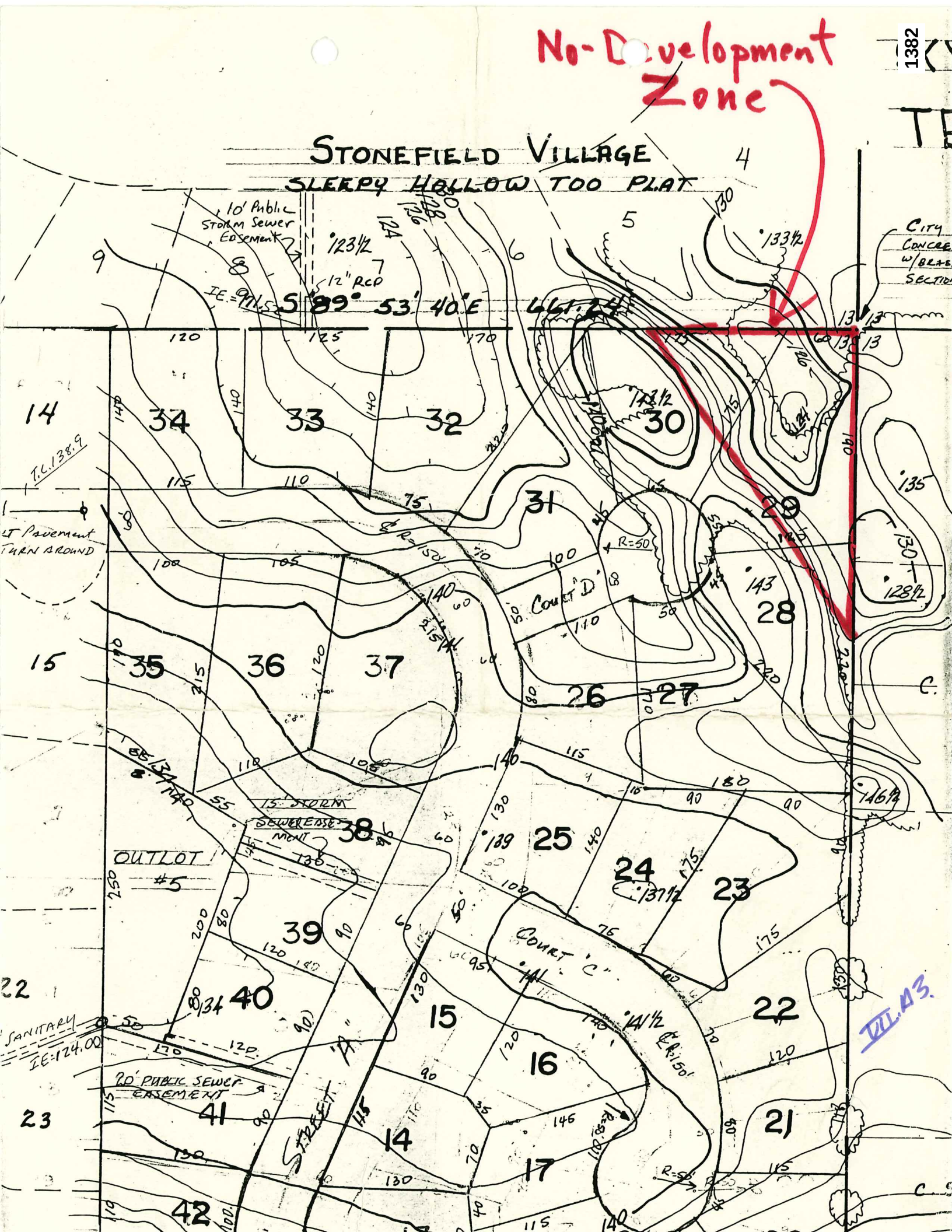
DRS:rae

10.03.

No-Development Zone

STONEFIELD VILLAGE

SLEEPY HOLLOW TOO PLAT



1383

CITY OF MADISON

INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 12, 1988

To: Bill Roberts, Planning Department

From: Daniel R. Stapay, Park Superintendent

Subject: Revised Comments: Stonefield Ridge Plat

The revised plat of Stonefield Ridge is acceptable with the following conditions of approval:

1. A triangular area in the northeast corner shall be designated a no-building zone. From the property corner, this zone runs 180 feet along the north property line and 280 feet along the east property line (see sketch).
2. The final plat shall include "building envelopes" for the wooded lots on the cul-de-sac in the northeast corner of the plat. The developer shall work with City staff to design the building envelopes to preserve as many large oak trees as possible.

Daniel R. Stapay
Park Superintendent

DRS:trl

Attachment

I.A.1.

1384

CITY OF MADISON

INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 25, 1988

To: City of Madison Plan Commission

From: Simon Widstrand, Parks Conservation Specialist

Subject: Oak Trees on Proposed Stonefield Ridge Plat

I have conducted a more detailed field inspection and plat review of the northeast corner of the Stonefield Ridge plat. I have visited the site with Paul Pingrey, DNR Area Forester, and Steve Schlough, and, on another occasion, with Mike Martinelli, City Forestry Inspector. I have noted the approximate tree locations of the oak trees over 12" diameter in the area which might be affected by construction on the proposed plat. Locations may not be exact, but I believe they are accurate enough for preliminary plat purposes, with the understanding that some plan revisions can be made before adoption of the final plat with more exact locations.

The history of this site is probably similar to many small woodlots in the Madison area. Most of the trees probably date to the middle 1800's when European settlers came to Madison and stopped the prairie fires. This allowed the fire-suppressed oaks to sprout and grow rapidly. While adjacent land was kept clear for farming, the steep knob and kettle hole were allowed to grow up to woods. Most of the trees would be 100-150 years old, although the 40" bur oak is probably over 200 years old. The woodlot was grazed periodically until 30-40 years ago, causing some soil compaction and damage to the oak trees. When grazing ceased, brush and weed trees; e.g., buckthorn and box elder, invaded beneath the large oaks and any open land which was not farmed. However, many oaks also reinvaded the open parts of the site, including the back kettle. Today these are healthy young oaks, 4-12" in diameter (approximately 40 of them in the back triangle).

As young trees and shrubs grew underneath the older oaks, they shaded out the lower branches of the oaks and competed for the limited soil nutrients, making them somewhat more vulnerable to insects and disease. The large black oaks on the site are near the end of their 150 year lifespan. The bur and white oaks are the same age, but can live to be 300-400 years old under good conditions. One large bur oak has died recently and others seem to have some dieback. This is probably due to the two-lined chestnut borer, an insect common to Madison woodlots. Chestnut borers rarely kill trees in good condition but may kill trees which are declining due to age, storm damage, other insects or disease. The chestnut borer can be combatted by good tree care and fertilization.

V C

The proposed plat, includes fourteen bur oaks 12" to 40" in diameter, plus one 36" dead bur oak, one 24" diameter white oak and thirteen 16"-36" diameter black oaks. (Red and black oaks hybridize and are difficult to differentiate without acorns. These are most likely black oaks.)

A general recommendation for management under private development in an urban setting would be to select the trees which can be maintained in good health for 50 years or more, and maintain them. Specifically, for Stonefield Ridge, I would recommend:

1. The 40" bur oak should be preserved under any development plan. I measured it at 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.
2. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.
3. Most of the eleven black oaks are nearing the end of their life.They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. I do not believe that it is essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.
4. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.
5. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.
6. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.

IC

The developer has proposed the construction zones shown on the attached map. I have indicated which trees I believe will die or need to be removed based on this plan. The 40" bur oak and the 30" bur oak will be preserved. Overall, 6 of the 15 bur and white oaks will be removed, several of them smaller, deformed or with some dieback. Only two of the 13 large black oaks will need to be removed. I estimate that approximately 40 of 60 younger trees can be preserved, mainly in the back triangle. A list of the trees to be removed includes:

--A 13" bur oak which would crowd the 40" bur oak, if allowed to grow.
--A 15" bur oak deformed by the dieback of its top.
--A 18" + 10" bur oak, branched close to the ground, which is not one of the most attractive trees on the site.
--A 28" black oak and a 30" black oak on the crest of the hill. These are not bad trees, but have some dead branches and are nearing the end of their normal lifespan.
--A 24" bur oak, an 18" bur oak and a 12" bur oak. These are attractive trees with some dieback. If it was not necessary to remove or disturb them for construction, they could probably be preserved with proper care.
--A 30" + 30" double-trunked bur oak which has an untreatable canker disease in one trunk and some dieback on the branches of the other trunk. It would be strictly a judgment call as to whether this tree would be safe near a residence.

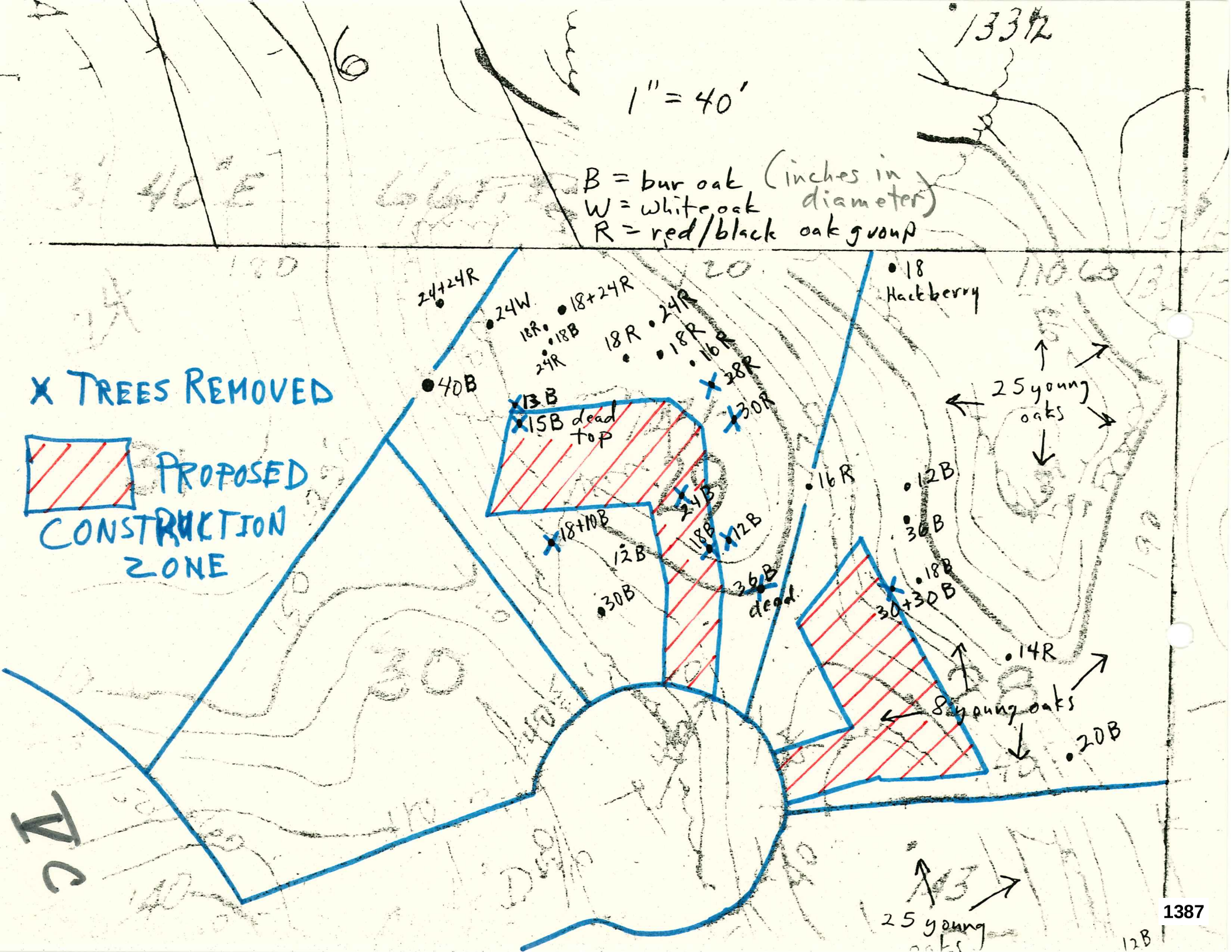
Overall, this proposed plat would save the best trees, saving approximately two-thirds of the large trees and two-thirds of the younger trees. It is comparable to the percentage of oaks which have been saved in similar plats. Some other plats have done a much worse job of preserving trees. I have discussed other platting configurations which might save a couple more trees, but they are not acceptable to the landowner.

Si Widstrand

Simon Widstrand
Conservation Specialist

SW:br
attachment

IC


1"=40'
B = bur oak (inches in diameter)
W = white oak
R = red/black oak group
X TREES REMOVED
PROPOSED CONSTRUCTION ZONE
24+24R
24W
18+24R
18R
18B
24R
18R
24R
18R
16R
40B
13B
15B dead top
28R
30B
24B
18+10B
18B
12B
12B
30B
36B dead
16R
18 Hackberry
25 young oaks
12B
30B
18B
30+30B
14R
8 young oaks
20B
25 young
30
1387

1388

file copy.

REQUEST TO THE CITY OF MADISON PLAN COMMISSION,

RELATIVE TO STONEFIELD RIDGE (SCHLOUGH) REZONING PROPOSAL

(MEETING OF 2/29/88)

We hereby request that the re-zoning and re-platting be made contingent on the following conditions, which have the verbal approval of Alderman Trachtenberg:

1. That the Memos to the Plan Commission of 1/8/88 from D.R. Stapay, and of 2/25/88 by S. Widstrand (both of the Parks Department) be incorporated into the minutes of the Meeting of 2/29/88, as binding conditions on the final plat.

2. That the "construction zones" referred to on p. 3 of the Widstrand Memo, and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.

3. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.

4. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building a City official be assigned to the site to ensure that the above restrictions are observed.

Neighbors of the development in Skyview Terrace:

K. W. McVoy

Highlands Community Association

by

Keith M. Yelinek, President

Helen A. McVoy

Karl Davidson

V C

PLAN COMMISSION

ADDITIONAL CONDITIONS:

STONEFIELD RIDGE PRELIMINARY PLAT

1. Condition contained in letter signed by McVoys and people adjacent.

2. Forty foot building setback line along east line of the plat.

3. A deed restriction being prepared and filed with the City for review at the same time as the Final Plat, including:

   A. Restricting outbuildings and accessory buildings from the 40 foot setback.

   B. Architectural guidelines for the whole subdivision and specifically for lots 63-68.

4. Final Plat address the north line of the open space north of the Court of Brixbam.

5. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."

6. The amount of additional open area around the pond be further defined on the final plat.

7. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.

WGR:pah/64

1390

Department of Planning and Development
Planning/Inspection/Community & Economic Development/Assisted Housing

City of Madison

George E. Austin, Director

Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710
608 266 4635

March 4, 1988

Mr. Stephen D. Schlough
7005 Cardinal Drive
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission at its meeting of February 2, 1988 recommended conditional approval of the preliminary plat of Stonefield Ridge, Formerly known as Saukborough, 68 lots on Harvest Hill Road extended north, now zoned R-1.

The conditions of approval are:

1. Park dedication or fee in lieu of dedication will be required per 16.23(8)(f).

2. Execute and return the attached Declaration of Conditions and Covenants.

3. Additional utility easements are required between Lots 1-OL2, 4-5, 7-8, 11-12, 13-14, 16-17, 26-27, 33-34, 38-39, 52-53, 55-56 and 65-66.

4. Cul-de-sacs shall be increased 60' width in accordance with 16.23(8)(a)8 of the platting regulations.

5. That the Developer shall enter into a contract with the City of Madison and furnish a surety bond or irrevocable letter of credit of the amount of the estimate of the City Engineer for the following improvements:

   a. Sanitary sewer facilities to serve all lots included in the plat.

   b. Water main and water service laterals to serve all lots included in the plat.

   c. City of Madison standard street improvements including sidewalk on all streets in the plat except the cul-de-sacs.

d. Erosion control, stormwater runoff control, and miscellaneous site grading.

e. Other public improvements as required by the Plan Commission as a condition of approval of the Subdivision.

6. The Developer shall pay all sanitary sewer area charges which are due prior to construction of any sanitary sewer to serve the plat.

7. The Developer shall submit plans and profiles of all streets, intrablock sidewalks, and public storm and sanitary sewer easements to the City Engineering Division and that the preliminary centerline grade for those streets shall be approved prior to recording the final plat.

8. The stormwater detention basin indicated on outlot 5 should extend in order to provide maintenance and access, and to provide stormwater overflow from the street and low point at the "C" court, "A" street intersection.

9. The Developer is advised that the stormwater detention basins shown on outlots 3 and 4 are not of the size as to be acceptable to be dedicated to the public. The required storage basin, the storm sewer extension and the ownership of the outlots shall be resolved prior to preparing the final plat. The Developer is advised that the possibility of a single stormwater detention basin is viewed by the City Engineering Division as a preferable design.

10. A review of the proposed street grades will require the rebuilding of the existing curb and gutter, pavement and sidewalk along lot 14 on Woodfield Court in the Stonefield Woods Plat to a higher elevation. In order to provide drainage to the low point in the vicinity of street "A" and "C" court. The cost of this construction shall be at the Developer's expense. The Developer is advised to have the grades for street "A" established prior to any further work on this plan.

11. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this development. The Engineering Division offers to the Developer the name of "Saukborough Drive" between Old Sauk Road and Woodfield Court. Lots 32 through 36 shall have addresses off of Woodfield Court.

12. That the "construction zones" referred to on p. 3 of the Widstrand Memo of February 25, 1988 and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.

13. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.

14. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building Parks staff be notified to monitor the site to ensure that the above restrictions are observed.

15. Forty foot buildings setback line along east line of the plat.

16. A deed restriction being prepared and files with the City for review at the same time as the Final Plan, including:

    a. Restriction outbuildings and accessory buildings from the 40 foot setback.

    b. Architectural guidelines for the whole subdivision and specifically for lots 63-68.

17. Final Plat address the north line of the open space north of the court of Brixbam.

18. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."

19. The amount of additional open areas around the pond be further defined on the final plat.

20. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.

21. That a triangular "No Development - Tree Management Zone" be shown on the Final Plat in the Northeast Corner 180 feet on the north and 280 feet on the east "to preserve the wooded

kettle hole and steep topography in this area as a private conservation zone."

22. That the Final Plat/Deed Restrictions include management practices acceptable to Parks staff for the private wooded area to maintain healthy trees for the long term including:

    a. The 40' bur oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.

    b. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.

    c. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. It is not essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.

    d. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.

    e. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.

    f. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.

23. Water mains and services shall be installed by Private Contract.

24. In any City agency required a dedication, there shall be included a certificate of consent by the mortgagee and/or vendee, if any, following the owner(s)' certificate.

25. Signature blocks will be required to allow for the consent of Mortgagees.

26. The reference in the title banner of this plant "Part of the SE 1/4 of Section 13" should be corrected to read the SW 1/4.

27. Signature blocks will be required for all owners.

If the entire area is not platted at one time, the preliminary plat shall be revised to show these changes and conditions and eight prints shall be resubmitted to this office. We will note the Plan Commission approval on these prints and return one to you and one to your surveyor, as well as submitting prints to other City departments for their files.

Any appeal from the action of the Common Council, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

The Common Council approved this matter on March 1, 1988..

Sincerely,

George E. Austin, Secretary
Madison Plan Commission

GEA:pah/55

cc: City Engineering
Traffic Engineering
Zoning Administrator
Parks
Ald. Ronald Trachtenberg, District 21
Held & Assoc.

Enclosure

Sent to Accounting_____
Sent to Mayor's Office_____
Sent to City Clerk_____
Copy Mailed
to Aldermen_____

AGENDA ITEM _____

City of Madison, Wisconsin

A RESOLUTION
Approving the Preliminary Plat of "Stonefield Ridge" located North of Old Sauk Road, Harvest Hill Road extended. This plat contains 68 lots and is currently zoned R1 (located in the 21st Aldermanic District).

Presented March 1, 1988
Referred_____
Rereferred_____
Reported Back_____
Adopted ✓ POF_____
Rules Susp. ✓ Tabled_____
Public Hearing_____

Drafted by: Bill Roberts, Planner III

Date: March 1, 1988

Fiscal Note: No funds are required to grant approval of this preliminary plat.

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By

Comptroller's Office

INTRODUCED BY THE MAYOR AT THE REQUEST OF
SPONSORS: THE PLAN COMMISSION

RESOLUTION NO. 44,346
I.D. NUMBER 2617

RESOLVED that a Preliminary Plat known as "Stonefield Ridge" of the Schlough property, located North of Old Sauk Road, Harvest Hill Road extended, Dane County, Wisconsin, which has been duly filed for approval of the Plan Commission and Common Council, be and the same is hereby approved as required by Section 16.23 of the Ordinances of the City of Madison subject to the conditions noted in the Plan Commission files.

This preliminary plat contains 68 lots and is presently zoned R1.

BR:jlj/55

1396

DATE: MAY 2, 1988

APPLICATION FOR THE APPROVAL OF STONEFIELD RIDGE
(Plat) ~~(Land Division)~~

TO: Secretary, Plan Commission
City of Madison, 215 Martin Luther King, Jr. Boulevard
Madison Municipal Building, Lower Level
Madison, WI 53710

Dear Sir:

Herewith submitted is the STONEFIELD RIDGE
(Plat) ~~(Land Division)~~

of the SCHLOUGH property located at HARVEST HILL RD EXTENDED N OF OLD SAUK RD. TO WOODFIELD COURT, SW1/4, SECTION 13, T7N, R8E, CITY OF MADISON
(Address) (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:
Owner & Address SAUKBOROUGH INC.

7005 CARDINAL DR. MIDDLETON WI. 53562

STEPHEN, STUART & CHARLES SCHLOUGH
Proposed Land Use by Lot Number

LOTS 1-68 RESIDENTIAL

Development Schedule 1988-1989
The proposed development contains 71 lots and 31.2 acres. The existing zoning is R-1 in the City (~~Town~~, City). The proposed zoning, if different, is in the (Town, City). The lands, if not in any city (are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8) and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the city to include information evaluating and demonstrating that adequate public facilities and public services are available including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities.

The proposed development (was also) (will be) submitted to DEPARTMENT OF DEVELOPMENT on MAY 4, 1988
(Date)
for their consideration.

(Applicant) Signed: _____

(Applicant's interest in the property) LAND SURVEYOR
HELD & ASSOCIATES
(Address) 6601 GRAND TETON PLAZA
MADISON WI. 53719
(Telephone Number) 833-7373

* *

A. Any preliminary or final plat submitted for Plan Commission and Common Council review shall be accompanied by a fee of One Hundred Dollars ($100), plus Twenty Dollars ($20) per lot or outlot contained therein to contribute to the costs of such review. Checks shall be made payable to the City Treasurer
B. Any certified survey map or land division submitted for approval by the Secretary of the Plan Commission shall be accompanied by a fee of One Hundred Dollars ($100) plus One Hundred Dollars ($100) per lot or outlot contained therein to contribute to the costs of such review.
C. Certified Surveys and Plats submitted that are within the limits of the City of Madison shall include: A Report of Title satisfactory to the Real Estate Division. In addition, those surveys and plats that include Residential shall include a certified copy of the accepted option or offer including all terms of the purchase and other information as may be requested by the Real Estate Development staff to assist them in determining Fair Market Value for the purpose of establishing park fees.

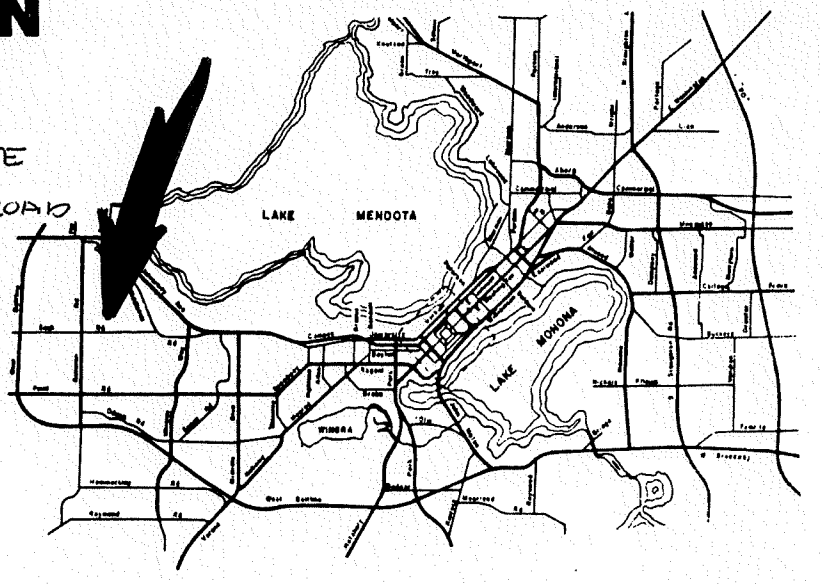
CITY OF MADISON
Proposed Plat

NAME: STONEFIELD RIDGE

LOCATION: NORTH OF OLD SAUK ROAD

☐ PRELIMINARY
☑ FINAL
☐ WITHIN CITY
☐ OUTSIDE CITY

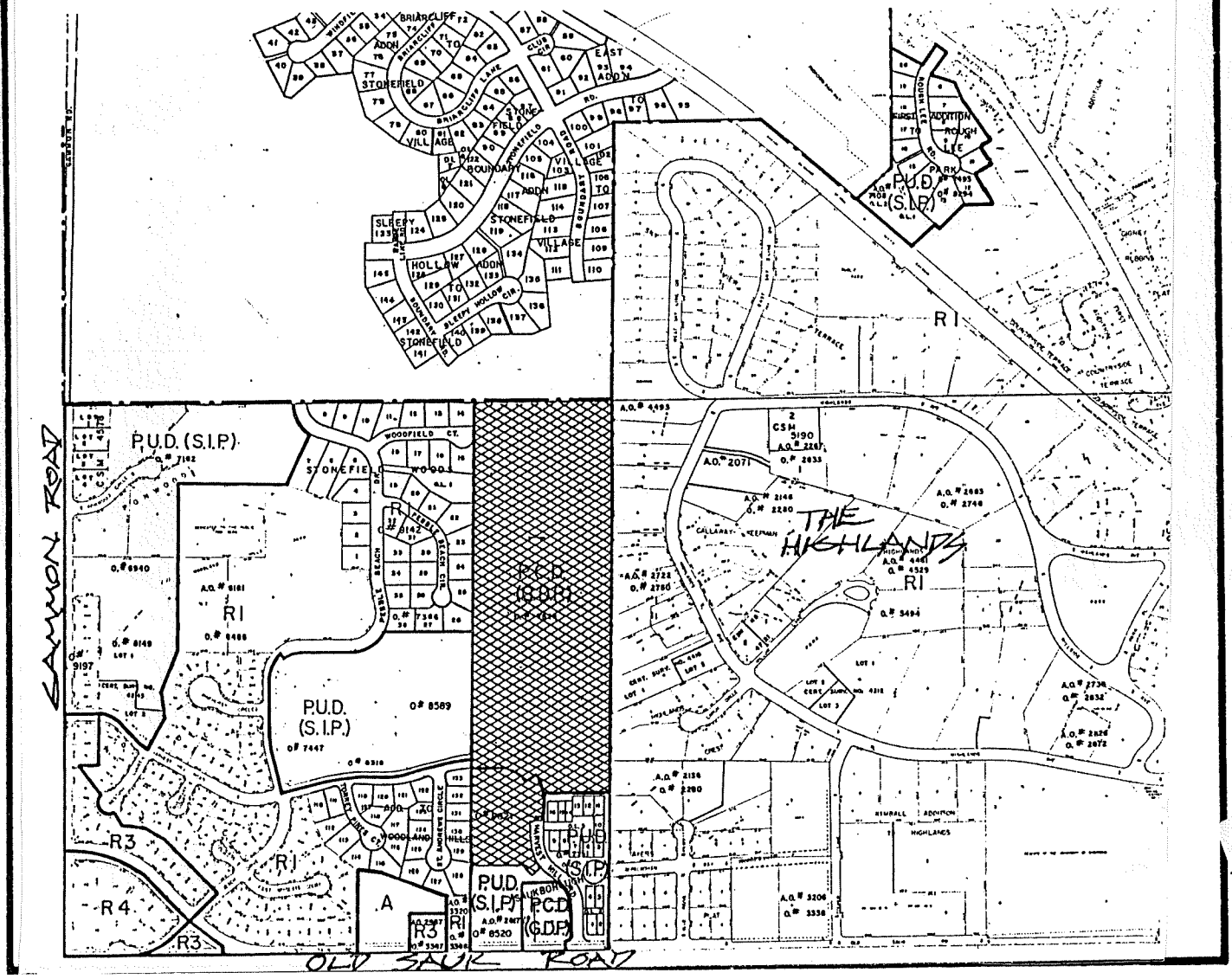
PUBLIC HEARING DATES:
Plan Commission MAY 16, 88
Common Council JUNE 7, 88



LOCATOR MAP

Applicant:

Scale 1"=800' Area 32.3 ACRES



2.

STAFF REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT
May 9, 1988

SUBDIVISION

Final Plat of Stonefield Ridge, 68 lots zoned R1, Harvest Hill Road, North of Old Sauk Road.

GENERAL INFORMATION:

1. Applicant (Subdivider): Steven Schlough, 7005 Cardinal Drive, Middleton, WI 53592.

2. Status of Applicant: Owner

3. Requested Action: Approval of Final Plat.

4. Date of Plat Submittal: May 2, 1988. The Plan Commission must submit its recommendations on the final plat to the Common Council within 30 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of May 16, 1988. The Common Council must approve or reject the final plat within 60 days of the submittal date or no later than its meeting of June 21, 1988, unless the time is extended by agreement with the Subdivider.

5. Plat Location: North of Old Sauk Road, Harvest Hill Road.

6. Plat Size: 31 acres

7. Existing Zoning: R1 Residential

8. Existing Land Use: Vacant

9. Proposed Land Use: 68 single-family lots

10. Adopted Land Use Plan: Residential Low Density Single-Family

11. Plat Development Schedule: 1988-1989

PUBLIC UTILITY AND PUBLIC SERVICE INFORMATION:

This property is now served with the full range of urban services or they will be extended by the subdivider as part of the required subdivision improvements.

ANALYSIS:

The preliminary plat of this area was approved by the Commission in February, 1988, after considerable discussion and with 27 conditions. The area was rezoned to R1 Residential at that same time.

VII. e.2.

The final plat generally conforms to the preliminary plat layout. The plat, deed restrictions and related are being reviewed by the appropriate City agencies and they will comment.

A park fee in lieu of dedication will be required for the 68 lots per 16.23(8)(f).

The final plat includes a 40-foot building setback line on the east, a no-development tree management zone in the Northeast corner, building envelopes for lots in the wooded area, 3 outlots one of which is dedicated for detention.

RECOMMENDATIONS:

Subject to the input at the meeting, reviewing agency comments, code requirements and the following, staff recommends approval:

1. Payment of a park fee for 68 lots.

CRD:jlj/64.1

VII.C.2.

1400

Department of Planning and Development
Planning/Inspection/Community & Economic Development/Assisted Housing

City of Madison

George E. Austin, Director

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
608 266 4635

May 18, 1988

Mr. Steve Schlough
7005 Cardinal Drive
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission, at its meeting of May 16, 1988, recommended conditional approval of the final plat of Stonefield Ridge, 68 lots, Harvest Hill Road, North of Old Sauk Road.

The conditions of approval are:

1. Execute and return the attached Declaration of Conditions and Covenants.

2. Additional utility easement is required between Lots 21-22.

3. Payment of a park fee for 68 lots. (68 × 1100 = 74,800. ϕ X .30 = $22,440.

4. This plat is subject to the provisions of Chapter 37 of the Madison General Ordinances regarding erosion and stormwater runoff control. The erosion control plan and stormwater detention requirements shall be reviewed and approved by the City Engineering Division prior to recording the final plat. Lots 34 through 39 shall be restricted to a minimum lot and building exit elevation. That elevation and note shall be submitted and approved by the City Engineer prior to recording the final plat and shall also be an aspect of runoff control. The runoff control of the south 1/2 of the plat is still unresolved. Outlot 2 shall remain in private ownership, irrespective of its use for detention. The resolution of this issue and compliance with Chapter 37 shall be a condition of approval of the plat. Outlot 1 shall be used only for detention storage as approved by the City Engineer and shall remain in private ownership and who will be responsible for maintenance shall be resolved with the City Engineer.

5. A detailed surface water drainage plan shall be submitted to the City Engineering Division for review. After receiving approval of the drainage plan, arrows shall be added to the final plat indicating the direction of drainage for each property line not fronting on a public street, and the following note shall be added to the final plat:

"Arrows indicate the direction of drainage during grading. Drainage patterns shall be maintained by the lot owner unless modified with the approval of the City Engineer."

6. A soil boring report by the professional engineer shall be submitted to the City Engineering Division indicating a groundwater table and rock conditions in the area. If the report indicates either a groundwater table or rock condition less than nine (9') feet below proposed street grades, a restriction shall be added to the final plat as determined necessary the City Engineer.

7. Prior to recording the final plat, the Developer shall enter into a contract with the City of Madison and furnish surety in the amount of the estimate of the City Engineer for the following public improvements:

   a. Sanitary sewer facilities, water mains and water service laterals to serve all lots included in the final plat.

   b. City of Madison standard street improvements, including sidewalk on all streets included in the final plat except no sidewalk will be required on the cul-de-sacs.

   c. Erosion control, stormwater runoff control and miscellaneous grading.

   d. Reconstruction of the existing curb and gutter, sidewalk and pavement abutting Lot 14, 15, and 16 of the Stonefield Woods Plat immediately west of this plat.

8. The Developer shall pay all sanitary sewer area charges which are due prior to construction of sanitary sewer to serve the final plat.

9. The Developer shall submit plans and profiles of all streets and public easements to the City Engineering Division prior to recording the final plat.

10. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road to Saukborough Drive immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this plat.

11. Revised utility easements as previously given to you be on the final plat as requested.

12. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building Parks staff be notified to monitor the site to ensure that the above restrictions are observed.

13. That the final plat/deed restrictions include management practices acceptable to Parks staff for the private wooded area to maintain healthy trees for the long-term including:

    a. The 40' burr oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest burr oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.

    b. Other large, healthy burr oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.

    c. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects, and disease than the white and burr oaks. It is not essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.

    d. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.

    e. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.

The plat shall be approved by the State Department of Development.

Any appeal from the action of the Common Council, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

Mr. Steve Schlough
May 18, 1988

The Common Council conditionally approved this final plat on May 17, 1988.

Sincerely,

Charles R. Durrei
for

George E. Austin, Secretary
Madison Plan Commission

GEA:jlj/64

cc: City Engineering
Traffic Engineering
Water Utility
Parks Department
Held and Associates, Inc., 6601 Grand Teton Plaza-53719
Chet Gerlach, 131 W. Wilson Street, Madison, WI 53703

Enclosure

5 Hodgson Ct - 2024 Aerial Photo



6/18/2026, 5:16:03 AM

Parcels

ColorOrtho3Inch2024Web

Red: Red

Green: Green

Blue: Blue

1:368

0 15 30 60 ft

0 5 10 20 m

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

PETITION FOR MODIFICATION OF BUILDING ENVELOPE
5 Hodgson Court – Lot 29, Stonefield Ridge

Submitted to: City of Madison Committees and Common Council
Applicant: Dave Jelinek
Property Address: 5 Hodgson Court, Madison, Wisconsin

Executive Summary

This petition requests a limited modification of the 1988 building envelope affecting Lot 29. The original purpose of the restriction was preservation of mature trees. Conditions on the property have changed substantially over the last 38 years. The proposed garage addition is located in an open lawn area, does not require removal of mature trees, and has been reviewed by an independent arborist who found no measurable impact to remaining trees or root systems.

Timeline of Events

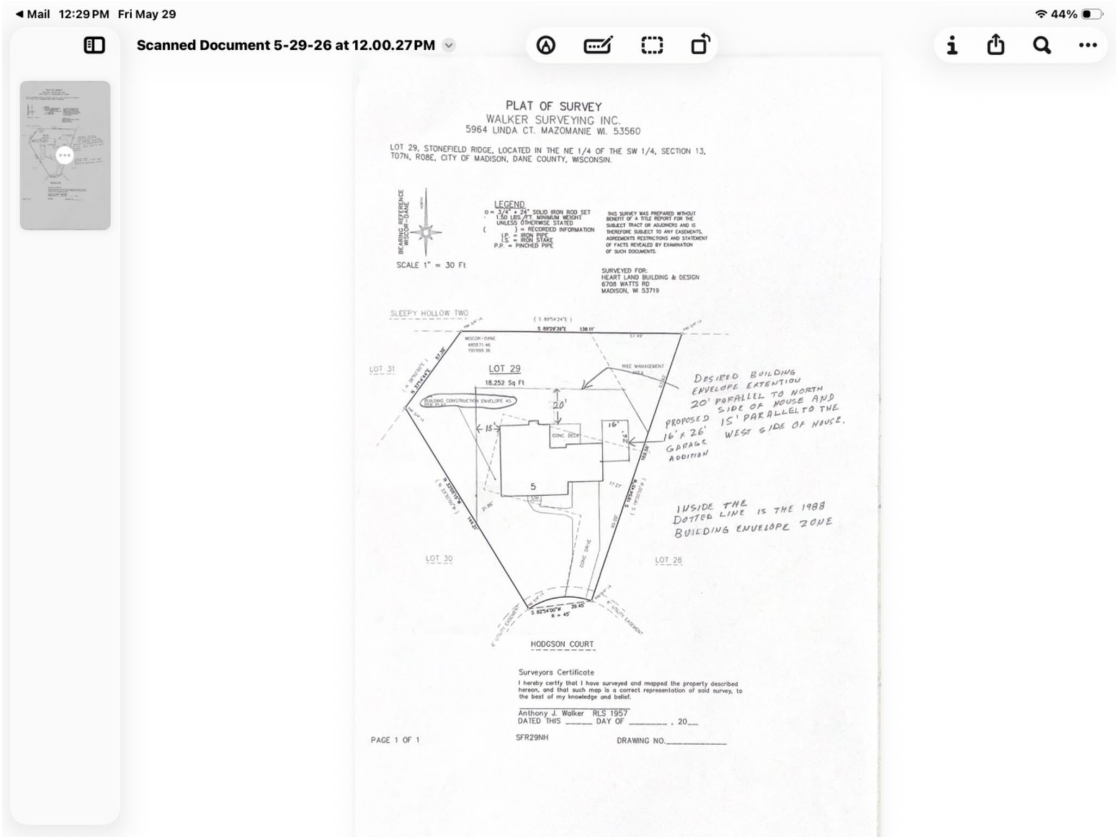
• August 2025 – Property purchased after inquiries regarding ability to add garage/workshop.
• Fall 2025 – Follow-up discussions regarding property lines and garage placement.
• 2025–2026 – Design, surveying, planning and contractor work completed.
• May 2026 – Building envelope restriction identified during permit review.
• May 2026 – Site meetings held with City staff and Alder.
• May 28, 2026 – Independent arborist site review completed.
• Present – Request for limited building envelope modification.

Findings of Fact

1. The building envelope restriction was adopted as part of the 1988 subdivision approval process.
2. City records indicate preservation of trees was a principal reason for the restriction.
3. Several of the trees that originally occupied the affected area no longer exist.
4. The proposed construction area is currently maintained lawn.
5. The proposal does not require removal of mature trees.
6. The remaining wooded area would remain substantially unchanged.

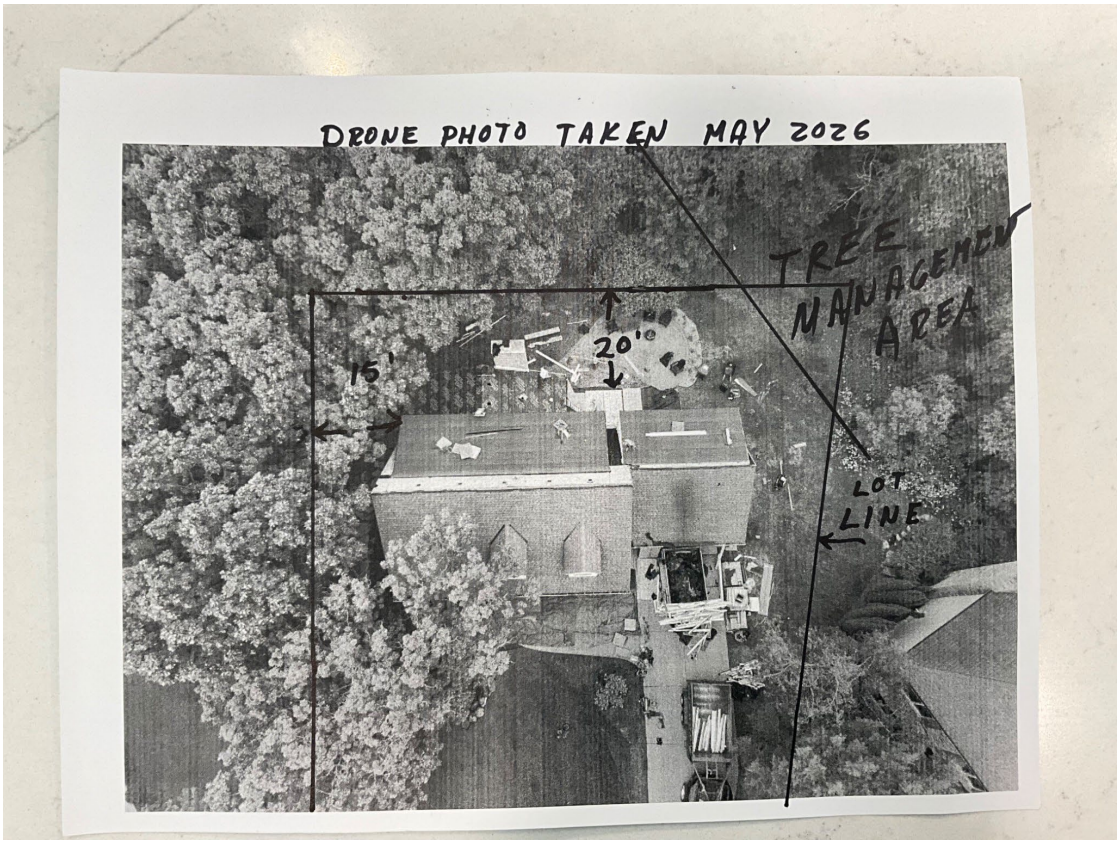
7. An independent arborist concluded construction near the proposed envelope would not cause measurable stress to remaining trees.

Exhibit A – Survey and Proposed Envelope Modification



Walker Surveying plat showing the existing building envelope and the proposed extension requested by the applicant.

Exhibit B – Current Site Conditions (Drone Photograph)



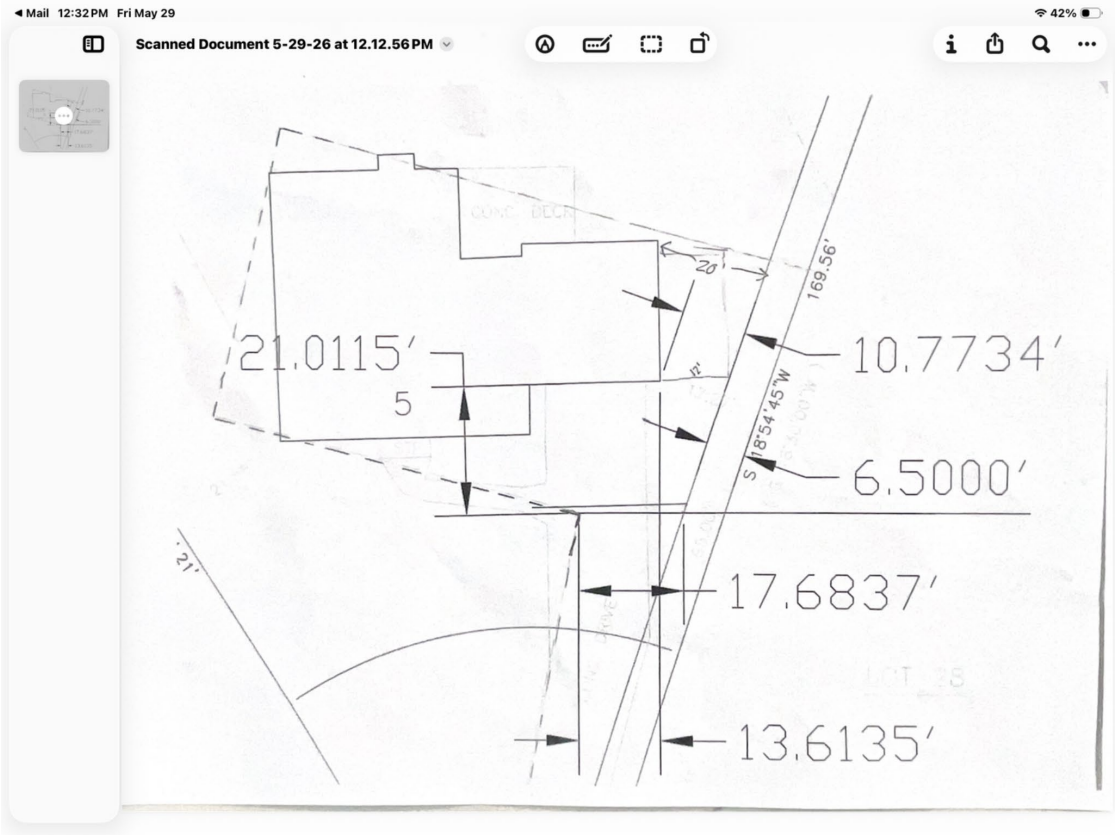
Current aerial photograph showing the proposed garage area, tree management area, and existing conditions. The requested expansion area is open and outside the wooded resource area.

Exhibit C – Historical Aerial Evidence



Historical aerial imagery demonstrates that site conditions have changed significantly since the subdivision was approved.

Exhibit D – Existing House and Envelope Relationship



Survey detail illustrating the relationship between the existing home and the original envelope.



Open lawn area where the requested envelope extension would occur.



Edge of preserved wooded area adjacent to proposed construction.



Existing separation between lawn area and wooded area.

Arborist Opinion

Bill Haessig, H&H Accurate Arborists, reported: "Based on the new envelope, the closest trees in the wild area will be approximately 15 feet away. The trees and their root systems will not be at risk of measurable stress if any future construction approached the new envelope."

Public Interest Considerations

Approval advances the original conservation goals while recognizing present-day conditions. The proposal preserves remaining trees, avoids disturbance of the wooded area, and allows a reasonable residential improvement. The request is narrowly tailored and does not seek wholesale removal of protections.

Requested Action

The applicant respectfully requests approval of a modification to the building envelope consisting of:

• A line approximately 20 feet north of and parallel to the existing house extending toward the tree management boundary; and
• A 15-foot parallel line on the west side as shown on the Walker Surveying exhibit.

This modification is the minimum necessary to accommodate a practical attached garage addition.

Proposed Motion Language

Move to approve the requested modification of the building envelope affecting Lot 29, 5 Hodgson Court, finding that the proposal preserves the intent of the original tree-protection measures, reflects changed site conditions, does not adversely affect remaining tree resources, and serves the public interest.

PLAT OF SURVEY

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE WI. 53560

LOT 29, STONEFIELD RIDGE, LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 13, T07N, R08E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARING REFERENCE WISCOR–DANE

NORTH

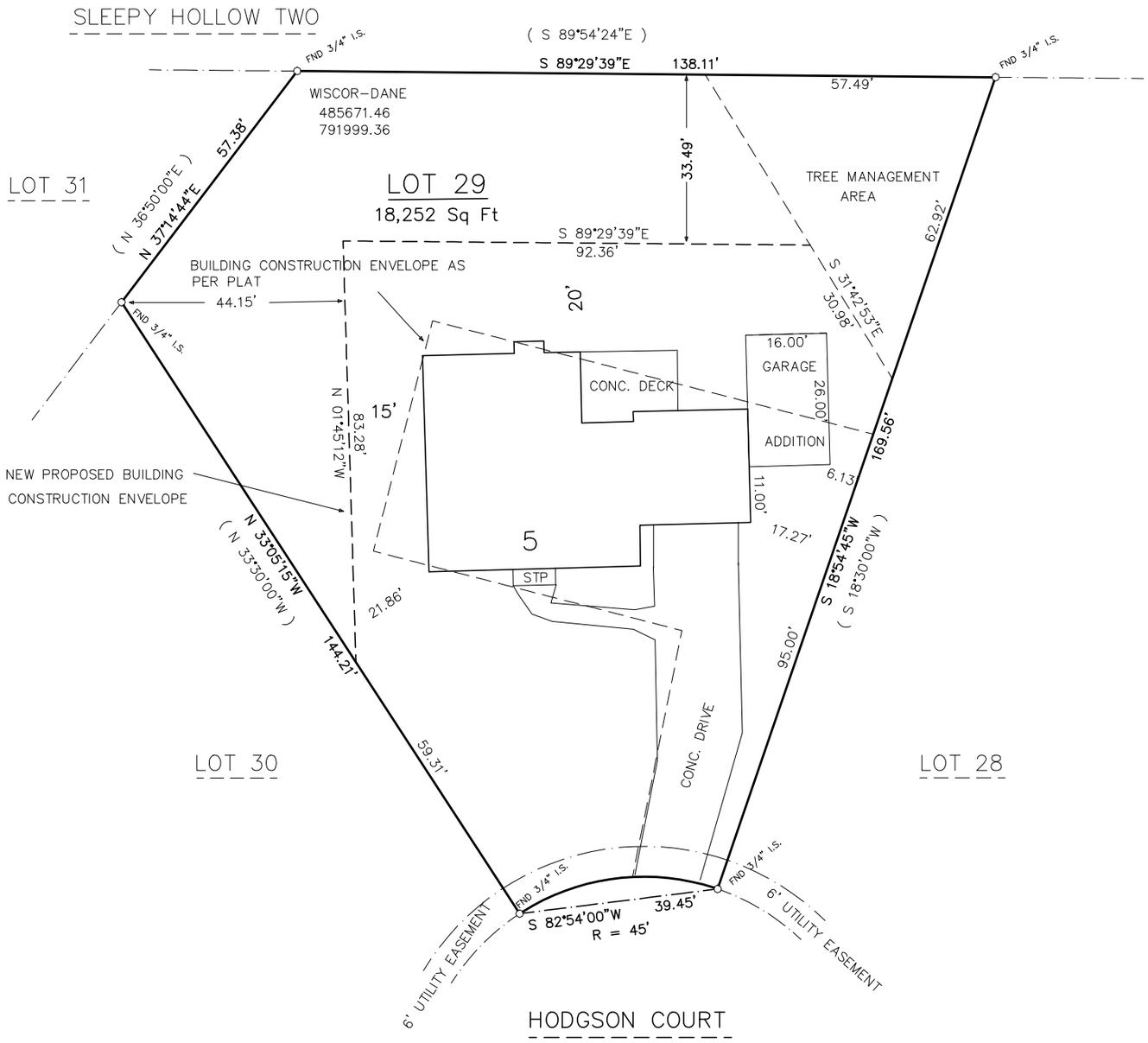
SCALE 1" = 30 Ft

LEGEND

o = 3/4" * 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
( ) = RECORDED INFORMATION
I.P. = IRON PIPE
I.S. = IRON STAKE
P.P. = PINCHED PIPE

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

SURVEYED FOR:
HEART LAND BUILDING & DESIGN
6708 WATTS RD
MADISON, WI 53719



Surveyors Certificate

I hereby certfy that I have surveyed and mapped the property described hereon, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

_____
Anthony J. Walker RLS 1957
DATED THIS _____ DAY OF _____ , 20__

SFR29NH

DRAWING NO._____

Department of Planning & Community & Economic Development
Planning Division
Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

Date: June 29, 2026

To: Plan Commission

From: Timothy M. Parks, Planning Division

Re: Resolution ID 93600 – Authorizing the execution of a partial release of a platted "Building Construction Envelope" on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

The parcel at 5 Hodgson Court is Lot 29 of the plat of Stonefield Ridge, which was recorded at the Dane County Register of Deeds on July 20, 1988 to create 68 single-family residential lots from approximately 31.2 acres of land located on the north side of Old Sauk Road on both sides of present-day Sauk Ridge Trail. The final plat was approved by the Common Council on June 21, 1988 by Resolution 44,677 (ID 3273) following review by the Plan Commission on May 16, 1988.

The approval of the Stonefield Ridge subdivision was subject to a number of conditions intended to preserve existing trees located along the northern and eastern edges of the subdivision. Tree preservation was a significant concern raised during the review and approval of the preliminary plat of Stonefield Ridge that preceded the final plat approval and recording. The preliminary plat was approved by the Common Council on March 1, 1988 by Resolution 44,346 (ID 2617) following by the Plan Commission on February 2, 1988.

The conditions of approval on the preliminary plat were compiled into a March 4, 1988 letter from George E. Austin, Director of the Department of Planning and Development (as it was then known) to Stephen D. Schlough, owner of the land and proposed subdivider. The conditions related to tree preservation for the Stonefield Ridge development in the letter included:

- The need to establish a 40-foot rear yard building setback line along the entire eastern edge of the subdivision to preserve the tree line present along that boundary. The 40-foot setback line is more restrictive than the rear yard setback required, which is 30 feet now and was 35 feet at the time that the plat was approved;
- The need to establish a triangular "Tree Management Zone" restricted against development in the northeastern corner of the subdivision, which was intended to preserve a large, heavily wooded kettle (depression) located in that corner. The Tree Management Zone established with the final plat measures approximately 180 feet in length along the northern boundary of the plat and 280 feet along the eastern boundary to "preserve the wooded kettle hole and steep topography in this area as a private conservation zone" according to language in the March 4 preliminary plat approval letter. The Tree Management Zone impacts portions of Lots 27, 28, and 29 of the final plat; and

- Creation of "Building Construction Envelopes" on Lots 28 and 29, which were identified as the areas on those lots where residences could be built. It is implied in the preliminary plat materials for Stonefield Ridge that construction outside those envelopes was not allowed to limit impacts on the mature trees present on those lots.

All of the tree-related conditions were established following an extensive investigation of the site by staff from the Parks Division, who walked the site with the then-property owners and measured and assessed the conditions of the trees to be protected. The March 4, 1988 approval letter and some of the materials provided by Parks staff to substantiate the tree protection measures on the plat are attached to this legislative file for reference. The conditions of the preliminary plat approval were satisfied on the final plat approved by the Council on July 20, 1988.

The current owners of Lot 29 at 5 Hodgson Court, David C. and Robin R. Jelinek, are hoping to relax the building construction envelope on their lot to allow construction of an addition to the east side of their residence. A written request from the owners that includes photos of the property where the addition would be built is attached to the legislative file. The owners are requesting for the envelope to moved to be 20 feet from the northern wall of the residence and 15 feet from the western wall. The resulting envelope would be 33.5 feet south of and parallel to the northern lot line and 44.15 feet from the western side lot line at its furthest point. An exhibit provided by the owners shows that the proposed building construction envelope is also attached.

Upon recording of the final plat of Stonefield Ridge with the setback lines, tree management zone, and building construction envelopes required to satisfy the conditions of the preliminary plat approval, those elements became restrictions for public benefit, which are governed by Section 236.293 of Wisconsin Statutes. A restriction for public benefit may be released or waived in writing by the public body or public utility having the right of enforcement. If approved, the proposed resolution will allow the existing envelope to be enlarged to accommodate the owner's proposed addition. No changes are proposed to the tree management zone that also affects Lot 29.

As part of the due diligence for this request, Ald. John Guequierre, in whose district the subject site is located, and Planning staff joined Dave Jelinek on site to observe the current conditions on the property. During the visit, the owner acknowledged that a tree had been removed from the area where the addition would be built within the last few years. Otherwise, staff observed that the enlarged envelope was otherwise devoid of mature trees. Meanwhile, a substantial amount of trees and vegetation remained in the rest of the side and rear yards of the property, including in the triangular tree management zone in the northeastern corner of the site, as well as a significant oak tree near the northwestern corner of the house.

In closing, the tree-related conditions placed on the Stonefield Ridge subdivision were designed to preserve and protect significant mature tree cover present along the northern and eastern edges of that development. The Planning Division does not object to the owner's request to relax the building construction envelope on Lot 29 to allow an addition to the existing residence to be constructed. While the partial release will allow more construction to occur on the property than was envisioned in 1988 when the subdivision was approved, the additional development on Lot 29 should not significantly impact the remaining mature trees present on the property. In staff's opinion, the partial release requested by the property owners represents the evolution of the tree protection conditions applied nearly 40 years ago to reflect the maturation of the subdivision. Staff believes that the

conditions will continue to perform as originally intended despite applying to slightly less area on Lot 29 than they currently do.

If approved, a partial release document and exhibit(s) shall be drafted in a format reviewed and approved by the City Attorney's Office and Planning Division prior to final execution and recording with the Dane County Register of Deeds.

City of Madison

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

Master

File Number: 93601

File ID:	93601	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/15/2026
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer St			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

Notes: Ryan Stenjem

Sponsors:	Regina M. Vidaver, Davy Mayer, Tag Evers And Michael E. Verveer	**Effective Date:**	
Attachments:	CDEWA Sanitary Study Amendment 1.pdf, Non-Competitve Selection Request - Carollo Engineers Inc.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/15/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (6/24/26), Finance Committee. (6/29/26), Common Council (7/7/26).

Text of Legislative File 93601

Fiscal Note

The proposed resolution authorizes a first amendment to the existing contract #9768 for additional engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study.

The contract between the City of Madison and Carollo Engineers, Inc was approved via

RES-26-00087 (Legistar #91577) on February 24, 2026, for an amount of $341,418. This proposed amendment will add $74,320 to execute additional engineering services. The new contract as amended will total $415,738. Funding for the contract and proposed amendment is available in the 2026 Adopted Sanitary Sewer Utility Operating Budget under Munis project #15992. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

Body

The City of Madison is experiencing rapid population growth and redevelopment of properties throughout the City, particularly along its major transit corridors. This rapid increase in population density has increased demand on the wastewater collection system, operated and maintained by the City of Madison Sanitary Sewer Utility, within the Engineering Division. Portions of the system have known capacity limitations and increased population further increases demands. Each new large-scale residential redevelopment project requires extensive review and analysis to understand what system improvements are needed to accommodate the additional wastewater.

The City Engineer selected Carollo Engineers to complete a sanitary sewer study of the UW Campus, Downtown, and East Washington Ave areas of the city (RES-26-00087, Legistar #91577).

Engineering has requested additional services to support the study and recommends work be completed under the existing contract. These services include extending the sanitary sewer monitoring period to a period of three months to capture a wider range of system operating and weather conditions.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment 1 to the contract between the City of Madison and Carollo Engineers, Inc for additional engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study.

AMENDMENT NO. 1
TO THE CONTRACT FOR PURCHASE OF SERVICES
(DESIGN PROFESSIONALS) CONTRACT 9768
between the City of Madison and Carollo Engineers, Inc

Campus, Downtown, and East Washington Sanitary Sewer Study

RECITALS

This amendment is for additional work beyond the scope of the Original Contract and consists additional analysis for existing conditions and evaluation of design alternatives.

1. On March 13, 2026 the City of Madison, hereinafter called the "City", Carollo Engineers hereinafter called the "Contractor" entered a contract for the Campus, Downtown, and East Washington Sanitary Sewer Study, Contract No. 9768, authorized by Legislative File No.91577.

NOW THEREFORE, The City and the Consultant hereby agree to amend the Original Contract as follows:

A. PROJECT DESCRIPTION

Amend project Scope of Services (Attachment A- Scope of Services in Task 3 of the Original Contract) per the attached file, entitled "Attachment A – Amendment 1 Scope of Services."

B. COMPENSATION

Amend Paragraph 23 of the Original Contract to increase the total compensation by $74,320.00 for a new total amount of $ 415,738.00

C. OTHER PROVISIONS

All other provisions of the Original Contract not amended herein remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

CONTRACTOR:

_____
(Type or Print Name of Contracting Entity)

By: _____
(Signature)

_____
(Print Name and Title of Person Signing)

Date: _____

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Lydia A. McComas, City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

Attachment A – Amendment 1 Scope of Services

Scope Modification:

Task 3 – Data Collection

The total number of sanitary sewer locations to be monitored shall be sixteen (16) locations. The duration of monitoring has increased from a minimum of 3 weeks to a total period of 3 months.

The second paragraph of SECTION 3.2 shall be replaced with the following:

CONSULTANT assumes that sixteen (16) total locations will be monitored for a duration of three (3) months. It is expected that multiple locations will be monitored concurrently. The monitoring of additional sites will not begin until agreed to by CITY in writing.

Deliverables:

No changes to the originally described project deliverables are required.

Budget

A total budget increase for the scope changes described above is $74,320. All addition work shall be completed under Task 3. The budget for all other tasks is unchanged.

	Original Contract			Original Contract with Amendment 1		
	Labor	Reimbursable Expenses	Total	Labor	Reimbursable Expenses	Total
Task 3 – Data Collection	$8,653.00	$111,700.00	$120,353.00	$8,653.00	$186,020.00	$194,673.00

Original maximum contract amount:	$ 341,418.00
Amendment #1 (additional monitoring duration):	$ 74,320.00
Amended Contract Amount:	**$ 415,738.00**

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Approval Date
2026-06-12

Approved By
Richards, Mary

Requisition Number

Fund
2110 SEWER UTILITY

Major
541** Utilities

Agency
Engineering

Total Purchase Amount
$ 74,320.00

Vendor Name
Carollo Engineers Inc

Product/Service Description
Engineering has an existing contract with Carollo Engineers to complete a sanitary sewer system study for the Sewer Utility. Staff would like to amend this existing contract to add additional scope to be completed by Carollo. The existing scope of work includes completing monitoring flows and levels in the sanitary sewer system at key locations to be used in calibration and validation of a computer model of the sanitary sewer system, built by Carollo. The orginal contract assumed that the monitoring period would be 3 weeks. The project team would like to extend this monitoring period to three months to collect additional data at these locations, which will provide a wider range of operating and weather conditions, improving the model calbration and allowing for additional potential future model refinements. Engineering staff worked with Carollo to reduce the overall number of locations from the maximum assumed in the orginal contract. This contract amendment would include monitoring of a total of 16 locations, for three months.

Carollo's subconsultant RJN, will provide all services including installation, data collection, troubleshooting, and removal of sensors.

Exception Criteria
7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant.
8. Otherwise authorized by law, rule, resolution, or regulation.

Reason For Request
Engineering already has an existing contract with Carollo to complete the sanitary sewer system study. Carollo was selected through a competitive RFP process and was the highest scoring firm. The selection of Carollo was accepted under resolution RES-26-00087, Legistar #91577. This request is to support a contract amendment only which would allow for additional sanitary sewer monitoring to be completed under that existing contract.

When planning for site selection and installation of monitors, staff in coordination with Carollo, determined that extending the monitoring period from 3 weeks to 3 months would give us the opportunity to gather additional data which would be valuable in model calibration. The scope of work only includes calibrating the santiary sewer models for dry weather conditions at this time. Due to budget and project timeline limitations Engineering did not anticipate calibrating to "wet weather" conditions. However, after conversations amoungst the project team, it was felt hat extending the monitoring period now would allow a wider range of operating conditions and weather conditions to be captured with current monitoring. Even though the models may not be calibrated to wet weather conditions at this time, having the longer monitoring period now would likely give that option in the future without a need to redeploy sensors again. I.e. it is much more cost effective to collect more data now and use it later, than it would be to monitor again in the future. Carollo and their subconsultant are very well qualified to complete this work and there is not sufficient time to go through a competitive process and stil complete monitoring this year.

In reviewing the orginal technical and cost scores of all firms that submitted to the sanitary study rfp, even if the additional budget requested now were factored in, Carollo would still be the highest scoring firm by a fair margin. They were the highest scoring technical firm and the lowest cost firm. The additional costs would only move them to the second lowest cost firm. Finally, all firms were asked to provide unit costs for monitoring per site. Carollo's unit costs were the lowest of any submitting firm and the additional costs requested were developed using that unit cost. Therefor the project team staff feel that the additional work is provided at likely a lower value than what other firms may be able to provide.

Requestor
Stenjem, Ryan S Moder, Mark

Comments

City of Madison

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

Master

File Number: 93614

File ID:	93614	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	13355 EAP Lease E Olin Avenue			**Final Action:**	

Title: Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).

Notes:

Sponsors:	Noah L. Lieberman	**Effective Date:**	
Attachments:	Attachment - Lease.pdf	**Enactment Number:**	
Author:	Andy Miller, EDD—Office of Real Estate Services	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Common Council (7/7/26)

Text of Legislative File 93614

Fiscal Note
Fiscal note pending.

Title
Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).

Body
WHEREAS, the City's Employee Assistance Program ("EAP") is seeking to relocate its office from its current location to a new long-term location that will allow it to best fulfill its mission serving City of Madison employees and their families; and

WHEREAS, EAP staff have worked with City Economic Development Division staff to identify a

new office location and negotiate the lease attached to this resolution as Attachment - Lease ("Lease").

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the Lease with Olin Avenue LLC, substantially, though not exclusively, on the terms and conditions detailed in the attached Lease.

BE IT FURTHER RESOLVED that the City's Common Council hereby authorizes the Mayor and City Clerk to execute, deliver and record the Lease and take any further action required to accomplish the purpose of this resolution in a form approved by the City Attorney.

ATTACHMENT - LEASE

This Lease is entered into this _____ day of _____ 2026, by and between **Olin Avenue LLC**, a Wisconsin limited liability company ("Lessor"), and the **City of Madison**, a Wisconsin municipal corporation ("City"; together, Lessor and City shall be called the "Parties").

W I T N E S S E T H:

WHEREAS, the Lessor owns the commercial building known as Unit 1 ("Building") of Wingra Office Park Condominium ("Condominium"), located on the real property at 122 E. Olin Avenue, City of Madison, Dane County, Wisconsin ("Property"), with said Unit 1 legally described on the attached Exhibit A and depicted on attached Exhibit B; and

RETURN TO: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0709-252-0805-5

WHEREAS, the City desires to lease from the Lessor, Suite 105 within the Building, consisting of approximately 1,694 gross leasable square feet, as depicted on the attached Exhibit C ("Leased Premises").

NOW, THEREFORE, the Lessor and the City (together, the "Parties") mutually agree as follows:

1. Leased Premises. The Lessor hereby leases the Leased Premises to the City, together with the Leased Premises' undivided interest in the "Common Elements" and the exclusive use of the "Limited Common Elements" appurtenant to the Leased Premises, as those terms are defined below in Paragraph 13.

2. Term. The initial term of the Lease shall commence on the date upon which the Lease is fully executed by both Parties ("Effective Date"), and expire ten (10) years after the Delivery Date, defined in Paragraph 8 ("Initial Term").

3. Rent.

   a. The City shall pay to the Lessor monthly rent for the Leased Premises in the amount specified in the rent table in Subparagraph 3.b. ("Rent"). This is a gross Rent whereby the Lessor is responsible for all costs at the Building and Property, as further detailed in this Lease. Lease Year 1 shall commence on the Delivery Date.

   b.

RENT TABLE	
Initial Term	**Monthly Rent**
Lease Year 1	$ 2,611.58
Lease Year 2	$ 2,689.93

Lease Year 3	$	2,770.63
Lease Year 4	$	2,853.74
Lease Year 5	$	2,939.36
Lease Year 6	$	3,027.54
Lease Year 7	$	3,118.36
Lease Year 8	$	3,211.91
Lease Year 9	$	3,308.27
Lease Year 10	$	3,407.52

c. Rent shall be payable in equal monthly installments on the first day of each calendar month. If the City occupies the Leased Premises for a partial month, Rent shall be prorated based on the total days for that month. All payments are to be made payable to the Lessor and sent or personally delivered to the Lessor.

4. Option to Renew. If, at the end of the Initial Term the City is not in default under the terms and conditions of the Lease, then the City shall have one (1) option to extend the Lease for an additional term of five (5) years ("Renewal Term"), under the same terms and conditions provided in the Initial Term of the Lease. Annual rent during each year of the Renewal Term shall increase by 3.0%, compounded annually. If the City desires to renew the Lease, the City must give notice in writing to the Lessor a minimum of fifteen (15) months prior to the expiration of the Initial Term by sending a written notice to the Lessor. The Lessor shall approve or deny the renewal request no later than one (1) year prior to the expiration of the Initial Term. Notwithstanding, either of the Parties shall have the right to terminate the Lease during the Renewal Term by providing one (1) year written notice to the other party. All notices under this paragraph shall be given as specified in Paragraph 23.

5. Use. The City will occupy and use the Leased Premises for the operation of its employee assistance program and all activities related thereto, and for no other purposes without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, delayed or conditioned. The City shall have the right to access the Leased Premises twenty-four (24) hours per day, seven (7) days per week.

6. No Redevelopment of the Property. Lessor acknowledges that the Lessor, together with its affiliated entities, owns a majority of the units within the Condominium. Lessor warrants and represents that during the Initial Term of this Lease it will not act to dissolve the Condominium or redevelop the Building in which the Leased Premises is located. The provisions of this Paragraph 6 shall apply to the Lessor and its successors and assigns.

7. Lessor Improvement Work. Upon the execution of this Lease by the Parties, the Lessor shall make the modifications, improvements, and replacements shown in Exhibit D, at the Lessor's sole cost ("Lessor Work"), in a professional manner, and to the reasonable satisfaction of the City. The Lessor Work must be completed within one hundred twenty (120) days of the Effective Date. Lessor and City shall coordinate the Lessor Work and "City IT Work", defined in Paragraph 10, so all work is coordinated and completed as efficiently as possible.

8. Delivery of Leased Premises and Keys. Upon the completion of the Lessor Work, the Lessor shall provide the Leased Premises to the City in a thoroughly clean and orderly condition. Lessor

will provide the City, free of charge, five (5) key sets including keys the Building front and side doors, as well as keys for the Leased Premises. The date the Leased Premises and keys are turned over to the City shall be called the "Delivery Date".

9. City Improvements. The City may install, at its cost, any improvements and equipment within the Leased Premises as City deems necessary to conduct the City's use during the Term of the Lease. These improvements and equipment may require the installation of conduit in the Common Areas or Building's roof to operate. Without limiting the foregoing, the City acknowledges that Lessor shall have the right to review City's construction activities to ensure quality control and compliance with any approved plans and specifications.

10. City IT Work. The City shall be permitted to perform on the Property, in the Common Areas of the Building and in the Leased Premises at its cost, work to connect the Leased Premises to the City network. This work includes but is not limited to the following: (i) connection to the City network which could include trenching and boring on the property along with a pathway into the Building and related hardware and equipment; (ii) installing structured cabling and physical access control in the Leased Premises; and (iii) installing interior cabling and equipment, and a "Technology Closet", depicted on Exhibit C, to house network equipment with appropriate cooling and power supplies (i, ii, and iii collectively are the "City IT Work").

    Prior to starting the City IT Work, the City shall coordinate its work in cooperation with the Lessor Work. The City and/or its contractors will coordinate their schedule with the Lessor and inform Lessor in advance if there will be any estimated "Unreasonable Loud Noise" as a result of the City IT Work. Lessor will then inform its current tenants of the City IT Work schedule and any estimated time range periods whereby there may be any Unreasonable Loud Noise. City will limit noise as much as possible, but is permitted to complete such work during standard weekday business hours.

11. Real Estate Taxes and Assessments. The Lessor shall pay in a timely manner all real estate taxes and assessments, both general and special, which may be levied or assessed by the lawful taxing authorities against the Property. City shall be responsible for taxes assessed against City's personal property or leasehold improvements.

12. Utilities. The Lessor shall be solely responsible for, and promptly pay all charges for water, gas, heating, cooling, electricity, sewer, trash and recycling service, and any other utility used upon or furnished to the Leased Premises. The City shall pay for the installation, use and maintenance of all data, computer and telephone services and any other specialized equipment in the Leased Premises. The City shall have the right to control the heating and cooling settings in the Leased Premises per the standards in Exhibit E, subject to Lessor verification.

13. Common Elements and Limited Common Elements. The Lessor grants to the City and the City's employees, agents, customers, invitees, vendors, licensees, and contractors the right to use, in common with all others to whom the Lessor has or may hereafter grant rights to use the same, the "Common Areas" located on the Property and within the Building. The term "Common Areas" shall mean the parking lot area, sidewalks, driveways, grounds, hallways, bathrooms, break room, conference room; ceiling areas in hallways, and other areas or improvements provided by the Lessor for the common use of the occupants of the Property at no charge to the City.

The Lessor shall be responsible for snow removal, ice removal, cleaning, landscaping, managing, securing, lighting, insuring, maintaining, repairing and replacing any improvements in or serving the Common Areas at its cost. In addition, Lessor shall pay for all lighting, utility and sewer, storm, urban forestry and water charges serving the Common Areas.

14. Assignment or Subletting. The City shall not assign, mortgage, pledge, sell, or in any manner transfer the Lease or any estate or interest hereunder and shall not sublet the Leased Premises or any part or parts thereof, without the prior written approval of the Lessor. The City may assign the Lease or sublet the Leased Premises to another governmental agency or entity or to another similar service agency subject to the prior written consent of the Lessor, which consent shall not be unreasonably withheld, delayed or conditioned.

15. Lessor's Responsibilities. The Lessor at its cost shall at all times keep, including any required inspections, the following in or serving the Leased Premises and the Building, which includes but is not limited to the: foundations; roof, gutters and heat tape; interior and exterior lighting; electrical, plumbing and sewer systems and plumbing fixtures; fire protection system and monitoring; fire alarm system and devices and monitoring; all utility lines, appurtenances, meters and meter boxes; water softener; water heater; concrete floors; structural portions of the walls; exterior and interior walls; window frames and glass; exterior and interior-doors, door locks, door closers, and door operating devices; floor coverings; exterior door and frame; and all other structural members, both interior and exterior; the heating venting and air conditioning units/systems, controls, ventilating equipment; and exterior painting of Building, in good order, condition and repair, and shall make any repairs/replacements thereto. The term "repairs" shall include replacements or renewals when necessary and all such "repairs" shall be equal in quality and class to the original work. Notwithstanding the foregoing, the City shall be responsible for the cost and expenses of repairs/replacements required by reason of negligent acts or omissions of the City or the City's employees. The Lessor shall comply with the City's maintenance, repair and replacement standards, which are attached as Exhibit E.

The City shall give the Lessor written notice of the necessity for maintenance, repairs, or replacements coming to the attention of the City, following which the Lessor shall commence such maintenance/ repairs or replacements within a commercially reasonable time. If the Lessor does not complete maintenance/repairs or replacements within a commercially reasonable time following receipt of the City's notice, then the City shall have the right to complete the needed maintenance/repairs and shall be entitled to reimbursement by Lessor for reasonable out of pocket costs actually incurred. If maintenance/repairs by their nature take more than seven (7) days, then the Lessor shall have a reasonable time to complete the maintenance/repairs if written notice of such delay is given to the City within the seven (7) day to maintenance/repair timeframe.

If the replacement by its nature takes more than sixty (60) days to complete, then the Lessor shall have a reasonable time to complete the replacement if written notice of such delay is given to the City. The option to cure a default herein is intended for the City's protection and its existence shall not release the Lessor from the obligation to perform the terms and covenants herein provided to be performed by the Lessor or deprive the City of any legal rights which may arise by reason of any default.

If the Leased Premises is not able to be occupied after seventy-two (72) hours from the City's notice, then the City may deduct the Rent for the period thereafter until the space is habitable by the City.

a. Lessor shall provide the City with twenty-four (24) hours advanced written notice for any non-emergency maintenance, repair or other work that is to be completed within the Leased Premises.

b. Lessor shall use commercially reasonable efforts in performing any maintenance, making any repairs, alterations, improvements to the Leased Premises, Common Areas or the Building to keep the disruption of City's business to a minimum.

16. City's Responsibilities.

a. The City shall pay for the installation, use and maintenance of all data, computer and telephone services and any other specialized equipment in the Leased Premises.

b. The City shall contract and pay for any janitorial services it desires to serve the Lease Premises.

c. Except as may be covered by the Lessor's insurance policy for the Property, the City shall keep and maintain the interior of the Leased Premises in good order and condition and shall do such periodic maintenance of the Leased Premises, including such periodic painting, touch-up painting, lightbulb and ballast replacement, and decorating and cleaning of the interior of the Leased Premises as may be required. The City will not be responsible for any repairs caused by other tenants of the Property or related to negligence or damage by the Lessor, its employees, agents, contractors or other tenants of the Property.

d. City shall, at City's sole cost and expense, keep and maintain the Leased Premises in good order, condition, and repair, reasonable wear and tear and damage by casualty excepted. City's obligations shall include, without limitation, maintenance and repair of its equipment and personal property.

17. Indemnification. The Lessor shall be liable to and hereby agrees to indemnify, defend and hold harmless the City, and its officers, officials, agents, and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City or its officials, officers, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Lessor and/or its officials, officers, agents, employees, assigns, guests, invitees, lessees or subcontractors, in the performance of the Lease, whether caused by or contributed to by the negligent acts of the City, its officers, officials, agents, and employees. This paragraph shall survive the expiration or termination of the Lease.

18. Insurance by Lessor. The Lessor shall maintain throughout the Term of the Lease the following insurance coverages: A policy of comprehensive fire, extended coverage, vandalism, malicious mischief and other endorsements deemed advisable by the Lessor insuring the Property, including the Leased Premises and all appurtenances thereto (excluding the City's inventory, trade fixtures, furniture, furnishings, equipment and personal property) for the full insurable replacement value thereof, with such a deductible not to exceed $10,000 and a waiver of

subrogation in favor of the City. The City shall be solely responsible for carrying personal property insurance sufficient to cover the loss or damage to the City's personal property.

Additionally, the Lessor shall carry commercial general liability insurance, including but not limited to, bodily injury, death, property damage and personal injury products covering as insured the Lessor and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence. This policy shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis.

The above-required insurance shall provide the City with thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the Term of the Lease and is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII. As evidence of this insurance coverage, the Lessor shall furnish the City with a certificate of insurance on a form approved by the City, and, if requested by City's Risk Manager, the Lessor shall provide copies of additional insured endorsements or policy. If the coverage required above expires while the Lease is in effect, the Lessor shall provide a renewal certificate to the City for approval ten (10) business days before the expiration of the policy.

19. Termination.

a. Should the City be in default under the terms of the Lease, the City shall have thirty (30) days in which to cure the same after written notice by the Lessor to the City of such default. In the event the City fails to cure such default within thirty (30) days after said notice, the Lease shall, at the Lessor's written election, terminate. Notwithstanding the foregoing, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within said thirty (30) days, then the City shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the City immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

b. Should the Lessor be in default under the terms of the Lease, the Lessor shall have thirty (30) days in which to cure the same after written notice by the City to the Lessor of such default. In the event the Lessor fails to cure such default within thirty (30) days after said notice, the Lease shall, at the City's written election, terminate. Notwithstanding the foregoing, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within said thirty (30) days, then the Lessor shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the Lessor immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

c. In the event of any default under the terms of the Lease by either party, and in lieu of terminating the Lease as herein provided, the Lessor or the City may immediately or at any time thereafter, after having given the other party the requisite written notice to correct the same and the time for such correction having elapsed (or without notice in

case of an emergency or a hazardous condition or in case any fine, penalty, interest or cost may otherwise be imposed or incurred), cure such breach for the account and at the expense of the other party. If the Lessor or the City at any time, by reason of such default, is compelled to or elects to correct such default, the reasonable sum paid or incurred by such party to correct such default shall, if paid or incurred by the Lessor, be deemed to be additional rent hereunder and shall be due to the Lessor on the first day of the month following payment of such respective sum, and, if paid or incurred by the City, shall be deducted from the City's next payment(s) of Rent. The option herein given to the parties is intended for their protection and its existence shall not release the parties from the obligation to perform the terms and covenants herein provided to be performed by the respective parties or deprive either party of any legal rights, which may arise by reason of any default.

d. The Lease may be terminated by mutual written consent of the Lessor and the City.

20. Rights Upon Expiration or Termination. Upon the expiration or termination of this Lease for any cause outlined in Paragraph 19, the City's rights in the Leased Premises shall cease, and the City shall immediately surrender the Leased Premises, subject to the provisions of Paragraph 21.

21. Removal and Disposal of Personal Property. Upon the expiration or termination of this Lease, the City shall remove all personal property from the Leased Premises. If the City leaves any personal property in the Leased Premises, the Lessor shall have the right to dispose of said property, without liability, thirty (30) days after the City surrenders the Leased Premises.

22. Hold Over. In the event the City shall continue to occupy or use the Leased Premises after the expiration of the Lease or any extension thereof, Lessor may elect to deem such holding over a tenancy from month to month, upon the same terms and conditions as herein provided except that Rent equal to150% of the monthly amount of Rent payable prior to the expiration , and shall be paid monthly in advance, and in no event shall the tenancy be deemed to be year to year.

23. Notices. All notices to be given under the terms of this Lease shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the Parties specified below. If electing to use electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Lease.

For the City:	Office of Real Estate Services Economic Development Division - City of Madison P. O. Box 2983 215 Martin Luther King, Jr. Blvd., 3rd Floor Madison, WI 53701-2983 Email: acmiller@cityofmadison.com and ores@cityofmadison.com
For the Lessor:	Olin Avenue LLC Attn:_____

_____

_____

Email: _____

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

24. Non-Discrimination. In the performance of the services under the Lease, the Lessor agrees not to discriminate any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Lessor further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under the Lease because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

25. Accessibility. The Leased Premises and Common Areas shall conform where applicable to Chapter SPS 361.05 of the Wisconsin Administrative Code, Madison General Ordinance Section 39.05, and the Americans with Disabilities Act, regarding accessibility. The Lessor shall be responsible for all costs of compliance for the Leased Premises, except to the extent compliance is triggered by City's specific use, alterations or improvements and the Common Areas.

26. Authorized Agent. The City's Economic Development Director or the Director's designee is hereby designated as the official representative of the City for the enforcement of all provisions of this Lease, with authority to administer this Lease lawfully on behalf of the City.

27. Damage and Destruction. In the event the Leased Premises is damaged by any peril covered by standard policies of fire and extended coverage insurance to an extent which is less than twenty-five percent (25%) of the cost of replacement of the Leased Premises, the damage shall, except as hereinafter provided, promptly be repaired by the Lessor, at the Lessor's expense, but in no event shall the Lessor be required to repair or replace the City's inventory, trade fixtures, furniture, furnishings, equipment or personal property. In the event: (a) the Leased Premises is damaged to the extent of twenty-five percent (25%) or more of the cost of replacement of the Leased Premises; or (b) the Building is damaged to the extent of fifty percent (50%) or more of the cost of replacement, the Lessor may elect either to repair or rebuild the Leased Premises, as the case may be, or to terminate the Lease upon giving notice of such election in writing to the City within ninety (90) days after the event causing the damage. If the casualty, repairing or rebuilding shall render the Leased Premises untenantable, in whole or in part, a proportionate abatement of Rent shall be allowed until the date the Lessor completes the repairs or rebuilding, and the Lease Term shall be extended for a period equal to the period of repair.

28. Lessor's Access. After receiving a minimum of 24 hours' prior notice thereof, the City shall allow the Lessor or its agents or employees access to the Leased Premises, at all times reasonable for the City, for the purpose of inspecting the Leased Premises or to make necessary repairs or alterations of the Leased Premises, or at any time in the event of an emergency.

Except in the case of an emergency, access to the Technology Closet will be limited to authorized staff of the City of Madison IT Department only.

29. Compliance. The Lessor shall observe and promptly and effectively comply with all applicable statutes, rules, orders, ordinances, requirements and regulations of the City, the County of Dane, the State of Wisconsin, the federal government and any other governmental authority having jurisdiction over the Leased Premises. Lessor may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Lessor agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

30. Choice of Law. This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this Lease that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within the State of Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such a dispute according to any law.

31. Severability. If any term or provision of this Lease or the application thereof to the City or the County or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to the City or the County or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

32. Leased Premises Acquired by Eminent Domain. In the event of any condemnation or inverse condemnation of the Property or any part thereof, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of the leasehold, reversion and fee, shall belong to the Lessor without any deduction therefrom for any present or future estate of the City, and the City hereby assigns to the Lessor all of its right, title and interest to any such award. However, the City shall have the right to recover from the condemning authority such compensation as may be separately awarded to the City for moving and relocation expenses.

    In the event only a part of the Leased Premises and/or the Common Areas is taken or condemned and the City, in its sole discretion, determines that the part of the Leased Premises and/or Common Areas remaining is not suitable for the same purpose and with substantially the same utility to the City as immediately prior to such taking, the City may terminate this Lease by giving the Lessor written notice of termination a minimum of thirty (30) days prior to the delivery of possession of the Leased Premises to the condemning authority.

    In the event of a taking of any portion of the Leased Premises not resulting in a termination of this Lease, the Lessor shall use so much of the proceeds of the Lessor's award for the Leased Premises as is required therefor to restore the Leased Premises to a complete architectural unit,

and this Lease shall continue in effect with respect to the balance of the Leased Premises, with a reduction of Rent in proportion to the portion of the Leased Premises taken, if any.

33. Brokerage Costs. The City is not responsible for any brokerage costs in connection with the Lease.

34. Counterparts, Electronic Signature and Delivery. The Lease may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on the Lease may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and the Lease may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of the Lease may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of the Lease, fully executed, shall be as valid as an original.

35. Definition of Lessor and City. The terms "Lessor" and "City" when used herein shall mean either singular or plural, as the case may be, and the provisions of this Lease shall bind the parties mutually, their successors, and assigns.

36. No Waiver. Failure or delay on the part of either party to enforce any of the terms, covenants, conditions or agreements hereof shall not operate as a waiver thereof nor void or affect the right of the party to enforce the same upon any subsequent default or breach. Except as otherwise provided in this Lease, the rights and remedies herein granted are cumulative and are in addition to any given by statutes, rules of law or otherwise and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

37. Entire Agreement. All terms and conditions with respect to this Lease are expressly contained herein, and the parties agree that neither the Lessor nor the City has made any representations or promises with respect to this Lease not expressly contained herein.

38. Quiet Enjoyment. The Lessor hereby covenants and agrees that if the City shall perform all of the covenants and agreements herein to be performed on the City's part, the City shall, at all times during the continuance hereof, have the peaceable and quiet enjoyment and possession of the Leased Premises without any manner of hindrance from the Lessor or any person lawfully claiming the Leased Premises.

39. Public Record. The Lease will be recorded at the office of the Dane County Register of Deeds after it is executed by the parties.

Signatures begin on following page.

IN WITNESS WHEREOF, the Parties have entered into this Lease as of the date first set forth above.

OLIN AVENUE LLC,
a Wisconsin limited liability company

By: _____

Name: _____

Title: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 202__, the above named _____ (name), _____(title) of Olin Avenue LLC, a Wisconsin limited liability company, known to me to be the person who executed the above foregoing instrument, and acknowledged that they executed the foregoing instrument as the deed of said limited liability company, by its authority.

_____
Notary Public, State of Wisconsin

_____
Print or Type Name
My Commission expires:_____

Signatures continue on following page.

CITY OF MADISON

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia A. McComas, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, as Mayor, and Lydia A. McComas, as 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

Approved:

_____ _____
David Schmiedicke, Date
Finance Director

Approved:

_____ _____
Eric Veum, Date
Risk Manager

Approved as to form:

_____ _____
Michael Haas, Date
City Attorney

Execution of this Lease by the City of Madison is authorized by Resolution Enactment No. RES-26-00_____, File ID No. _____, adopted by the Common Council of the City of Madison on _____ ___, 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13355

EXHIBIT A

Legal Description of Unit 1 and Leased Premises

Unit One (1), Wingra Office Park Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, by a Declaration recorded in the Office of the Register of Deeds for Dane County, Wisconsin on October 12, 1988, as Document No. 2108748, as amended by First Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 5, 1990, as Document No. 2179851, as amended by Second Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on April 16, 2002, as Document No. 3476384, and as amended by Third Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on April 9, 2020, as Document No. 5576684, said Condominium being located in the City of Madison, County of Dane, State of Wisconsin.

The Leased Premises is Suite 105 together with Suite 105's undivided interest in the Common Elements and the exclusive use of the Limited Common Elements appurtenant to Suite 105, located within the above-described Unit One (1).

EXHIBIT B

Depiction of Unit One (1) Building

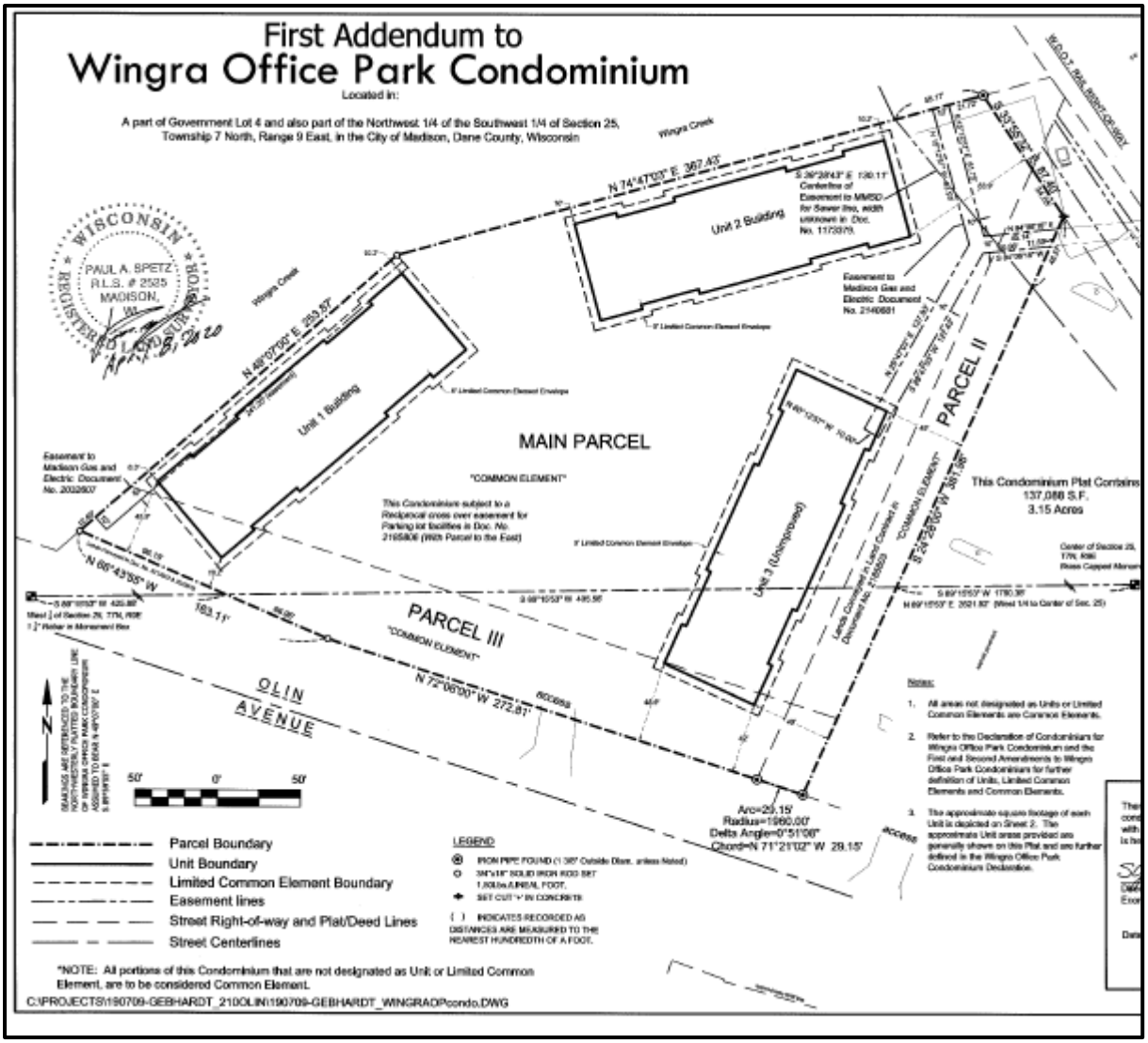
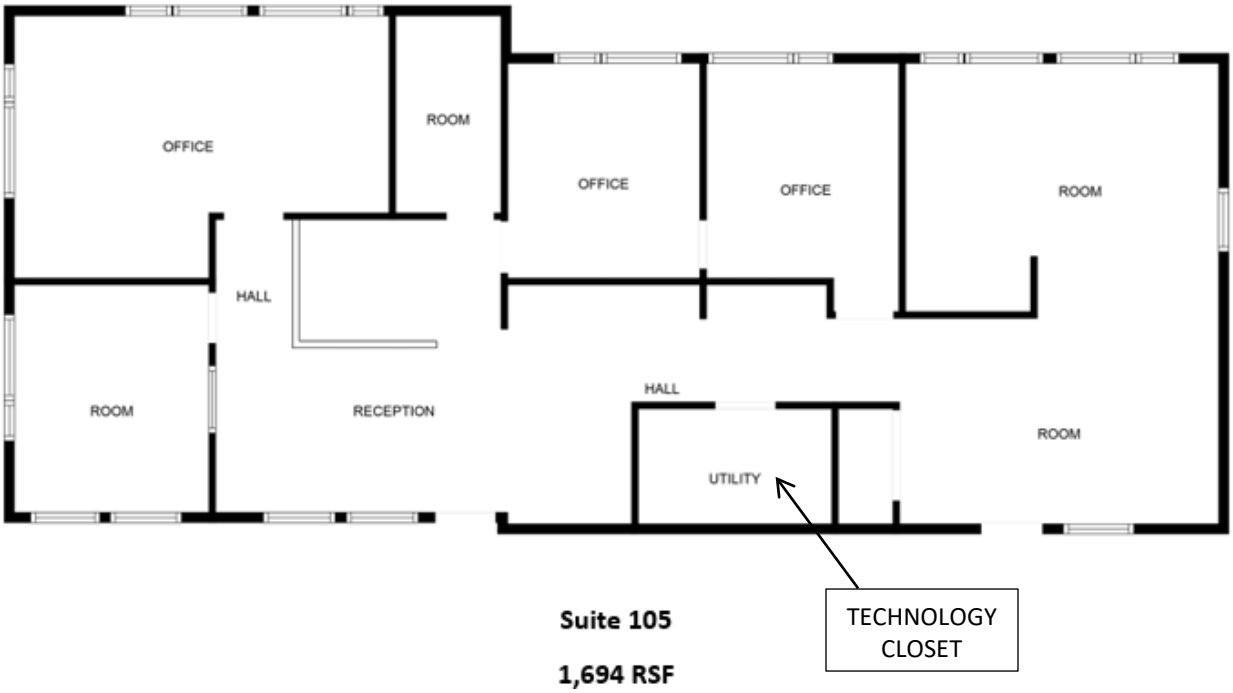


EXHIBIT C

Depiction of Leased Premises (as configured before Lessor Work)



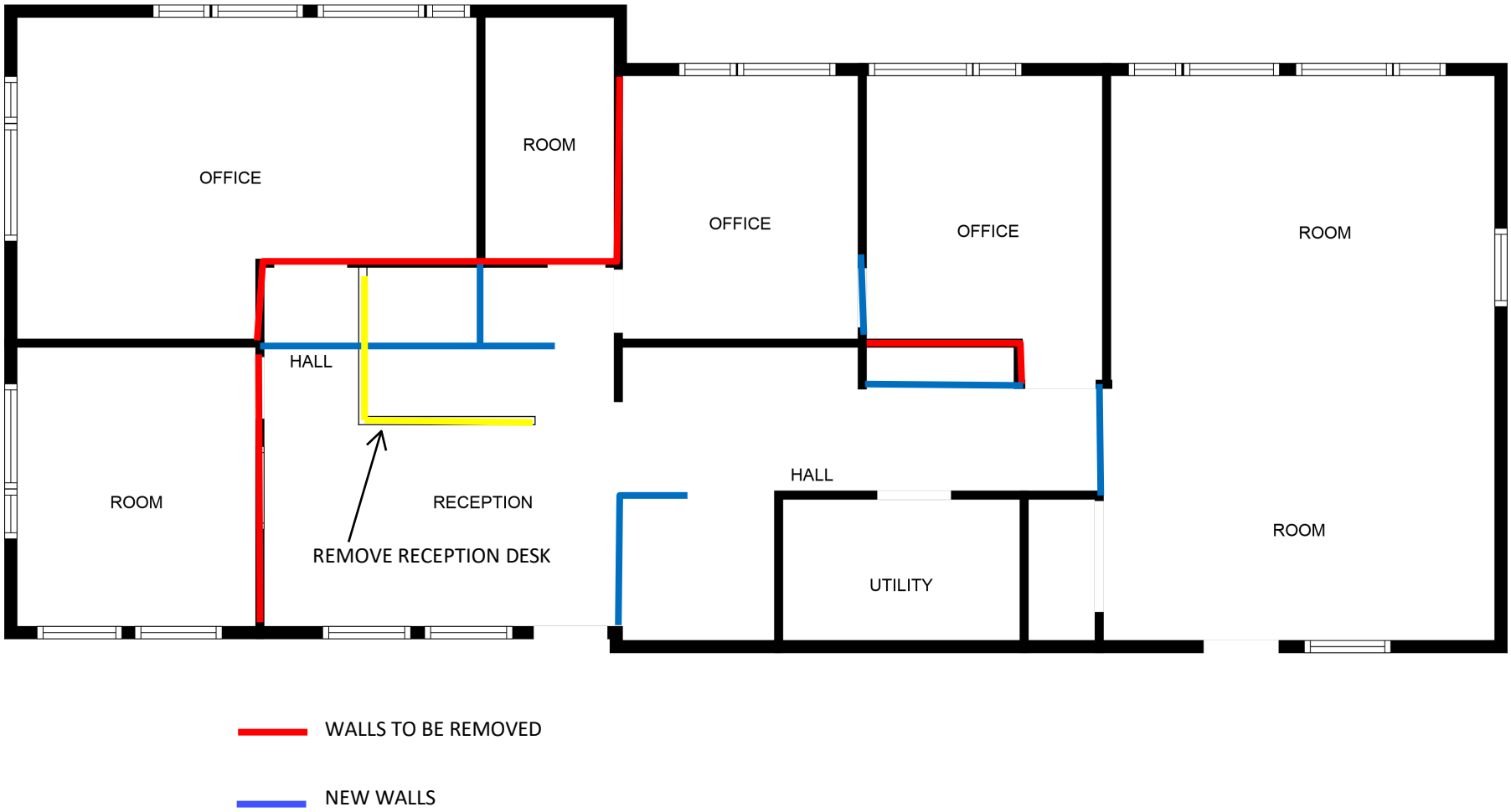
Suite 105

1,694 RSF

EXHIBIT D - LESSOR IMPROVEMENT WORK

Within the Leased Premises, the Lessor shall complete the following work:

1. Patch/prime and paint all walls
2. Replace all carpet with laminate flooring, and reinstall base trim.
3. Reconfigure partition walls and interior doors as shown in the Floorplan in this Exhibit D, including the relocation and replacement of any electrical, HVAC, data, phone, or other utilities that may be impacted by wall relocation.
4. Install counter in Conference Room. Exact location to be determined.
5. Add signage directing visitors to City's Leased Premises in any Common Areas where signage occurs, including Building entry way.
6. Remove reception desk and all other detached furniture from the Leased Premises.


OFFICE
ROOM
OFFICE
OFFICE
ROOM
HALL
ROOM
RECEPTION
REMOVE RECEPTION DESK
HALL
UTILITY
ROOM
WALLS TO BE REMOVED
NEW WALLS

<u>EXHIBIT D</u> - LESSOR IMPROVEMENT WORK

Page 3 of 3 - After Lessor Work - Move-in Ready Configuration

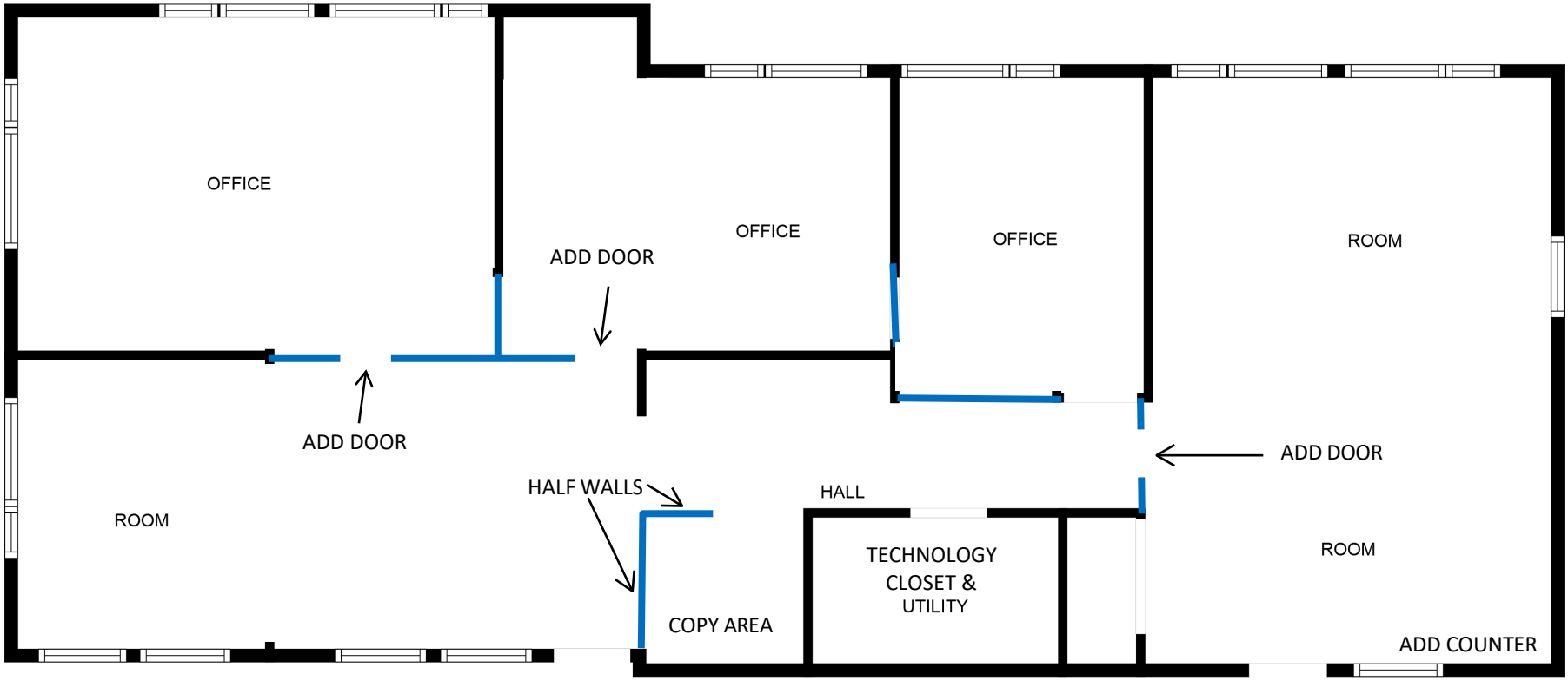


EXHIBIT E

Maintenance, Repair and Replacement Standards

1. Building Painting and Cleaning:

a) touch up paint as needed when damaged or graffiti.

b) Outside cleaning of Building: power wash and remove stains and bugs residue once a year.

c) Exterior window and door cleaning at least once a calendar year.

2. HVAC Controls:

All rooms shall have sufficient air movement to meet the Wisconsin code for air exchanges and CFM for office space and have adequate zoning to meet:

Seasonal set points shall be as follows: Summer: 70

Degrees (+/- 2 degrees)

Winter: 72 Degrees (+/- 2 degrees)

3. Ventilating Equipment:

a) Inspect belts and replace them annually. Check bearings and grease if needed.

b) Replace if necessary .

4. Lighting:

a) The exterior Building and Common Areas should be well lit for safety purposes.

City of Madison

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

Master

File Number: 93615

File ID:	93615	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	Create the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.			**Final Action:**	

Title: Create the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	PB Memo CDA Supportive Services Program Coordinator.pdf, CDA Supportive Services Program Manager PD.pdf	**Enactment Number:**	
Author:	Julie Trimbell, Human Resources Analyst	**Hearing Date:**	
Entered by:	JZuniga-Paiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

Text of Legislative File 93615

Fiscal Note

The proposed resolution authorizes the creation of a Social Services Program Supervisor position in CDA Housing's 2026 Operating Budget. The position will be created in Comp Group 18, Range 7. The estimated cost of the position for the remainder of 2026 is $40,850 including benefits (est. start date of 8/2/26). The estimated annual cost is $97,840.

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 the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

Body

Resolution creating the classification of “Social Services Program Supervisor” in CG18, R7 in the salary table, and creating a new 1.0 FTE position as a “Social Services Program Supervisor,” within permanent salary details of the 2026 Housing Operating Budget, thereof.

CITY OF MADISON POSITION DESCRIPTION

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

   Vacant

   Work Phone:

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

3. Working Title (if any):

   Supportive Services Program Manager

4. Name & Class of First-Line Supervisor:

   Property Operations Manager 18/14

   Work Phone:

5. Department, Division & Section:

   DPCED, CDA Housing Operations

6. Work Address:

7. Hours/Week: 38.75

   Start time: 8:00 a.m. End time: 4:30 p.m.

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 Supportive Services Program Manager supports CDA's mission to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison by ensuring residents have access to services that support housing stability, safety, and well-being. The position strengthens inclusive communities by coordinating resident services, fostering partnerships with local organizations, and collaborating with property management to address barriers to successful tenancy. Through this work, the Supportive Services Program Manager helps ensure that affordable housing is sustainable, supportive, and connected to the broader community.

11. Position Summary:

    The Supportive Services Program Manager oversees and coordinates the delivery of resident service programs across the Community Development Authority's portfolio, including programs under the Resident Opportunities and Self-Sufficiency (ROSS), Family Self-Sufficiency (FSS) and Multifamily Service

Coordination (MFSC) initiatives. This position ensures that service programs align with HUD regulations, CDA goals, and community needs to promote resident stability, self-sufficiency, and quality of life. The Manager provides leadership, supervision, and strategic direction to all supportive services staff and is responsible for program development, performance management, and cross-sector partnerships that enhance resident outcomes.

This position plays a key role in advancing resident stability, economic mobility, and quality of life, while aligning supportive service efforts with CDA's mission and HUD regulatory requirements.

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

30% A. **Program Oversight & Compliance**

1. Oversee the administration of all supportive services programs (e.g. ROSS, Jobs Plus, FSS, MFSC, etc.) to ensure compliance with HUD and other funding source requirements.
3. Develop, implement and maintain procedures, service delivery standards, and performance metrics consistent with CDA goals and HUD regulations.
4. Conduct regular audits of case files, program data, and resident outcomes to ensure accuracy and compliance.

25% B. **Staff Supervision & Leadership**

1. Provide direct supervision, training, and performance evaluation for service coordinators and supportive services staff.
2. Establish clear expectations, measurable objectives, and accountability systems for staff performance.
3. Foster collaboration across programs and between departments to support resident success.
4. Promote professional development, teamwork, and collaboration among staff.
5. Support staff in case management best practices, resident engagement, and documentation standards.
6. Provide direct supportive services to residents on a limited basis to address urgent, complex, or coverage-related needs.

20% C. **Program Development & Coordination**

1. Identify emerging resident and community needs and develop targeted service initiatives to address them.
2. Lead efforts to integrate supportive services within housing management operations to enhance resident outcomes and tenancy success.
3. Identify and implement evidence-based practices and innovative service delivery models.
4. Support resident organizing efforts including the promotion of the Resident Advisory Board
5. Support the publication and distribution of resident communication material—including the CDA Community Connect listserve and other communication materials.

10% D. **Partnership Development**

1. Establish and maintain partnerships with local agencies, workforce programs, educational institutions, and supportive service providers.
2. Negotiate and manage Memoranda of Understanding (MOUs) and collaborative agreements and maintain partnership documentation that supports grant compliance, program expansion and expands resident access to supportive services.
3. Establish and maintain a network of service coordinators across the city of Madison to leverage best practices and share resources with other affordable housing providers in the city.

10% E. **Data Evaluation & Reporting**

1. Collect and analyze program data to measure outcomes, identify trends, and support continuous improvement.
2. Prepare reports for HUD, the Board of Commissioners, and other stakeholders on program impact and performance.
3. Ensure timely and accurate submission of all required documentation and reports.
4. Perform quality assurance evaluations

5% F. **Budget & Grant Management**

1. Assist in preparing and managing program budgets and grant applications.
2. Monitor expenditures to ensure alignment with grant requirements and agency fiscal policies.
3. Seek new funding opportunities to expand or enhance supportive service offerings.
4. Other duties as assigned

13. Primary knowledge, skills and abilities required:

- Comprehensive knowledge of HUD regulations related to ROSS, FSS, MFSC, and service coordination programs.
- Strong leadership and team management skills with experience supervising multidisciplinary staff with the ability to motivate and develop staff.
- Understanding of case management principles, trauma-informed practices and approaches, and community resource networks.
- Knowledge of social service systems, community resources, and resident engagement strategies.
- Excellent organizational, written and verbal communication, and problem-solving skills.
- Proficiency with data management, outcome tracking, and reporting tools. – or - Ability to collect, analyze, and report outcome data effectively.
- Ability to build collaborative partnerships and represent the CDA in community settings.
- Ability to attend meetings and other events outside of normal working hours. Occasional evening or weekend hours are required for resident meetings, agency meetings, training, or community events.
- Ability to meet the minimum training requirements for HUD Service Coordinators (36 hours within 12 months of hiring and 12 hours of continuing education annually thereafter).

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14. Special tools and equipment required:

Proficient user of modern office equipment.

15. Required licenses and/or registration:

- Must possess a valid driver's license and reliable transportation for off-site meetings and site visits.
- Ability to obtain Professional Service Coordinator Certification within twelve months of hire.

16. Physical requirements:

- Work is performed primarily on-site at housing developments, with regular interactions with residents and staff.
- Ability to perform work in apartments of various conditions including, but not limited to, units with active pest infestations, unsanitary conditions, hoarding conditions, and exposure to second-hand smoke.
- Ability to climb stairs

17. Supervision received (level and type):

General supervision to be provided by the CDA Property Operations Manager (18/14).

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/employeenet/policies-procedures/position-descriptions.

CITY OF MADISON POSITION DESCRIPTION

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

   Vacant

   Work Phone:

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

3. Working Title (if any):

   Supportive Services Program Manager

4. Name & Class of First-Line Supervisor:

   Property Operations Manager 18/14

   Work Phone:

5. Department, Division & Section:

   DPCED, CDA Housing Operations

6. Work Address:

7. Hours/Week: 38.75

   Start time: 8:00 a.m. End time: 4:30 p.m.

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 Supportive Services Program Manager supports CDA's mission to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison by ensuring residents have access to services that support housing stability, safety, and well-being. The position strengthens inclusive communities by coordinating resident services, fostering partnerships with local organizations, and collaborating with property management to address barriers to successful tenancy. Through this work, the Supportive Services Program Manager helps ensure that affordable housing is sustainable, supportive, and connected to the broader community.

11. Position Summary:

    The Supportive Services Program Manager oversees and coordinates the delivery of resident service programs across the Community Development Authority's portfolio, including programs under the Resident Opportunities and Self-Sufficiency (ROSS), Family Self-Sufficiency (FSS) and Multifamily Service

Coordination (MFSC) initiatives. This position ensures that service programs align with HUD regulations, CDA goals, and community needs to promote resident stability, self-sufficiency, and quality of life. The Manager provides leadership, supervision, and strategic direction to all supportive services staff and is responsible for program development, performance management, and cross-sector partnerships that enhance resident outcomes.

This position plays a key role in advancing resident stability, economic mobility, and quality of life, while aligning supportive service efforts with CDA's mission and HUD regulatory requirements.

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

30% A. **Program Oversight & Compliance**

1. Oversee the administration of all supportive services programs (e.g. ROSS, Jobs Plus, FSS, MFSC, etc.) to ensure compliance with HUD and other funding source requirements.
3. Develop, implement and maintain procedures, service delivery standards, and performance metrics consistent with CDA goals and HUD regulations.
4. Conduct regular audits of case files, program data, and resident outcomes to ensure accuracy and compliance.

25% B. **Staff Supervision & Leadership**

1. Provide direct supervision, training, and performance evaluation for service coordinators and supportive services staff.
2. Establish clear expectations, measurable objectives, and accountability systems for staff performance.
3. Foster collaboration across programs and between departments to support resident success.
4. Promote professional development, teamwork, and collaboration among staff.
5. Support staff in case management best practices, resident engagement, and documentation standards.
6. Provide direct supportive services to residents on a limited basis to address urgent, complex, or coverage-related needs.

20% C. **Program Development & Coordination**

1. Identify emerging resident and community needs and develop targeted service initiatives to address them.
2. Lead efforts to integrate supportive services within housing management operations to enhance resident outcomes and tenancy success.
3. Identify and implement evidence-based practices and innovative service delivery models.
4. Support resident organizing efforts including the promotion of the Resident Advisory Board
5. Support the publication and distribution of resident communication material—including the CDA Community Connect listserve and other communication materials.

10% D. **Partnership Development**

1. Establish and maintain partnerships with local agencies, workforce programs, educational institutions, and supportive service providers.
2. Negotiate and manage Memoranda of Understanding (MOUs) and collaborative agreements and maintain partnership documentation that supports grant compliance, program expansion and expands resident access to supportive services.
3. Establish and maintain a network of service coordinators across the city of Madison to leverage best practices and share resources with other affordable housing providers in the city.

10% E. **Data Evaluation & Reporting**

1. Collect and analyze program data to measure outcomes, identify trends, and support continuous improvement.
2. Prepare reports for HUD, the Board of Commissioners, and other stakeholders on program impact and performance.
3. Ensure timely and accurate submission of all required documentation and reports.
4. Perform quality assurance evaluations

5% F. **Budget & Grant Management**

1. Assist in preparing and managing program budgets and grant applications.
2. Monitor expenditures to ensure alignment with grant requirements and agency fiscal policies.
3. Seek new funding opportunities to expand or enhance supportive service offerings.
4. Other duties as assigned

13. Primary knowledge, skills and abilities required:

- Comprehensive knowledge of HUD regulations related to ROSS, FSS, MFSC, and service coordination programs.
- Strong leadership and team management skills with experience supervising multidisciplinary staff with the ability to motivate and develop staff.
- Understanding of case management principles, trauma-informed practices and approaches, and community resource networks.
- Knowledge of social service systems, community resources, and resident engagement strategies.
- Excellent organizational, written and verbal communication, and problem-solving skills.
- Proficiency with data management, outcome tracking, and reporting tools. – or - Ability to collect, analyze, and report outcome data effectively.
- Ability to build collaborative partnerships and represent the CDA in community settings.
- Ability to attend meetings and other events outside of normal working hours. Occasional evening or weekend hours are required for resident meetings, agency meetings, training, or community events.
- Ability to meet the minimum training requirements for HUD Service Coordinators (36 hours within 12 months of hiring and 12 hours of continuing education annually thereafter).

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14. Special tools and equipment required:

Proficient user of modern office equipment.

15. Required licenses and/or registration:

- Must possess a valid driver's license and reliable transportation for off-site meetings and site visits.
- Ability to obtain Professional Service Coordinator Certification within twelve months of hire.

16. Physical requirements:

- Work is performed primarily on-site at housing developments, with regular interactions with residents and staff.
- Ability to perform work in apartments of various conditions including, but not limited to, units with active pest infestations, unsanitary conditions, hoarding conditions, and exposure to second-hand smoke.
- Ability to climb stairs

17. Supervision received (level and type):

General supervision to be provided by the CDA Property Operations Manager (18/14).

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/employeenet/policies-procedures/position-descriptions.

City of Madison

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

Master

File Number: 93617

File ID:	93617	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	City-County Sustainability Campus Metrics Report			**Final Action:**	

Title: Authorizing completion of City-County Sustainability Campus Metrics Report and addendum of the development agreement.

Notes:

Sponsors:	John P. Guequierre And Noah L. Lieberman	**Effective Date:**	
Attachments:	12.02.2025_Metrics-Report_DRAFT.pdf, Development Agreement (Final) (03.23.22).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	gmay@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Sustainable Madison Committee (7/22/26), Common Council (8/4/26)

Text of Legislative File 93617

Fiscal Note

The proposed resolution authorizes the completion of the City-County Sustainability Campus Metrics Report. The report outlines the goals of the Sustainability Campus that will be part of the development of land that was once a portion of the Yahara Hills Golf Course, and it identifies metrics that will be used to measure if goals are being met. The original development agreement between the City of Madison and Dane County (attached to this file) was approved by the Common Council in May 2022 via RES-22-00319 (Legistar file 70597). The agreement required the development of these Sustainability Campus metrics in section 4.3.

The proposed resolution further authorizes an addendum to the original development agreement to incorporate the Sustainability Campus metrics outlined in the attached report. No additional appropriation is required with approval of the report and authorization of the addendum to the development agreement.

Title
Authorizing completion of City-County Sustainability Campus Metrics Report and addendum of the development agreement.

Body
WHEREAS, on May 10, 2022, the Common Council adopted RES-22-00319 (Legistar 70597) approving a land sale and agreements with Dane County to sell and develop approximately 232 acres of the Yahara Hills Golf Course, located directly south of the existing Rodefeld Landfill across U.S. Highway 12/18, as a future landfill, compost site, and sustainable business park; and,

WHEREAS, as part of those agreements, the City and Dane County Department of Waste + Renewables (W+R) entered into the City/County Sustainability Campus and Landfill Development Agreement (Development Agreement), which established the framework for the collaborative development of a Sustainability Campus intended to create opportunities for education, reuse, repair, recycling, research, and other activities that would ultimately prevent or divert waste from the landfill; and,

WHEREAS, Section 4.3 of the Development Agreement required the County to hire a consultant to guide development of the Sustainability Campus project, to identify goals for the Sustainability Campus, and to identify potential waste streams for future diversion from the landfill and recycling or reuse in the Sustainable Business Park or at offsite locations; and,

WHEREAS, the City appointed up to three concurrent staff members to a joint City-County staff committee (City/County Committee) to oversee this work, consistent with the terms of the Development Agreement; and,

WHEREAS, based upon the consultant's work, the County issued four (4) requests for information (RFIs) seeking companies and organizations to identify diversion opportunities for separate waste types, or fewer waste streams if the identified streams equaled at least 50% of the total incoming waste to the Rodefeld Landfill, as identified by the Wisconsin Department of Natural Resources waste sort performed in 2020; and,

WHEREAS, based on the results of the consultant's work and the responses to the RFIs, and in pursuance of the Development Agreement, the City and County worked in good faith to create measurable metrics for the Sustainability Campus project ahead of the December 31, 2025 deadline, which serves as a condition precedent within the original Development Agreement to the sale of additional lands for future landfill purposes; and,

WHEREAS, based on the RFI responses and the joint committee's deliberations, the City and County developed a Sustainability Campus Metrics Report setting forth measurable metrics to evaluate the success of the project; and,

WHEREAS, members of the City/County Committee have signed a Certification Statement of completion, affirming that the metrics development process was completed in a timely fashion in accordance with the terms of the Development Agreement and that the information submitted is true, accurate, and complete; and,

WHEREAS, the parties have agreed that the measurable metrics shall be reported on an annual basis, shall be technology- and tenant-agnostic to ensure long-term relevance, and shall not be bound by the geographical extents of the Sustainability Campus so long as they are directly attributable to the project and would not have occurred but for the project; and,

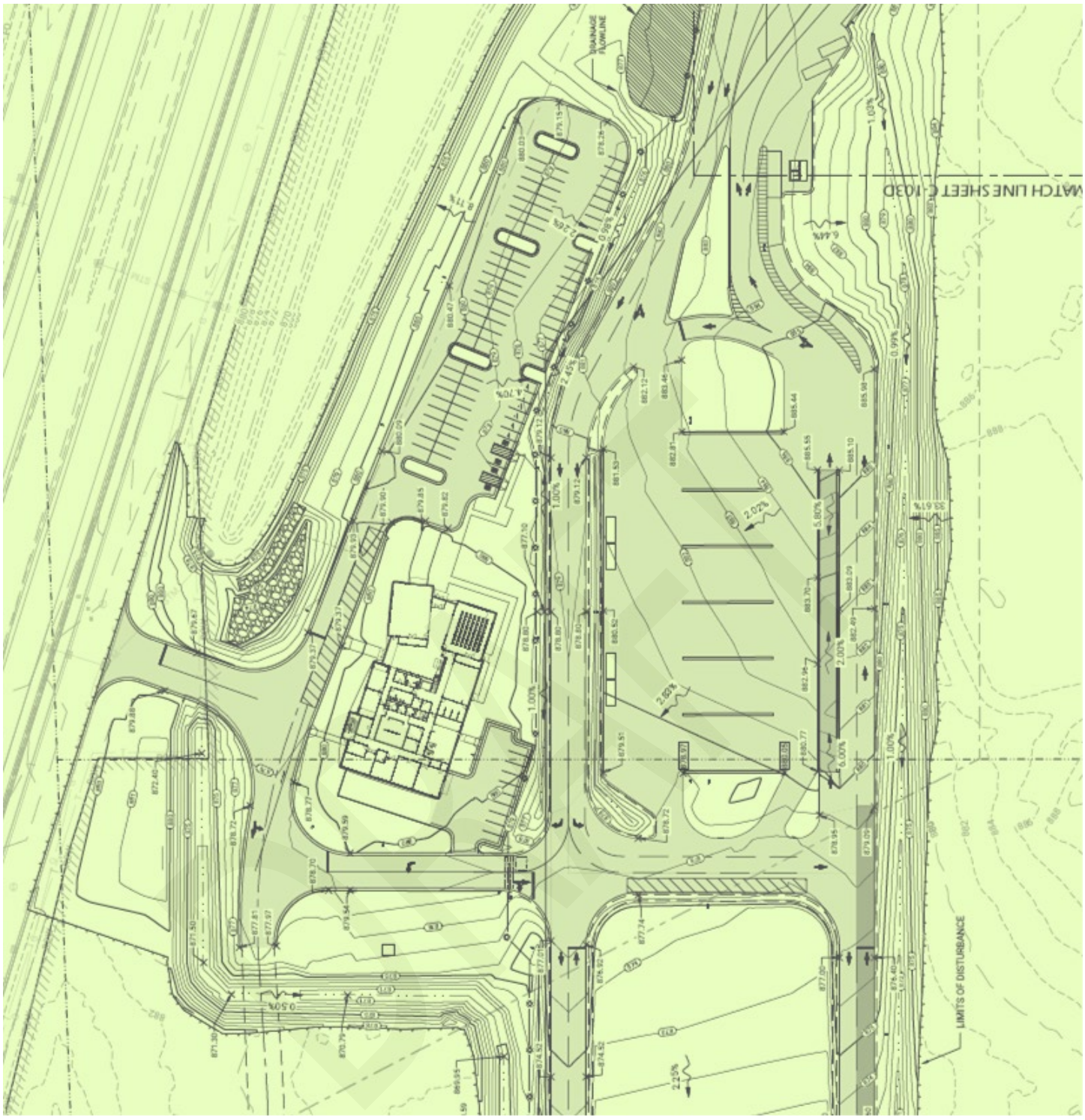
WHEREAS, the parties have further agreed, per the Certification Statement, that a formal addendum to the existing Development Agreement will be executed to incorporate the agreed-upon metrics; and,

WHEREAS, the parties have further agreed, per the Certification Statement, that all conditions within Section 4.3 of the Development Agreement precedent to any future sale of land for landfill use (pursuant to Section 2.1(e) of the Development Agreement) have been satisfied; and,

WHEREAS, it is in the City's interest to acknowledge completion of the metrics development process and to authorize execution of an addendum to the Development Agreement incorporating the agreed-upon metrics, thereby enabling the parties to proceed with the next stages of the Sustainability Campus and future landfill development.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council acknowledges receipt of the completed Sustainability Campus Metrics Report, together with the Certification Statement of completion executed by members of the joint City-County Committee; and,

BE IT FURTHER RESOLVED, that the Mayor and the City Clerk are authorized to execute an addendum to the City/County Sustainability Campus and Landfill Development Agreement with Dane County to formally incorporate the agreed-upon Sustainability Campus metrics, on a form and in a manner approved by the City Attorney.



DANE COUNTY SUSTAINABILITY CAMPUS

METRICS REPORT

DANE COUNTY DEPARTMENT OF
WASTE + RENEWABLES

December 2025

1458

Contents

I. Introduction 2
II. Project Overview 3
III. Request for Information 4
IV. City / County Joint Staff Committee 6
V. Metrics Guidelines 7
VI. Identified Metrics 8
Metric: Waste Diversion 9
Metric: Active Partnerships 10
Metric: GHG Avoided 11
Metric: Public Participation 12
VII. Implementation and Reporting 13
VIII. Defining Success 14
IX. Amendments 16
X. Conclusion 16

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I. INTRODUCTION

Purpose

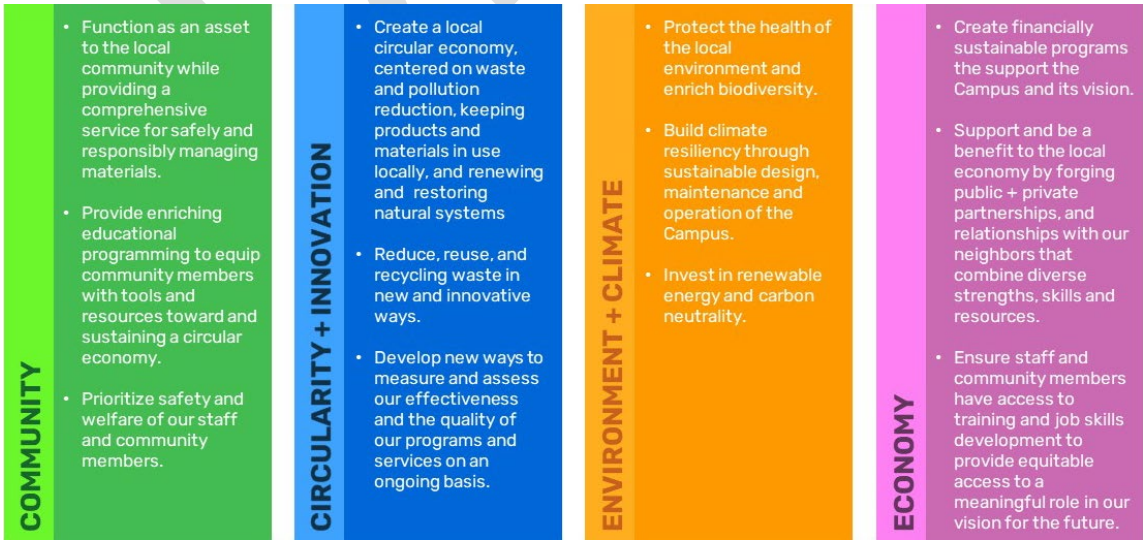
Dane County's Rodefeld Landfill, located on US Highway 12/18 and County Highway AB, has an estimated 3 years of capacity remaining and a new location is needed for the County to continue to provide local waste management services. Dane County (W+R or County) and the City of Madison (City) have mutual interests in managing solid waste locally, which is a more environmentally sustainable and cost-effective approach.

The County and the City have negotiated the purchase of a portion of the Yahara Hills Golf Course, located directly south of the existing landfill across US Highway 12/18. This property provides approximately 232 acres of land to accommodate a Sustainability Campus which will include: a landfill and a sustainable business park. The intent of the Sustainability Campus is to create opportunities for education, reuse, repair, recycling, research and other activities that will ultimately prevent or divert waste from landfill disposal.

As part of the purchase, the County and the City have agreed upon the terms of Agreement #14742: Sustainability Campus and Landfill Development Agreement (Development Agreement), in which the parties will cooperate in the development of the landfill and the Sustainability Campus. Per the Development Agreement, the parties will work jointly in identifying goals of the Sustainability Campus and developing measurable metrics. This resulting report was to be completed no later than December 31, 2025 to establish conditions for the sale of additional lands for future landfill purposes.

This Metrics Report has been jointly-prepared to satisfy the Development Agreement and establish a clear, data-driven framework of measurable metrics that will be used to evaluate the success of the Sustainability Campus. These metrics are designed to track progress across key focus areas, including waste diversion activities, circular economy advancement, sustainable infrastructure development, and public education and research initiatives.

Sustainability Campus Guiding Principles



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II. PROJECT OVERVIEW

Sustainability Campus Development Assistance Project

In March 2023, Dane County entered into a contract with consultants, SCS Engineers and Vandewalle and Associates, to assist with development planning of the Sustainability Campus. To date, the consultants have completed several phases of work to guide the development of the project. The primary phases of the project are outlined below.

Project Phase	Schedule	Description
1. Waste Diversion Report	Summer 2023 - Fall 2024 Final report issued September 10, 2024	Evaluate and recommend opportunities for waste diversion at Rodefeld Landfill to help inform opportunities to advance recycling research, material diversion opportunities, and identify potential feedstock for recycling or reuse efforts. This evaluation will include research into the end uses of diverted material, market of those end uses, and identify potential feedstock for recycling or reuse efforts.
2. Existing County Facility Evaluation	Winter 2023-2024 Final revised report issued December 23, 2024	Outline a comprehensive strategy and list of considerations for the types of businesses, community spaces, and activities that should be located at the Sustainability Campus, at the Rodefeld Landfill site, and at surrounding County-owned properties, or other satellite locations. This will assist Dane County with evaluating the need for additional planning efforts.
3. Request for Information for Potential Campus Tenants	Winter 2024 - Spring 2025	Prepare a Request for Information (RFI) for potential tenants to respond to as identified through the Waste Diversion Report and County Facility Needs and Recommendations Report or other targeted businesses interested in assisting Dane County achieve its waste diversion efforts. This RFI will be used to aid in the development of the Metrics Report.
4. Metrics Report	Spring – Winter 2025	Prepare a Metrics Report that contains measurable and obtainable metrics to gauge the success of the Sustainability Campus. Metrics may be used to measure initiatives related to waste diversion activities, landfill gas utilization, advancing the local circular economy, sustainable infrastructure, or education, research, and outreach.
5. Sustainability Campus Summation Report	Fall - Winter 2025	Synthesize and summarize the major work products highlighting key findings, and provide a roadmap to implement the priority technologies identified through the RFI process.

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III. REQUEST FOR INFORMATION

Request for Information Process

Based on the work done by the consultants, in Spring of 2025, the County released four requests for information (RFIs) seeking partnerships on the Sustainability Campus. These RFIs were structured to be simple to respond to and open-ended to attract responses that addressed many different material streams, proposed a variety of waste diversion approaches, and promoted educational opportunities.[1] The four RFIs issued were:

- Large-Scale Waste Diversion, Processing, and Recycling (2025-RFI-001)
- Reuse, Retail, and Upcycling (2025-RFI-002)
- Problem Materials, Bulky Waste Streams, and Emerging Materials (2025-RFI-003)
- Research, Education, and Creative Fields (2025-RFI-004)

The RFIs received a resounding response. At the close of the RFI process, W+R received 42 formal responses across categories. Including informal interest (expressed interest, but did not submit a RFI), and interest that emerged after the close of the RFIs, W+R received proposals from more than 50 different organizations and businesses. A brief summary of the formal responses received through the process is below.

RFI Category	Responses	Example Responses
Research, Education, and Art	10	- Waste education and outreach programming - Applied landfill research - Community waste audits
Reuse, Retail, and Upcycling Services	3	- Building material reuse ecosystems - Tree and wood reuse
Problem Materials, Bulky Waste, and Emerging Materials	9	- Mattress recycling - Bicycle repair - AI-enabled lumber reprocessing
Large-Scale Waste Diversion, Processing, and Recycling Services	20	- Mixed waste processing - Anaerobic digestion - Chemical recycling
Total	42	

[1] Specific to the language in the Development Agreement, the RFIs saught companies and organizations that proposed diversion of [more than] four separate waste types that equaled more than 50% of the total incoming waste to the Rodefeld landfill as identified by the WDNR waste sort performed in 2020.

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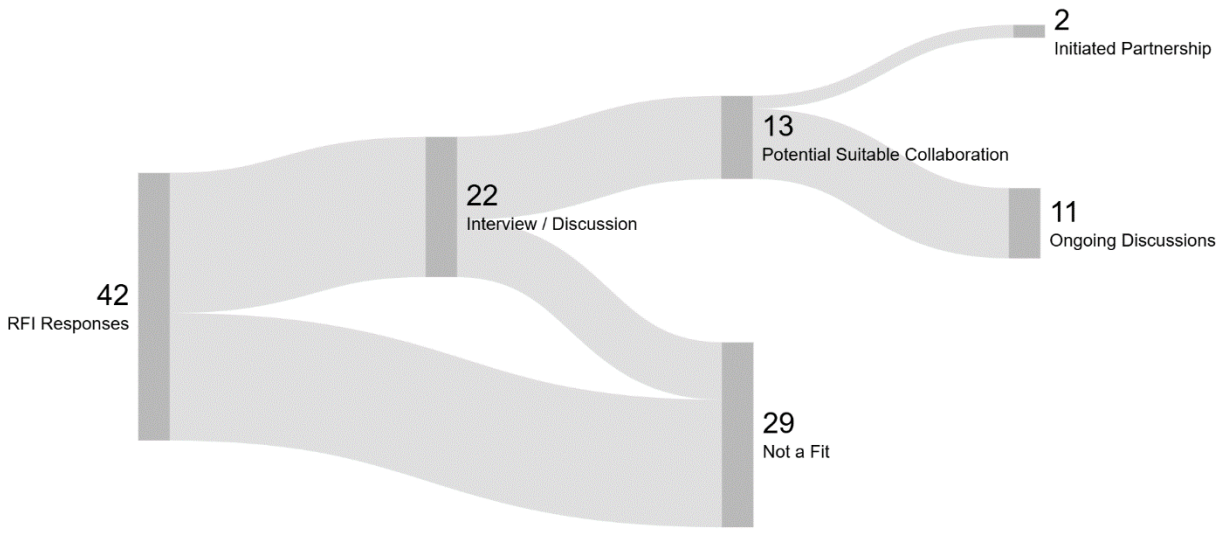

Status of RFI Response Outcomes as of August 2025

As of August 2025, W+R continues to interface with more than 13 potential collaborators that emerged through the RFI process, including two small partnerships that have already begun directly as a result of the effort. Projects were evaluated against the overarching project values, which are: supporting environment and climate, circularity and innovation, economy, and community benefits. The responses still under evaluation include educational outreach, mattress recycling, applied research, and mixed waste processing.

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IV. CITY / COUNTY JOINT STAFF COMMITTEE

City of Madison Metrics Report Involvement

The City's participation has shaped the structure of this Metrics Report. Through a joint City-County staff committee (Committee), the parties have met several times to guide the process. As established within a September 2022 memorandum of understanding (MOU), the City placed up to three (3) concurrent staff on the Committee overseeing the work.[2] As of December 2025, the staff members assigned to the Committee were:

City of Madison

- Bryan Johnson, Recycling Coordinator, City of Madison Streets Division
- Gregg May, Sustainability Program Coordinator, Mayor's Office
- Ruth Rohlich, Business Development Specialist, Economic Development Division

Dane County Waste + Renewables

- John Welch, Director
- Roxanne Wienkes, Deputy Director
- Allison Rathsack, Lead Project Engineer
- Wyeth Augustine-Marceil, Sustainability + Engagement Coordinator

The Joint City/County staff committee met numerous times throughout the course of the development project. Specific to the Metrics Report, the Committee met on the following schedule:

Date	Purpose	Outcome
April 4, 2025	Kick-off meeting	Shaped scope and focus of Metrics Report
July 25, 2025	Update meeting	Clarified scope and reviewed initial list of potential Metrics
September 5, 2025	75% development meeting	Aligned on selected Metrics, reviewed report draft and agreements
November 21, 2025	Report completion meeting	Sharpened final Metrics, aligned on scoring

[2] The City and County will continue to assign staff for the duration of the Metrics evaluation and will replace Committee members as necessary to address turnover.

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V. METRICS GUIDELINES

The City/County Staff Committee has jointly defined metrics to be durable and attempt to capture the impact of the Sustainability Campus. Given this focus, each Metrics must be:

1. **Measurable** - Metrics must be quantifiable using reliable, regularly collectable data to allow for consistent tracking over time.

2. **Attributable to the Project** - Metrics should reflect new or expanded programs, services, or outcomes that would not occur *but for* the Sustainability Campus project.

3. **Integrated with Broader Department Operations** - Metrics do not need to be limited by the geographical footprint of the business park or Campus.

4. **Technology- and Tenant-Agnostic** - Metrics must remain valid regardless of which specific technologies are deployed or which organizations occupy the Campus.

5. **Aligned with Project Values** - Each metric should reflect one or more of the project's core values: environment + climate, circularity + innovation, economic, and community benefits.

Metrics also require baselines to determine improvement or regression from an established measure. Each metric has a unique baseline, but some share commonalities. For example, all metrics have a baseline measure averaged across years 2022-2024, as 2024 is the final year that W+R considers that there were no measurable impacts *but for* the Sustainability Campus project. Additionally, some of these measures include W+R's self-reported material tonnages and MTCO2e estimates, as well as extrapolation from a waste sort performed by the Wisconsin Department of Natural Resources (WDNR) in 2020.

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VI. IDENTIFIED METRICS

The success of the Sustainability Campus hinges on its ability to meaningfully reduce waste sent to the landfill and to promote the recovery, reuse, and recycling of materials across the region. To track progress toward these goals, a set of metrics have been developed that are both measurable and actionable. W+R and the City of Madison collaborated to develop a set of metrics tailored to the anticipated functions and goals of the Sustainability Campus. These metrics are designed to be measurable and relevant to the types of tenants expected to operate within the Campus, while also allowing for operational flexibility as the project evolves. They are not intended to be exhaustive, nor do they capture every performance indicator currently tracked by W+R. Instead, the metrics presented in this report focus specifically on the Sustainability Campus project and are structured to reflect the broader success of the initiative. The nine Metrics are organized into four overarching categories below:

1. **Waste Diversion**
    - **Waste Diversion by Tonnage**
    - **Waste Diversion as a Percent of Incoming Materials**
    - **Waste Diversion in Landfill Airspace Savings**
    - **Number of Material Types Accepted for Waste Diversion**
2. **Active Partnerships**
    - **Partnerships in Waste Diversion**
    - **Partnerships in Education and Outreach**
3. **GHG Avoided**
    - **GHG Avoided Through Waste Diversion**
    - **GHG Avoided Through Renewable Energy Activities**
4. **Public Participation**
    - **Total Public Participation in Education and Outreach Efforts**

See the following pages for more detail on each of the Metrics.

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METRIC: WASTE DIVERSION

Metric:	Waste Diversion (Tonnage, % of incoming, Airspace Savings, Materials)
Description:	Measurement of the total quantity of material diverted from landfill disposal through reuse, recycling, composting, or other recovery methods via the Sustainability Campus project. This measure reflects the overall scale of materials recovered. It captures tonnage and volume from Sustainable Business Park tenants, off-site partnerships, any expansion of current services (e.g., Clean Sweep, C&D, shingles, tires, logs and brush), the Residential Drop-off, the food scrap collection program, and other diversion operations. Diversion measures shall consider quantities diverted for reuse, recycling, beneficial reuse, and residuals measured separately.
Importance/why it is included in this report:	Tracking the quantity and breadth of waste diverted provides a clear indicator of the Sustainability Campus's overall impact on reducing landfill disposal. By measuring physical tonnage and volume diverted, as well as the range of materials accepted, the County can evaluate progress toward waste reduction goals and demonstrate the scale of resources returned to productive use.
Baseline Value:	The baseline will be established using the average baseline diversion figures from baseline years 2022-2024.
Measurement Methodology and Tracking:	Diversion quantities will be recorded annually, based on scale data, operational reporting, and tenant submissions. Materials diverted will be measured in tonnages, airspace savings and a percent of the total incoming materials **Numerical approach**: Total tons of material diverted from landfill disposal in one calendar year. Percent of incoming materials diverted from landfill disposal in one calendar year. Landfill airspace saved through diversion activities in one calendar year. Total number of discrete material streams diverted from landfill in one year.

Connection to Guiding Principles:

Community	Circularity + Innovation	Environment + Climate	Economic
Provide transparent reporting on the scale of local diversion efforts.	Demonstrate capacity to grow diversion through innovative recovery methods.	Reduce landfill use and associated environmental impacts by tracking tons of material recovered.	Support regional reuse, recycling, and processing markets by delivering consistent quantities of material.

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METRIC: ACTIVE PARTNERSHIPS

Metric:	Number of Active Partnerships in Waste Diversion and Education and Outreach
Metric Description:	Measurement of the number of active partnerships directly involved with waste diversion and/or education established between the W+R and external organizations including, but not limited to, nonprofits, academic institutions, private businesses (e.g., downstream recycling vendors), and government agencies as a part of the Sustainability Campus project.
Importance/why it is included in this report:	Strategic partnerships are essential to the success of the Sustainability Campus. Collaborating with outside organizations brings in diverse expertise, expands the reach of sustainability initiatives, and strengthens the Campus's role as a regional hub for innovation and environmental leadership. This metric reflects the Campus's ability to build meaningful relationships that support waste diversion, education, research, and economic development.
Baseline Value:	The baseline will be established using the average number of formal partnerships in place in baseline years 2022-2024.
Measurement Methodology and Tracking:	Each active partnership and non-confidential descriptions of work will be reported annually. Partnerships may support a range of activities, such as research, reuse and recycling programs, workforce development, or public education. Partnership measuring will be split between partnerhsips for waste diversion and partnerships to advance education and outreach. **Numerical approach:** Total number of active diversion partnerships (contracts, MOUs, etc.) in one year. Total number of outreach/educational partnerships (co-delivery of programs, ongoing collaboration, repeat tours, etc.)

Connection to Guiding Principles:

Community	Circularity + Innovation	Environment + Climate	Economic
Extend the reach of resources and educational opportunities through collaboration with additional groups	Advance understanding of emerging technologies and approaches	Aligning efforts with complimentary groups to amplify impact of activities.	Leverage public-private partnerships to create economically-sustainable waste diversion operations

DRAFT

METRIC: GHG AVOIDED

Metric:	GHG Emissions Avoided Through Waste Diversion and Renewable Energy Activities
Metric Description:	Measurement of the estimated greenhouse gas (GHG) emissions avoided or reduced annually through diversion activities, renewable energy production, and other sustainability initiatives via the Sustainability Campus project.
Importance/why it is included in this report:	Reducing GHG emissions is central to the Sustainability Campus's mission to promote environmental stewardship and sustainability. This metric quantifies the environmental benefits of the Campus's operations, including waste diversion, landfill gas capture, composting, and renewable energy generation. It provides a clear indicator of the Campus's contribution to local and regional climate goals and supports transparent reporting of environmental performance.
Baseline Value:	The baseline will be established using 2022-2024 GHG emissions data from W+R's operations.
Measurement Methodology and Tracking:	GHG reductions will be estimated using standardized emissions factors and methodologies (e.g., EPA WARM model or equivalent) applied to diversion tonnages, renewable energy production, and landfill gas utilization. Emissions avoided through composting, recycling, and reuse will be calculated based on material-specific factors. **Numerical approach:** Total metric tons of CO_2-equivalent ($MTCO_2e$) emissions avoided or reduced in one year **through waste diversion**. Total metric tons of CO_2-equivalent ($MTCO_2e$) emissions avoided or reduced in one year **through renewable energy activities**.

Connection to Guiding Principles:

Community	Circularity + Innovation	Environment + Climate	Economic
Reduce landfill use and associated emissions; protect natural resources.	Keep materials in use and develop new strategies for waste reduction.	Improve operational efficiency and support local recovery markets.	Demonstrate environmental leadership and accountability to the public.

DRAFT

METRIC: PUBLIC PARTICIPATION

Metric:	Annual Public Participation in in Education and Outreach Efforts
Metric Description:	This metric tracks the reach and impact of waste diversion-related education and outreach activities conducted via the Sustainability Campus project. It includes quantifiable indicators such as the number of public tours, school visits, workshops, community events, and educational partnerships hosted on-site or virtually.
Importance/why it is included in this report:	Education and outreach are essential to building a culture of sustainability and empowering the community to participate in the circular economy. By offering accessible, inclusive, and enriching learning opportunities, the Campus can serve as a regional hub for environmental literacy and community engagement. This metric reflects the Campus's commitment to equipping individuals with the knowledge and tools to reduce waste, conserve resources, and support long-term environmental and economic resilience.
Baseline Value:	The baseline will be established using the average number of participants reached and in baseline years 2022-2024.
Measurement Methodology and Tracking:	The number of participants in waste diversion-related education and outreach activities will be tracked annually. This includes attendees at hosted tours, workshops, school visits, public lectures, and community events. Campus partners and tenants will also report participation in their own outreach efforts. **Numerical approach:** Total number of individuals engaged through education and outreach activities in one year.

Connection to Guiding Principles:

Community	Circularity + Innovation	Environment + Climate	Economic
Provide educational programming to equip community members with tools and resources for moving toward a circular economy.	Develop new ways to measure and assess effectiveness and the quality of programs and services on an ongoing basis.	Build climate resiliency through education that promotes sustainable practices.	Support sustainability initiatives in other industries through educational partnerships and programming.

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VII. IMPLEMENTATION AND REPORTING

It is the responsibility of Dane County to collect, compile, and report data for each Metric identified in this document. Data will be gathered from County operations, Sustainability Campus tenants, and partner organizations, as applicable. **Each metric will be reported on an annual basis and published by May 31st of each year for the previous calendar year** (e.g., May 31, 2026 for Metrics covering 2025). These reports may also include additional measures of performance beyond the identified Metrics, as the Sustainability Campus evolves.

Data Collection and Management

Data from programs directly managed by Dane County (e.g., food scrap collection, Clean Sweep, landfill gas utilization) will be collected and recorded by W+R staff.

Each Sustainability Campus tenant or partner organization engaged in diversion, reuse, or outreach activities will be required to provide annual data submissions, including tonnage, units, participation counts, or other relevant metrics, as defined in their operating agreements.

Reporting Structure

Metrics results will be reported a period of 15 years beginning in 2026, and concluding with a final report in 2040, which roughly coincides with the end of the permit period for the planned Dane County landfill. Annual Metrics reports will be posted on the W+R website and shared with the City-County Committee members via email.

Use of Results

Metrics reporting will serve several purposes:

- Track and communicate the environmental, economic, and community benefits of the Sustainability Campus.
- Inform decision-making for future programs, partnerships, and investments.
- Provide accountability to the public, City, and County stakeholders.

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VIII. DEFINING SUCCESS

The purpose of this Metrics Report is to establish a clear framework for evaluating the success and long-term trajectory of the Sustainability Campus in meeting its goals: advancing waste diversion, strengthening the circular economy, and expanding public education. Measuring success for a project of this scale is inherently complex. New programs take time and resources to develop; Dane County's growing population will likely continue to increase the total volume of waste generated; and evolving materials, technologies, and market conditions will present opportunities and challenges over time.

Despite these uncertainties, Dane County and the City of Madison remain committed to continuous improvement across the identified Metrics. For the purpose of this report, **a weighted point system has been devised to summarize the progress of the Campus over each Review Period.**

Metric	Points
Waste Diversion	
Waste Diversion by Tonnage	**1pt**
Waste Diversion as a Percent of Incoming Materials	**1pt**
Waste Diversion in Landfill Airspace Savings	**1pt**
Number of Material Types Accepted for Waste Diversion	**1pt**
Partnerships	
Partnerships in Waste Diversion	**1pt**
Partnerships in Education and Outreach	**1pt**
GHG Avoided	
GHG Avoided Through Waste Diversion	**1pt**
GHG Avoided Through Renewable Energy Activities	**1pt**
Public Participation	
Public Participation in Education and Outreach Efforts*	**1pt**
Total	**9pts**

Following the scoring table above, each Metric will receive 1 point if there has been measurable improvement over the course of the Review Period. A Review Period will be considered successful if five or more metrics show improvement. Evaluations will make reasonable accommodations for factors outside the County's control - such as major storm events, facility closures, lack of municipal participation, or policy changes - that could skew Metrics.

**City and County agree that indefinitely increasing numbers of public participation in education and outreach efforts may prove impractical, and instead, maintaining baseline levels may be considered successful.*

Review Year: The calendar year in which data for Metrics is collected (e.g., 2026).

Review Period: The three-year span between joint City-County evaluations (e.g., 2025-2027).

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Progress will be **reviewed jointly by the City-County Committee every three years over a 15-year period (2025–2039)**, concluding with a final evaluation in 2040, which roughly aligns with the end of the planned landfill's permit period. Each evaluation will consider the Metrics averaged across the preceding three-year review period as compared to the previous review period, external conditions, and future plans. Joint evaluations to be held:

- 2028: review years 2025-2027[3]
- 2031: review years 2028-2030
- 2034: review years 2031-2033[4]
- 2037: review years 2034-2036
- 2040: review years 2037-2039

Success Criteria for Each Metric	
Waste Diversion	
Waste Diversion by Tonnage	On average, W+R diverts more tonnage of material in the review period than recorded in the previous review period.
Waste Diversion as a Percent of Incoming Materials	On average, W+R diverts a higher proportion of incoming material in the review period than recorded in the previous review period.
Waste Diversion in Landfill Airspace Savings	On average, W+R conserves more landfill airspace in the review period than recorded in the previous review period.
Number of Material Types Accepted for Waste Diversion	On average, W+R accepts more discrete material types for diversion in review period than in the previous review period.
Partnerships	
Partnerships in Waste Diversion	On average, W+R has more active diversion partnerships in review perior than in the previous review period.
Partnerships in Education and Outreach	On average, W+R has more active education/outreach partnerships in review perior than in the previous review period.
GHG Avoided	
GHG Avoided Through Waste Diversion	On average, W+R avoids more emissions through waste diversion in review period than in the previous review period.
GHG Avoided Through Renewable Energy Activities	On average, W+R avoids more emissions through renewable energy activities in review period than in the previous review period.
Public Participation	
Annual Public Participation in Outreach Programs	On average, W+R engages the same or more members of the public in review period than in the previous review period.

[3] The first evaluation (2028) will compare 2025-2027 against the baseline years 2022-2024.

[4] Discussions about future land sales likely need to begin around this time. Permitting can take as long as five years depending on complexity, and thus need long lead times.

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IX. AMENDMENTS

As the County continues work on the Sustainability Campus project and Parties continue to monitor and review the progress of the effort, the Parties will amend the original Development Agreement, as necessary, to incorporate additional details, terms, and conditions. The Parties may amend this Report, including but not limited to extending any deadlines, modifying any Metrics, or adding/removing Metrics, as necessary, only by a written document agreed to by the Parties.

X. CONCLUSION

The Sustainability Campus represents a long-term investment in Dane County's ability to manage waste locally, recover valuable resources, and build new opportunities for education, research, and community engagement. This Metrics Report provides the framework to track that progress in a clear and accountable way. While the path forward will adapt to new challenges, technologies, and community needs, the County and City are committed to using these metrics as a shared guide for decision-making.

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SUSTAINABILITY CAMPUS AND LANDFILL DEVELOPMENT AGREEMENT
Between the City of Madison and the County of Dane

THIS SUSTAINABILITY CAMPUS AND LANDFILL DEVELOPMENT AGREEMENT (this "Agreement"), dated as of this __ day of _____, 2022 (the "Effective Date"), is made by and among the CITY OF MADISON, a Wisconsin municipal corporation (the "City"), and the COUNTY OF DANE, a Wisconsin quasi-municipal corporation (the "County").

RECITALS

WHEREAS, the County currently operates a solid waste landfill located at 7102 U.S. Hwy 12 & 18 in the City of Madison, Dane County, Wisconsin, known as Dane County Landfill Site No. 2, or the Rodefeld Landfill (hereinafter referred to as "Rodefeld Landfill" or "Landfill No. 2"). The County has been providing solid waste disposal at the Rodefeld Landfill for nearly 40 years, but its current capacity is only projected to last until approximately 2030; and,

WHEREAS, the County desires to continue its solid waste disposal program for the benefit of Dane County citizens and municipalities, but the County is in need of land to site a new landfill or "Landfill No. 3"; and,

WHEREAS, the City relies upon the County for its solid waste disposal needs and desires to continue its solid waste disposal locally, which is a more environmentally sustainable and cost effective approach; and,

WHEREAS, the City owns certain real property more fully described on Exhibit A (the "Property") and depicted on Exhibit B (the "Overview Map and Option Property"), which is currently used as the Yahara Hills Golf Course; and,

WHEREAS, the County has preliminary plans to develop a landfill, compost operation, and sustainable business park (hereinafter collectively referred to as the "Sustainability Campus") on the Property with the intent to divert waste and create local circular economies; and,

WHEREAS, the City has determined that it is appropriate to make the Property, which land is due south of the Rodefeld Landfill, available to the County for Landfill No. 3 and Sustainability Campus; and,

WHEREAS, the City and County (the "Parties") have agreed to the sale of the Property, on terms set forth in the Purchase and Sale Agreement entered into by the Parties contemporaneously with this Agreement; and,

WHEREAS, the City and County desire to cooperate in the development of Landfill No. 3 and the Sustainability Campus consistent with the terms of this Agreement and those entered into contemporaneously herewith.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the Parties, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEVELOPMENT OF THE PROJECT

Section 1.1. Development. The County will develop the Property in accordance with this Agreement and the Parties will cooperate with one another in connection therewith. The Development of the property shall be generally consistent with the Conceptual Site Plans presented in Exhibit C (the "Conceptual Site Plans").

Section 1.2. Project Description. The development of the Property contemplated by this Agreement consists of the following elements: (1) the "Landfill" or "Landfill No. 3", (2) the "Compost Site", (3) the "Sustainable Business Park" (collectively, the "Project" or "Sustainability Campus").

ARTICLE II

CONVEYANCE OF THE PROPERTY

Section 2.1. Real Estate Transfer, Leaseback, and Future Land Sale.

(a) The City shall convey the Property to the County pursuant to the terms of a real estate purchase agreement attached hereto as Exhibit D (the "Purchase and Sale Agreement").

(b) Concurrent with the sale of the Property, the County shall lease portions of the Property back to the City for one dollar ($1) per year for the purpose of continuing the operations of golf, as set forth in the leases attached hereto as Exhibit E (the "Golf Course Leasebacks"), including the Ground Lease-Yahara Hills Golf Course (Exhibit E.1), Lease-Yahara Hills Golf Course Maintenance Facility (Exhibit E.2), and Temporary Limited Access Easement for Irrigation System (Exhibit E.3).

(c) As part of the USH 12 & 18 and CTH AB reconstruction project, a large stormwater pond, referred to as "Proposed WDOT Stormwater Pond B" in Exhibit B, will be constructed at the northeastern most corner of the Golf Course property to be sold to the County. Following the completion of the project, the County will be responsible for the pond and the City will transfer the pond to the County, along with any corresponding easements, maintenance agreements, and rights to modify the pond with the Wisconsin Department of Transportation (WDOT or WisDOT), provided that any such modifications shall be subject to the approval of City as set forth in Section 3.2(c) of this Agreement.

(d) Due diligence period specified in Exhibit D will allow for County to investigate the site and receive an initial opinion from Wisconsin Department of Natural Resource (WDNR) confirming there is potential for the site to be developed as a landfill and compost site. County and City will work during this period to secure the land use approvals set forth in Section 3.1. If mutually agreeable by both Parties closing may commence without receiving formal approvals.

(e) The City is agreeable to considering the future sale of additional portions of the Golf Course for the purposes of future landfill expansion, on the following conditions:

(1) County is responsible for any surveying and defining the future expansion area.

(2) Unless separately agreed to by the Parties in writing, attached hereto as Exhibit B is a map showing generally the future land sale area.

(3) If the contemplated future landfill has not received a WDNR approved plan of operation by December 31, 2030 or until such time as Rodefeld is no longer accepting waste, this future land sale shall not occur and any restrictions on the City's use of its land shall be void.

(4) Negotiations for the future land sale will commence no later than when the currently contemplated landfill has 6 years of estimated capacity left, thus allowing time for County permitting to occur.

(5) As described in Exhibit F (the "Right of First Refusal"), City will agree not to sell the future land sale area, or alter the land's current use from golf or parkland, without giving the County the first opportunity to buy the land, even if not for landfill purposes.

ARTICLE III

LAND USE APPROVALS; PERMITTING; ENVIRONMENTAL

Section 3.1. Land Use and City Approvals.

(a) Neighborhood Development Plan. As soon as reasonably possible, upon request from the County, the City will propose an amendment to the Yahara Hills Neighborhood Development Plan to allow for industrial uses on the Property.

(b) Land Use Approvals. As soon as reasonably possible, County will submit application materials required under the City of Madison Municipal Code for zoning, urban design and any other municipal land use and development approvals required in order to develop the Sustainability Campus (collectively, the "Land Use Approvals").

(c) City Cooperation. The City will reasonably cooperate with the County in processing the applications for Land Use Approvals in connection with the Landfill. This section does not obligate the City to make any application on behalf of County, bear responsibility for gaining approvals or removing zoning conditions for the Landfill, or alleviate the County's obligations under Section 4.1(a).

(d) Building and Construction Permits; Fees. County shall comply with all applicable City building codes and construction requirements and shall be responsible for obtaining all building permits with respect to construction of the Landfill and County shall pay the normal and customary City charges and shall be responsible for obtaining all building permits prior to such construction.

Section 3.2. Erosion Control and Stormwater Management.

(a) Erosion control and stormwater management permits for the Landfill and compost site development shall fall under the jurisdiction of the Dane County Land & Water Resources Department. The County shall not be required to obtain any approvals or permits from the City for erosion control or stormwater at the Landfill and compost site.

(b) Erosion control and stormwater management permits for the Sustainable Business Park shall fall under the jurisdiction of the City of Madison, consistent with any other development occurring within the City.

(c) Modifications to the proposed WDOT Stormwater pond shall be subject to the approval of City Engineer, which approval shall be based on the pond's continued ability to meet the applicable storm water requirements. Modifications to the pond shall be designed to maintain the following functionality:

(1) Pollution reduction required for treatment of the highway runoff is maintained.

(2) Flood control function such that proposed changes do not result in additional flooding of Right of Way in terms of spread or depth compared to existing conditions as modeled with an SWMM stormwater model or as approved by the City Engineer to meet similar goals.

(3) Flood control function such that proposed changes maintain pond storage capacity to meet peak discharge rate requirements compared to existing conditions or as approved by the City Engineer to meet similar goals.

Section 3.3 Landfill and Compost Permitting. County shall commence landfill and compost permitting activities concurrent with execution of this agreement. The City will support the proposed siting and operation of the landfill and compost operations and will reasonably cooperate with the County to obtain the permits for construction and operation. The City will support a variance reducing the required setback from landfills to parklands, although the variance itself may be subject to future Common Council approval. City agrees not to file a contested case or other litigation regarding the siting, expansion or design of the landfill and agrees not to assist any opponent of the proposed siting, and will issue a letter of support.

Section 3.4 Central Urban Service Area Amendment. As soon as reasonably possible, and upon request from the County, the City will prepare and submit a Central Urban Service Area Amendment to include the Property and existing landfill in the full central urban service area.

Section 3.5 Reviews. County will have the opportunity to review proposals, permit applications, and material related to the development of the Project prior to the documents being releasing to the public or submission to a public entity, regulating body, or committee for review.

ARTICLE IV

DEVELOPMENT OF SUSTAINABILITY CAMPUS

Section 4.1 Compost Operations. The County agrees to start a compost operation on the Property by April 1, 2026, which will be capable of receiving yard waste, leaves and food waste ("organic materials") in compliance with the terms of Paragraph 7 of the Solid Waste Agreement to be entered into contemporaneously with this Agreement.

Section 4.2 Future Landfill. Following the sale of the Property, County shall take all measures necessary to permit, license, develop and operate a landfill on a portion of the Property. As set forth in the Purchase and Sale Agreement, should this future landfill not get developed, the Property is subject to a contingency that would see some or all of the Property being sold back to the City.

Section 4.3 Sustainable Business Park.

(a) County intends to develop, own and operate a Sustainable Business Park along the north portion of the Property, which development is intended to be compatible with and complimentary to landfill operations. The development and success of the Sustainable Business Park is of mutual interest to the Parties.

(b) **Metrics**. The County will hire a consultant to develop a master plan for the Project which will identify the goals for the Sustainability Campus and the potential waste streams for future diversion from the landfill and recycling or reuse in the Sustainable Business Park. The City shall have up to three staff on a joint City-County staff committee overseeing the work of the consultant. Based upon the consultant's report, the County will issue requests for information (RFIs), requests for qualifications (RFQs), or requests for proposals (RFPs), seeking companies and organizations to divert four separate waste types or less than four waste streams if the identified waste streams equal at least 50% of the total incoming waste to the Rodefeld landfill as identified by the WDNR waste sort performed in 2020.

Based on the results of the consultant's report and the responses to the RFIs, RFQs or RFPs, the City and County agree to work in good faith to create measurable metrics for the Sustainable Business Park by December 31, 2025 to serve as a condition precedent to the sale of additional lands for future landfill purposes. Upon agreement of the Parties, the metrics and conditions for the future land sale described in Section 2.1(e) will be added as an addendum to this Agreement.

(c) **Roadways.** The primary roadways through the Sustainable Business Park shall be constructed to City of Madison standards in effect at the time of construction. The County shall be responsible for the construction and maintenance of said roadways, subject to the right of way and street being dedicated to the City upon order of the Common Council.

(d) **Business Financing.** Businesses and developers considering projects within the Sustainability Campus will be eligible to apply for financial assistance from the City, including Tax Increment Finance (TIF), if the project meets program guidelines and policies at the time of application. City partnership with the Sustainable Business Park should not be construed as providing special privilege to businesses and developers regarding City financial assistance. All City financial assistance is subject to approval by the City of Madison Common Council.

(e) **Property Subdivision**. Within 90 days of adoption of the neighborhood development plan amendment, or as otherwise agreed to by the Parties, the County will submit an application for the subdivision of all or a portion the Property that will identify the area developable as part of the Sustainable Business Park. The City will assist with submission of these documents in its capacity as owner of the Property if the application occurs prior to closing on the Property.

(f) **Campus Covenants**. Concurrent with land division for the Sustainable Business Park as provided for para. (e), the County will file with the City, for approval, a set of restrictive covenants that establishes the purpose of the development; a design review board and design review process; allowable uses; and standards for development of the Sustainable Business Park. City approval of the covenants shall not be unreasonably withheld.

(1) **Property Uses**. Covenants shall include a list of the types of property uses that will be allowable within the Sustainable Business Park to ensure the properties within the Sustainable Business Park are engaged in uses consistent with the underlying goals of the Parties regarding the Sustainability Campus.

(2) **Enforcement.** The covenants shall establish that the County is solely responsible for the administration and enforcement of the Covenants with exception to enforcement of property uses described in para (1). Within the Covenants, the City shall be provided a mechanism to enforce the acceptable property uses within the Sustainable Business Park.

(g) **Southern Access Road**. The Parties, along with the Ho-Chunk Nation, have an interest in the development of a future southern access road connecting CTH AB and the Mill Pond Road area. The County agrees that any platting or development of the Property will dedicate this future public right-of-way.

Section 4.4 Utilities. The City will reasonably cooperate with the County to extend water and sewer to the Property:

(a) City will design and specify adequately sized water and sewer that will meet the anticipated needs of the development. Under separate State/Municipal Financial Agreement with WDOT, the City and County have agreed to installation of the necessary utilities. City will work in good faith to continue to identify options for additional services as needed to improve water flows and meet demands of fire suppression systems at the Ho-Chunk Gaming Madison Campus, Sustainability Campus, existing landfill and Dane County East District Campus.

(b) City will provide reasonable access for discharge of waste waters into the sanitary system from the Sustainability Campus, including the landfill. City cannot guarantee acceptance of waste waters at Madison Metropolitan Sewerage District.

ARTICLE V

INSURANCE

The Parties shall purchase and maintain such insurance coverages as may be required by the Parties' respective lenders and risk managers.

ARTICLE VI

DEFAULT

Section 6.1 Notice and Opportunity to Cure. Whenever any party to this Agreement alleges a default by the other, the party alleging the default shall provide written notice to the other specifying the nature of the default and the actions necessary to cure the default. Subject to reasonable unavoidable delays, if the alleged default is not cured within thirty (30) days after the defaulting party's receipt of such notice, the non-defaulting party may take any one or more of the actions set forth below:

(a) The non-defaulting party may suspend its performance under this Agreement until it receives assurances from the defaulting party that the defaulting party will cure its default and continue its performance under this Agreement.

(b) The non-defaulting party may cancel and terminate this Agreement.

(c) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the non-defaulting party, including any actions to collect any payments due under this Agreement or to pursue any claims for monetary damages at law or to enforce performance and observance of any obligation, agreement, or covenant by the defaulting party under this Agreement.

The non-defaulting party may elect to take no such action, notwithstanding an event of default not having been cured within said thirty (30) day period. No notice of such election by the non-defaulting party shall be required.

Section 6.2 No Remedy Exclusive. No remedy hereunder is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right accruing upon any default shall impair any such right or shall be construed to be a waiver thereof, but any such right may be exercised from time to time and as often as may be deemed expedient.

Section 6.3 No Implied Waiver. In the event any provision contained herein should be breached by any party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed a waiver of any rights or remedies which the non-breaching party shall have and shall not be deemed a waiver of any subsequent default of any such terms, conditions and covenants to be performed hereunder.

Section 6.4 Duty to Provide Information. Each party shall have the obligation to communicate information upon the reasonable request of the other party where the information can reasonably be deemed necessary to ensure performance under this Agreement. Failure to comply with this section may be deemed a default under this Article VI. This section shall not apply to communications that are subject to attorney-client privilege or any other recognized privilege under the law.

ARTICLE VII

ADDITIONAL PROVISIONS

Section 7.1 Amendments; Incorporation of Exhibits. As the Parties continue work on the pre-development activities contemplated herein and prepare the various agreements referenced above in connection with the design, development, and financing of the Project, the Parties will amend this Agreement, as necessary, to incorporate additional details, terms and conditions. The various agreements referenced herein may be appended as exhibits to this Agreement. The Parties may amend this Agreement, including but not limited to extending any deadlines, only by a written document agreed to by the Parties.

Section 7.2 Consents and Approvals; Good Faith. Except for matters for which there is a standard of discretion specifically set forth herein, wherever this Agreement provides for a determination, decision, selection, consent, approval, acceptance, adoption, satisfaction, or other action, the Parties shall exercise good faith in undertaking such actions and shall not unreasonably withhold, condition or delay any determination, decision, selection, consent, approval, acceptance, adoption, satisfaction or other action that may be necessary to fully implement the terms of this Agreement.

Section 7.3 Non-discrimination. In the performance of the obligations under this Agreement, the Parties agree to abide by their own respective affirmative action plans and in doing so agree not to discriminate, in violation of any state or federal law, against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The parties further agree not to discriminate, in violation of any state or federal law, against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

Section 7.4 Titles of Articles and Sections. Any titles of the several parts, Articles and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 7.5 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, transmitted by facsimile, delivered by a recognized overnight carrier, or delivered personally to the following addresses. 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 County:	Dane County Department of Waste & Renewables Attn: John Welch, Director 1919 Alliant Energy Center Way Madison, WI 53713 Welch@countyofdane.com
With copy to:	Dane County Corporation Counsel City County Building, Room 419 210 Martin Luther King Jr. Blvd. Madison, WI 53703-3345 Phone: (608) 266-4355 Fax: (608) 267-1556
If to City:	City of Madison Attn: Manager, Office of Real Estate Services PO Box 2983 Madison, WI 53701-2983 ores@cityofmadison.com
With copy to:	City Attorney City County Building, Room 401 210 Martin Luther King Jr. Blvd. Madison, WI 53703 Phone: 608-266-4511 Fax: 608-267-8715 attorney@cityofmadison.com

Section 7.6 Counterparts. This Agreement may be executed in counterparts, and all such counterparts shall constitute the same instrument. A signed copy of this Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

Section 7.7 No Third-Party Beneficiaries. It is the intention of the Parties to this Agreement that no person who is not a party signatory to this Agreement shall, under a third party beneficiary theory or otherwise, have any rights or interests hereunder, and no such other party shall have standing to complain of either Party's exercise of, or alleged failure to exercise, its rights and obligations, or of its performance or alleged lack thereof, under this Agreement.

Section 7.8 Wisconsin Law. This Agreement shall be governed by the laws of the State of Wisconsin.

Section 7.09 Severability. If any term or provision of this Agreement or the application thereto to any person or circumstance, shall, to any extent, be held invalid, unlawful or otherwise unenforceable, the remainder of this Agreement, or the application of such term or provisions to the persons or circumstances other than those as to which it is invalid, unlawful or otherwise unenforceable shall not be affected thereby and every other term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

Section 7.10 Conflicting Terms. As noted herein, other Agreements relating to the Property, Landfill No. 3, and the Sustainability Campus will be entered into by the Parties contemporaneously with this Agreement. In the event of any inconsistency, conflict or ambiguity as to the rights and obligations of the Parties under this Agreement or the related agreements, it is the intent of the Parties that the terms of this Agreement shall control and supersede any such inconsistency, conflict or ambiguity as to the subject matters contained herein.

Section 7.11 Termination. This Agreement shall terminate upon the written agreement of the Parties hereto. Upon termination of this Agreement, this Agreement shall be null and void and, except for obligations that expressly survive termination, and the Parties shall not have any further obligations or liabilities hereunder. Upon such termination the Parties shall deliver to each other such documents as may be necessary to evidence the termination of this Agreement.

Section 7.12 Authority. Each of the undersigned individuals signing this Agreement represent and warrant that they have the power and authority to sign this Agreement on behalf of the entity they represent.

(Signatures begin on next page.)

CITY OF MADISON, WISCONSIN,
a municipal corporation

By:_____
Satya Rhodes-Conway
Mayor

By:_____
Maribeth Witzel-Behl
City Clerk

APPROVED:

_____
David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:

_____
Michael Haas, City Attorney

The execution of this Agreement by City officials was authorized by Enactment No. _____, File ID No. _____, adopted _____, 2022.

(Signatures continue on next page)

COUNTY OF DANE, WISCONSIN,
a municipal corporation

By:_____
Joseph Parisi
County Executive

By:_____
Scott McDonell
County Clerk

The execution of this Agreement by County officials was authorized by Enactment No. _____, File No. _____, adopted _____, 2022

EXHIBIT A
Legal Description

Part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Northeast Quarter, the Southwest Quarter of the Southeast Quarter of Section 25, part of the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter of Section 36, all located in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin described as:

Beginning at the Northeast Corner of Section 36;
thence South 00°14'45" West, along the East line of the Northeast Quarter of Section 36, 886.93 feet to the Northeast corner of Certified Survey Map 6623 recorded in Volume 32 of Certified Survey Maps on Pages 272 and 273 as Document 2311328;
thence South 70°11'29" West, along the North line of said Certified Survey Map 6623, 1,408.95 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 36;
thence South 87°59'24" West, along the South line of said Northwest Quarter of the Northeast Quarter, 1,324.74 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter;
thence North 00°21'33" West, along the West line of said Northwest Quarter of the Northeast Quarter, 1,320.13 feet to the South Quarter Corner of said Section 25;
thence North 00°20'47" East, along the West line of the Southeast Quarter of said Section 25, 2,648.86 feet to the Center Quarter Corner of said Section 25;
thence North 00°20'12" East, along the West line of the Northeast Quarter of said Section 25, 436.32 feet to the Southerly right of way line of United States Highway 12 and 18 as described in the State of Wisconsin Transportation Project Plat 3080-01-26;
thence along said Southerly right of way line for the next 16 courses:
South 72°02'15" East, 445.53 feet;
South 65°27'59" East, 156.63 feet;
South 71°33' 05" East, 400.03 feet;
South 75°52'43" East, 318.21 feet;
South 72°02'15" East, 80.04 feet;
South 00°26'49" West, 95.01 feet;
North 88°14'23" East, 268.49 feet;
South 72°02'15" East, 396.29 feet;
South 69°45'02" East, 196.57 feet;
South 67°27'49" East, 179.16 feet;
South 61°23'44" East, 100.00 feet;
South 49°15'34" East, 100.00 feet;
South 37°07'25" East, 100.00 feet;
South 24°59'16" East, 100.00 feet;
South 12°57'08" East, 98.35 feet;
South 06°59'06" East, 75.62 feet to the West right of way line of County Highway AB;
thence South 00°24'10" West, along said West right of way line, 444.66 feet to the South line of the Northeast Quarter of the Southeast Quarter of Section 25;
thence North 88°09'25" East, along said South line, 33.02 feet to the East line of the Southeast Quarter of said Section 25;
thence South 00°24'10" West, along said East line, 1,319.38 feet to the **Point of Beginning.**

These described lands hereof, contain 10,074,391 square feet or 231.28 acres, more of less, and is subject to restrictions, reservations, rights of way and easements of records.

EXHIBIT B

Overview Map and Option Property

EXHIBIT C
Conceptual Site Plans

EXHIBIT D

Purchase And Sale Agreement

EXHIBIT E
Golf Course Leasebacks

Exhibit E.1. Golf Ground Lease (36 Hole, 27 Hole and 18 Hole)

Exhibit E.2. Maintenance Building Lease

Exhibit E.3. Temporary Limited Easement – Irrigation System Modifications

EXHIBIT E.1

Golf Lease (36 Hole, 27 Hole and 18 Hole)

EXHIBIT E.2
Maintenance Building Lease

EXHIBIT E.3

Temporary Limited Easement – Irrigation System Modifications

EXHIBIT F
Right of First Refusal

City of Madison

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

Master

File Number: 93619

File ID:	93619	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.			**Final Action:**	

Title: Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.

Notes:

Sponsors:	Sabrina V. Madison And Sean O'Brien	**Effective Date:**	
Attachments:	Non-Competitive Selection Request - ABC Companies.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	sharnish@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Common Council (7/7/26)

Text of Legislative File 93619

Fiscal Note
Fiscal note pending
Title
Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.
Body
WHEREAS Metro Transit has a need to purchase a variety of bus parts for busses not under warranty; and
WHEREAS Metro Transit currently has an existing relationship with ABC Companies, and is

currently using parts purchased from ABC Companies in its fleet, affording efficient repair turnaround and ensuring successful continued operation of its revenue-generating busses; and
WHEREAS, to purchase parts compatible with current equipment at the most competitive cost, with the highest degree of consistent part availability, Metro Transit needs to continue to purchase parts from ABC Companies.
WHEREAS, ABC Companies provides consistently available, cost-effective parts for equipment already in Metro Transit's fleet, but does not currently possess a business contract with the City of Madison, therefore, Common Council approval is required for an exception to the competitive selection process normally required for purchases over $75,000 as allowed by MGO 4.26(4) (a) 2;
NOW, THEREFORE, BE IT RESOLVED that Metro Transit may purchase parts from ABC Companies during fiscal year 2026 for revenue-generating fleet vehicles.

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
2150 METRO TRANSIT

Major
53*** Supplies/Goods

Agency
Metro Transit

Total Purchase Amount
$ 200,000.00

Vendor Name
ABC Companies

Product/Service Description
Bus parts, primarily brakes

Exception Criteria
1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.

Reason For Request
To ensure proper public fund stewardship, Metro Transit regularly compares pricing for necessary bus parts from multiple first and third party part vendors, to ensure purchases are made at the most affordable price available at the time of exigence and are received in a timely manner. ABC Companies (dba Muncie) is one such third party vendor, and Metro maintains a positive relationship with them. Muncie is Metro's primary source of brake parts, which are a critical resource needed to complete timely maintenance and ensure transportation safety. Metro is requesting a non-competitive agreement to extend the value of its 2026 PO with Muncie to cover projected part expenses through the remainder of 2026. A Common Council resolution is forthcoming.

Requestor

Valov, Jacob J

Comments
The City of Madison has paid a total of $912,028 to Muncie Transit Supply since 2015. Of that total, $283,322 was from non-competitively selected purchases. The remaining $628,706 was many small purchases, each under the threshold requiring competitive selection.

City of Madison

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Master

File Number: 93627

File ID:	93627	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.			**Final Action:**	

Title: Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	PB MEMO MPD Administrative Assistant 6-2026.pdf, PosDesc - Payroll and Telestaff IT Specialist (TeleStaff Payroll Administrator).pdf	**Enactment Number:**	
Author:	Brooke Gillitzer, Human Resources Analyst	**Hearing Date:**	
Entered by:	JZuniga-Paiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

Text of Legislative File 93627

Fiscal Note

The proposed resolution recreates PCN #2579 in the position of Administrative Assistant in Compensation Group 20, Range 14 as an IT Specialist 1 in Compensation Group 18, Range 6 and reallocates the incumbent, B. Rudolph to the position. The estimated annual cost of the recreation is $15,000 including benefits. Funding for the recreation is available in the Madison Police Department's 2026 Adopted Operating Budget. No additional appropriation is required.

Title

Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

Body

Resolution to recreate position #2598 of Administrative Assistant (CG 20, Range 14) as an IT Specialist 1 (CG 18, Range 6) within the Police Department operating budget, thereof.

TO: Personnel Board

FROM: Brooke Gillitzer, Human Resources

DATE: June 4, 2026

SUBJECT: Administrative Assistant, Madison Police Department

The Human Resources Department received a request from Madison Police Department Assistant Chief Paige Valenta on May 19, 2026 requesting to study the 1.0 FTE position #2579 of Administrative Assistant (CG20, Range 14). Based on a review of the position classification worksheet, updated position description, and after several interviews I recommend amending the Police Department's 2026 operating budget to recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6).

First a review of the Administrative Assistant classification describes the work as follows:

> … **responsible paraprofessional** staff support work relative to the development and implementation of divisional and/or departmental **administrative programs and functions**. Work is characterized by responsibility for a wide variety of **administrative services** (such as the development and implementation of budgetary documentation and fiscal controls, personnel, purchasing, payroll, and the supervision of office clerical activities); and/or **direct responsibility for a comprehensive administrative program** requiring the development and integration of **diverse and complex operational data** inherent to unit operations. This work is performed with a high degree of independence and discretion. Under the general supervision of a department or division head, work is normally assigned in terms of program objectives and directives; and employees are responsible for establishing the necessary administrative procedures, methods and controls… [emphasis added].

Within MPD, there were two Administrative Assistant positions within MPD that serve as counterparts to each other. With recent changes to software and support expectations, one position was recreated to serve as the Telestaff Scheduling Administrator. Now the current position is expected to serve as the Telestaff Payroll Administrator and co-lead the department's Telestaff Team and all associated workflows and responsibilities. Since this position was last studied in 2023, there has been a continual increase in both the complexity and technical expertise required to maintain the department's link between its payroll processing and scheduling software. This includes but is not limited to:

1) Writing, testing and implementing application code for payroll functions within Telestaff,
2) Frequent updating of coding between Telestaff as a payroll export and MUNIS as the financial system of the City,
3) Processing BIRT reports, internal Telestaff data analysis function, and external SQL report writing, and
4) Preparing documentation for users.

This is advanced-level professional work in the support of automated management Information systems, with a particular emphasis on intersection of the department's payroll and scheduling functions. As a counterpart to the MPD Telestaff Scheduling Administrator, this position requires supporting a 3rd party application and assists in the development, testing and documentation of custom programming. This position is also responsible for technical work such as basic

computer programming such as creating and programming TeleStaff Work Codes and Dynamic Groups for both scheduling and payroll functions, and other time-sensitive work configuring, maintaining, and monitoring the Police Department's scheduling system using law enforcement and payroll industry software programs (UKG Telestaff), Tyler MUNIS, and other inter-related software platforms under limited direct supervision.

These responsibilities are more consistent with the duties the IT Specialist series, which describes the work as performing specialized work relative to the City's management information systems and are assigned to perform either: 1) Applications Development or 2) Technical Support activities. In terms of the appropriate level, IT Specialist 3 and 4 are levels with professional work in leading, developing, or supporting advanced-level automated management information systems, including the development and implementation of automated systems and major system components, or the development and implementation of support systems and programs and may involve some leadership responsibility on specific projects. The IT Specialist 2 classification describes objective level IT work in the development or support of automated management information systems; and lastly, the IT Specialist 1 is described as:

> … entry-level **professional work** in the development or support of automated management **information systems**. This work is characterized by more routine and/or **focused assignments where there is limited direct responsibility** for the **development of automated systems** or the independent provision of customer support. This work is normally performed under the close to limited supervision of a Principal IT Specialist or other supervisor/manager and/or in a trainee capacity…[emphasis added].

This level aligns most appropriately with the responsibilities currently expected to be performed in this position, which includes entry-level professional IT work. Based on this analysis, I recommend recreating position #2579 as an IT Specialist 1 in CG18, Range 6 within the Police Department's 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
20/14	$ 65,418	$ 72,561	$ 81,268
18/06	$ 73,026	$ 85,983	$ 96,301

CC: John Patterson – Police Chief
Paige Valenta – Assistant Police Chief
Erin Hillson – HR Director
Rick Marx – Local 6000
Ben Ratliffe – Local 6000

CITY OF MADISON POSITION DESCRIPTION

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

   Brendan Rudolph

   Work Phone: 266-4024

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

   IT Specialist 1

3. Working Title (if any):

   Payroll Specialist & Telestaff Administrator

4. Name & Class of First-Line Supervisor:

   Police Administrative Services Manager (Finance Unit Manager)

   Work Phone: 266-4477

5. Department, Division & Section:

   Madison Police Department, Administrative Support, Finance Unit

6. Work Address:

   211 S. Carroll St., GR-21

7. Hours/Week: 38.75

   Start time: 8:45am End time: 4:30pm

8. Date of hire in this position:

   November 7, 2013

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

   Since this position was last studied in 2023, there has been a continual increase in both the complexity and technical expertise required to maintain the link between its payroll processing and scheduling software.

10. Position Summary:

    The Police Department Payroll Specialist & Telestaff Administrator is responsible for advanced-level programmatic work in payroll, human resources, and technical Telestaff support within the Police Department. This position requires the utilization of considerable independent judgment, discretion, and initiative in the interpretation and application of policies, procedures, and processes related to payroll, human resources and Telestaff administration. This position is also responsible for technical work such as basic computer programming, and often time-sensitive work configuring, maintaining, and monitoring the Police Department's scheduling system using law enforcement and payroll industry software programs (UKG Telestaff), Tyler MUNIS, and other inter-related software platforms under limited direct supervision. This position is responsible for building payroll functionality within Telestaff, to include work codes, detail codes, dynamic issues, premiums, the Freemarker payroll translation file; managing the integration of payroll allocations; building custom BIRT Reports; and determining solutions for SQL data analysis. This position also assists with identifying and fixing potential payroll errors before the closing of payroll. In depth knowledge and technical skills are required in processing payroll through TeleStaff (the Madison Police Department scheduling software); interfacing with the MUNIS financial and human resources software;

analyzing, correcting, or reporting programmatic issues with TeleStaff, MUNIS, and the interface; preparing reports through TeleStaff and MUNIS; developing, implementing, testing, and maintaining new functions and processes in TeleStaff; training employees in TeleStaff and MUNIS; developing operating systems and procedures for TeleStaff and payroll functions; and auditing employee payroll, accrued leave, and work history. This position coordinates directly with the Scheduling Telestaff Administrator for all Telestaff configuration, support and maintenance. This position is the co-lead of the PD Telestaff Team with the Scheduling Specialist & Telestaff Administrator.

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

20% A. Process and Audit Payroll

1. On a biweekly basis, review download of TeleStaff information into the MUNIS payroll system. Verify accuracy of all payments related to payroll – including overtime, premium pay, holiday pay and any special adjustments. Update or correct information in either MUNIS or TeleStaff as needed. This process includes a review of the special reports provided by IT related to expanded overtime and work codes from TeleStaff that did not upload to the payroll system.
2. Create csv spreadsheets for any work codes not programmed to download from TeleStaff through the middleware software and import them into MUNIS.
3. Perform manual calculations of various payroll processes as needed to verify accuracy of payments for overtime, premium pay, etc. Utilize spreadsheets to perform automated calculations for various payroll processes.
4. Maintain a detailed knowledge of the various bargaining agreements and employee handbooks governing payments for MPD employees and explain information as requested by an employee or supervisor.
5. Process Payroll Adjustment Forms to correct any errors in any aspect of payroll or scheduling. Ensure appropriate paperwork is provided for Central Payroll and appropriate adjustments made in TeleStaff.
6. Create detailed, accurate error reports to reflect issues related to employees, supervisors, or the payroll system.
7. Maintain effective filing system for various paperwork related to payroll – including e-mail requests for adjustments, etc. Ensure follow through with employees and/or supervisors in addressing any payroll issues that may arise.
8. Run TeleStaff reports prior to payroll closing to determine any scheduling or system issues and correct/report these to the Scheduling Specialist & Telestaff Administrator and TeleStaff Team members for review.

50% B. Telestaff Configuration and Support

1. Configure TeleStaff functions, primarily related to biweekly payroll and human resource processing, to ensure compatibility and data transfer with MUNIS as the City's financial system through TeleStaff setup administration, Freemarker template programming, BIRT report programming, and external SQL report programming.
2. Create and program TeleStaff Work Codes and Dynamic Groups for both scheduling and payroll functions, Dynamic Issues for end user entry control and information, Rules for automation workflow, Freemarker template for MUNIS payroll import, internal BIRT reports for end users and management data analysis, external SQL reports for payroll and management data analysis.
3. Update and maintain TeleStaff functions on an ongoing basis.
4. Coordinate with Central Payroll when new pay or accrual codes need to be added for integration with TeleStaff.
5. Create and maintain TeleStaff instructional documentation posted on the Police Employeenet.
6. Assist with updated department Standard Operating Procedures and process documents to reflect evolving contractional provisions and their implementation in TeleStaff.

7. Provide as-needed training on TeleStaff fundamentals, retraining, and provide other departmental training topics as requested as part of command projects, professional development, district in-services, Sergeant check-ins, or individualized training requests.
8. Provide end user support for TeleStaff login issues, roster creation, and employee filters.
9. Troubleshoot any issues that arise within TeleStaff or the Freemarker template, attempt corrections, and document and report higher level errors to the PD TeleStaff Team and assist with further steps to rectify (working with City IT, reporting issue to UKG support).
10. Monitor TeleStaff system updates, release notes, patch upgrades, and configuration updates.
11. Test all new functions available in TeleStaff upgrades affecting current scheduling, payroll interface, and employee profile management functions as well as new functions that could potentially be added to current processes.
12. Coordinate TeleStaff upgrade and patch testing with PD TeleStaff Team, Payroll Clerks, and other end users. Identify new TeleStaff functions as they relate to payroll. Ensure upgrades and patches do not break existing payroll processes.
13. Identify features to be requested for future updates.
14. Co-lead the PD TeleStaff Team with the Scheduling Specialist & TeleStaff Administrator. Set agendas, determine team priorities, testing projects and other internal upgrades needed to improve the functionality of TeleStaff. Provide functional expertise in TeleStaff Team meetings and provide input on payroll, scheduling and reporting functions of TeleStaff. Review new TeleStaff features and interpret the feasibility of their use in relation to payroll processes. Identify emerging priorities, programming needs, and other payroll-related TeleStaff changes needed and determine project management plan with TeleStaff Team.
15. Maintain a highly specialized expertise in TeleStaff's programming and functions. Represent the department as a member of UKG's Insider Program, provide service feedback, participate in testing sessions, and collaborate with other UKG users to share best practices. Attend UKG TeleStaff trainings and conferences to learn about upcoming changes in functions, modules and reporting capabilities. Implement needed improvements to Police's TeleStaff and train employees on topics such as dynamic issues, automation rules and bidding/auction setups.
16. Provide TeleStaff expertise in specialized projects and report generation. Serve on Police Staffing Analysis Group to calculate and analyze patrol numbers, leave usage, shift relief factor numbers, out-of-patrol assignments, patrol and non-patrol overtime.
17. Assist command staff in determining TeleStaff solutions for operational issues, such as modifying dynamic values and rules in TeleStaff to more clearly represent parameters for overtime assignments and restricted leave entries. Create documentation to help employees understand TeleStaff changes. Present to and train commanders as needed.
18. Collaborate with City agencies that use TeleStaff (Madison Fire, etc.).
19. Collaborate with City IT on migration of TeleStaff to Google Cloud and management of TeleStaff within the cloud environment.

10% C. Provide Human Resources Services

1. Process Family Leave requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure Scheduling Specialist & TeleStaff Administrator is aware of Family Leave requests affecting the following year's schedule. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of family leave requests.
2. Process Military Leave requests. Ensure Scheduling Specialist & TeleStaff Administrator is aware of Military Leave requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions.

Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of Military Leave requests.

3. Ensure that all MPD payroll employees are updated as to changes in work shifts related to restricted duty, worker's compensation, administrative leave, etc.
4. Ensure effective communication of information to Police Human Resources Coordinator to ensure that management staff are aware of the status of all employees as it relates to family leave, worker's compensation, military leave, restricted duty, etc.
5. Process personnel changes as needed. These include name and address changes, changes in insurance info, changes in deductions, etc.
6. Provide assistance to Payroll Program Assistant and/or Payroll Administrative Clerk with the following processes as needed:
   - Process hiring requests in NeoGov. Ensure MPD compliance with all hiring procedures required by City HR in relation to the hiring process.
   - Process Worker's Compensation requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of worker's compensation.
   - Process restricted duty requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of restricted duty.
   - Work with PS&IA regarding employees on disciplinary leave. This includes ensuring accurate scheduling.
   - Process employee resignation or retirements.
   - Process court overtime payments to former MPD commissioned employees.
   - Process employment verifications.

10% D. TeleStaff and MUNIS data analysis

1. On a biweekly basis, coordinate the completion of premium pay reports for the Finance Unit Manager. Review for accurate posting to the correct accounts and note any errors to the Finance Unit Manager and City Payroll.
2. On a biweekly basis, analyze vacation, sick, and compensatory leave balances and process any needed corrections.
3. On a monthly basis, run reports for RDO and Earned Time balances and identify negative leave balances or balances exceeding contract maximums.
4. Develop and create reports in Report Writer and BIRT for data general analysis.
5. Develop and analyze TeleStaff reports for the Police Human Resources Coordinator – including restricted duty, family leave, military leave, potential disability leave, etc.
6. On request, analyze TeleStaff work history and posted MUNIS account balances for the Finance Unit Manager to reconcile balances.
7. Review MUNIS employee profiles for accurate information including assigned job salary codes and allocations.
8. Maintain spreadsheet of employees with assigned allocations.
9. Coordinate with the Grant Manager and Accountant to ensure employees paid through grants have properly assigned allocations.
10. Coordinate with Central Payroll to configure TeleStaff and generate data to comply with OBBBA reporting requirements.
11. Create and test functional BIRT reports to assist with staffing and patrol scheduling.

10% F. Miscellaneous

1. Work in support of cloud migration and maintenance
2. Work in support of all payroll processing functions
3. Work in support of payroll error reduction
4. Other work as directed
5. Communicate with other City agencies to allow Finance Unit personnel access to various computer programs.

6. Provide back up support to other members of the Finance Unit.
7. Attend meetings as needed to provide input as it relates to payroll, personnel, TeleStaff, MUNIS, etc.
8. Provide training and leadership to new payroll employees.
9. Review City policy, contract, MOU, and handbook changes to recommend and implement updates to current procedures or note any conflicts with TeleStaff or MUNIS functionality.
10. Assist in reviewing and/or analyzing new MOUs for MPPOA and AMPS members. Work with Union members and Executive staff to ensure feasibility with TeleStaff programming.
11. File all appropriate paperwork in the Employee's Personnel or Medical file.

12. Primary knowledge, skills, and abilities required:

Knowledge of general financial and clerical methods and procedures. Knowledge of Madison General Ordinance, Administrative Procedure Memoranda, Union Contracts, and Employee Handbooks as they relate to payroll, benefits, personnel, and scheduling. Proficiency with Excel, Word, and other software applicable to the duties of the position. In depth knowledge of TeleStaff programming including employee profile management and assignment creation, work code implementation and interface with payroll and scheduling, and report functions. In depth knowledge of the financial and personnel functions of MUNIS. In depth knowledge of MUNIS and TeleStaff interaction and report generation. Ability to create reports for the Finance Unit Manager, Management Team, and the Police Human Resources Coordinator regarding payroll, Worker's Compensation, restricted duty, FMLA. Ability to communicate effectively both orally and in writing. Ability to develop and maintain effective working relationships with internal staff and staff of other agencies. Ability to exercise judgment and discretion in completing assigned tasks. Ability to maintain confidentiality of employee's personal information. Ability to maintain adequate attendance.

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13. Special tools and equipment required:

Proficiency with Excel and Word. Ability to develop expertise in job specific software including the City's financial system and the MPD scheduling system. Ability to use a calculator.

14. Required licenses and/or registration:

15. Physical requirements:

Work in this position is primarily sedentary, requiring the ability to sit/stand at a desk, work on a computer and use a monitor for extended periods of time under varied and occasionally stressful situations.

16. Supervision received (level and type):

Work is performed under the general supervision of the Police Finance Unit Manager. In addition, coordinate with the Police Human Resources Coordinator and Scheduling Specialist & TeleStaff Administrator.

17. 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).

18. 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 _____

19. 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 _____

Note: Instructions and additional forms are available from the Human Resources Dept., Room 501, City-County Bldg. or by calling 266-4615.

City of Madison

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

Master

File Number: 93634

File ID:	93634	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/16/2026
File Name:	Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the			**Final Action:**	

Title: Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule; and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	Final Bus Terminal Coordinator Memo June 2026.pdf, Field Leadworker 1-2 2026 DRAFT.pdf	**Enactment Number:**	
Author:	Brittney Hayes, Human Resources Analyst	**Hearing Date:**	
Entered by:	JZuniga-Paiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/16/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26)

Text of Legislative File 93634

Fiscal Note
Fiscal note pending
Title
Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule;

and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

Body

Resolution deleting the Parking Enforcement Leadworker classification in CG 16, Range13; deleting the Parking Revenue Leadworker classifcation in CG 16, Range 11 once the employees using this classification as an underfill in their trainee programs advance to the next level in their training; creating a new classification series of Field Leadworker 1 and 2 be created in CG16, Ranges 14 and 15, respectively and four (4) 1.0 FTE positions created within the permanent salary details of the 2026 Parking Division Operating Budget. Reallocate the employees: D. Alahmed (PCN #1309) to Field Leadworker 2 (as an underfill) ; B. Charlesworth (PCN#5055) to Field Leadworker 1; T. Metz (PCN#4128) to Field Leadworker 2; J. McMconnell (PCN#4776) to Field Leadworker 2; K. Peterson (PCN#3878) to Field Leadworker 2 (as an underfill); M. Rosales Franco (PCN#2540) to Field Leadworker 1; Peter Stulgaitis (PCN#3883) to Field Leadworker 1 (as an underfill); K. Zakariasen (PCN 1271) to Field Leadworker 2; recreate vacant position PCN#1302 to Field Leadworker 1.

TO: Personnel Board

FROM: Brittney Hayes, Human Resources

DATE: June 8, 2026

SUBJECT: Bus Terminal Coordinator (New position), Parking Division

On April 6, 2026, Stefanie Cox, Parking Division Director, submitted a request to Human Resources for the creation of a position dedicated to coordinating the operations of Madison's first intercity bus terminal, which is projected to open this fall. The Operating Budget for the Parking Division does not indicate a compensation group or range for the new position. The Position Classification Worksheet submitted by the Parking Division to Human Resources proposed that the new position be placed in CG16/R14. Based on the Position Description submitted (attached), a review of comparable positions in the City's classification plan, and discussions with Department of Transportation Director, Christof Spieler, Parking Division Director, Stefanie Cox and Parking Operations Manager, Glenn Hall, it is recommended that a new classification series of Field Leadworker 1-2 be established, and a position with the working title of Bus Terminal Coordinator be created in the classification of Field Leadworker 1 in CG 16/R14 of the Parking Division operating budget.

The Position Summary included in the submitted Position Description for the Bus Terminal Coordinator states:

> …**responsible for the day-to-day operation of the intercity bus terminal connected to the Lake Street Parking Garage**. This position **coordinates bus arrivals and departures, assigns bus bays, supports passengers and drivers with wayfinding and customer service, maintains terminal cleanliness, and ensures safe, orderly terminal operations**. The role **serves as the primary on-site point of contact during assigned shifts and works closely with intercity bus carriers**, Parking Division staff, security personnel, and City partners.
>
> Functions include **coordinating with carriers and passengers** on unscheduled or delayed bus arrivals and departures, **assigning and reassigning bus bays**, tracking service delays, **monitoring terminal activity** to prevent conflicts between buses, pedestrians, and vehicles; **responding to customer complaints**, **managing crowd flow** during peak travel times, supporting ADA accessibility needs, performing light maintenance and housekeeping tasks, **enforcing terminal rules and policies**, and completing shift logs and incident reports. Work is performed under the general direction of the Parking Field Supervisors and Parking Operations Manager. [emphasis added]

In the Parking Division, it is estimated that in order for someone to possess the knowledge, skills and abilities required to perform the work, they would need at least two years of responsible experience supporting the daily operation, coordination, or service delivery of a parking or transportation facility, comparable to the duties of a Parking Division field operations or customer service employee including at least one year of leadwork experience coordinating people, monitoring day-to-day activities, and assisting with training or operational decision-making; or at least two years of work experience that involved facility management, program coordination, or

service delivery in a public facing environment; and basic recordkeeping practices, including inventory and maintenance documentation. This position should be familiar with transportation facility operations, and/or related maintenance practices, and computer software applicable to the duties of the position.

I compared the Bus Terminal Coordinator to the existing Transit Dispatcher Supervisor position (CG44/R05), which performs a related operational coordination function but is assigned a higher level of responsibility and authority. The Position Description for the Transit Dispatcher Supervisor states:

> ...responsible for **scheduling work to drivers in person and via the radio system**. It is also responsible for **communication between Metro operations** and the shop as it relates to bus assignments for drivers. This position **coordinates the assignments of Bus Operators/Drivers and revenue vehicles for both scheduled and unscheduled operations**. Communicates schedule and operating information to Full-Time and Part-Time Bus Operators/Drivers in a courteous and professional manner. This position **manages operating the dispatch window** in accordance with the rules, policies and Labor Agreement. [emphasis added]

Both the Bus Terminal Coordinator and the Transit Dispatcher Supervisor provide responsible coordination of operations for a transportation facility, the Transit Dispatch Supervisor performs work at a higher level due to the responsibility for workforce deployment, labor agreement compliance, and operational staffing decisions. The Dispatch Supervisor is responsible for assigning operators to routes, vacant runs, overtime, special events, and emergency response situations, ensuring adequate service coverage and compliance with collective bargaining agreement provisions. The position also manages operator work hours, overtime distribution, and timekeeping processes, directly impacting staffing levels, payroll accuracy, and service delivery. In contrast, this position is not responsible for leading staff but will focus on leading the day-to-day coordination and operations of the bus terminal, coordinating bus movements within the terminal, assigning bus bays, addressing schedule disruptions, and providing customer service to passengers and carriers. While the Bus Terminal Coordinator manages the flow of buses and passengers, the position does not exercise the same level of authority or accountability over personnel assignments, labor compliance, or workforce management that is required of the Transit Dispatch Supervisor. Therefore, placement in the comparable CG16/R16 salary table would not be appropriate, given that the position is not responsible for higher-level functions like the Transit Dispatch Supervisor.

Based on the level of independent judgment required, responsibility for coordinating daily operations of a public transportation facility, and the leadwork nature of the position, Human Resources concluded that the Bus Terminal Coordinator is appropriately placed within Compensation Group 16. Although the position does not have formal supervisory authority or responsibility for workforce deployment, it serves as the primary on-site operational resource during assigned shifts and is responsible for making real-time decisions affecting terminal operations, customer service, safety, accessibility, and coordination with multiple external stakeholders. These responsibilities are consistent with other leadworker-level positions within the City in other Public Works agencies, which supports placement in CG16/R14.

The review of the Bus Terminal Coordinator position also highlighted a broader classification issue within the Parking Division. Human Resources determined that no existing classification adequately described the duties and responsibilities of the new position. Further review found that several existing Parking Division Leadworker positions are currently allocated to classifications originally developed for operational environments outside of Parking and do not accurately reflect the nature of the work performed by the Parking Division Leadworkers. The duties of these positions are more closely aligned with the operational coordination, leadwork responsibilities, and independent judgment exercised by the proposed Bus Terminal Coordinator. As a result, the creation of the Field Leadworker 1-2 classification series provides an appropriate classification for the new position, and also establishes a classification structure that more accurately reflects the work performed by comparable leadworker positions within the Parking Division. Historical classifications such as the Parking Enforcement Leadworker in CG 16, Range 13 and the Parking Revenue Leadworker in CG 16, Range 11, will no longer be utilized for new allocations, and future leadworker positions will be assigned within the Field Leadworker 1-2 series as appropriate. This approach improves internal consistency and ensures that positions are allocated to classifications that are representative of their actual duties and responsibilities.

To provide appropriate flexibility for current and future operational needs within the Parking Division, Human Resources recommends establishing a broader and more general classification series of Field Leadworker 1 and 2 . While both classifications are characterized by leadwork responsibilities and operational coordination, the Field Leadworker 2 classification is intended for positions assigned more complex operational duties, greater independent decision-making authority, or broader responsibility for programmatic management and coordinating division activities. The Field Leadworker 1 and Field Leadworker 2 classifications are not intended to function as an automatic progression series; rather this will be determined by agency based on the operational needs. Within the Parking Division, they intend to fill the Field Leadworker 2 only through a promotional selection process, ensuring that higher-level assignments are recognized and filled through a competitive process.

The classification specification for the Field Leadworker 1-2 (CG16/R14 & R15) states:

> ...responsible **leadwork supporting the effective daily operation, maintenance and service** of city agency **programs and facilities**. Positions in this classification provide first-line **leadership to a variety of field, customer service, enforcement, maintenance and/or operations staff**; **coordinate and monitor day-to-day activities**; **make routine operational decisions**; and ensure **consistent, high-quality service** to the public and partner agencies. Work includes assisting with **staffing assignments, training employees, supporting policy and procedure development**, and **performing programmatic, maintenance or field duties** as needed to **maintain safe, accessible, and well-managed operational environments.** Employees in this class help **maintain orderly, reliable maintenance and operations** across multiple environments, and **serve as an initial point of support for field staff** during varied and multishift operations. Work is performed within established guidelines under the general supervision of program, field or operation supervisors or managers, and may involve night, weekend, and special event assignments. [emphasis added]

For reasons outlined in this memo, I recommend the deletion of the Parking Enforcement Leadworker classification in CG 16, Range13; deletion of the Parking Revenue Leadworker classifcation in CG 16, Range 11 once the employees using this classification as an underfill in their trainee programs advance to the next level in their training; creation of a new classification series of Field Leadworker 1 and 2 be created in CG16, Ranges 14 and 15, and four (4) FTE positions created into the new classification of Field Leadworker 1, with a working title of Bus Terminal Coordinator. I also recommend that the following employees are reallocated to the corresponding new classifications, within the 2026 Parking Division operating budget.

Position	**Employee**	**Position**
4128	T. Metz	Field Leadworker 2
2540	M. Rosales Franco	Field Leadworker 1
5055	B. Charlesworth	Field Leadworker 1
4776	J. McConnell	Field Leadworker 2
1309	D. Alahmed	Field Leadworker 1
3878	K. Peterson	Field Leadworker 1
1271	K. Zakariasen	Field Leadworker 2
3883	P. Stulgaitis	Field Leadworker 1
1302	Vacant	Field Leadworker 1

The necessary resolution has been prepared to implement this recommendation.

Editor's Note:

Compensation Group/Range	2026 Annual Minimum (Step 1)	2026 Annual Maximum (Step 5)	2026 Annual Maximum +12% longevity
16/14	$69,252.82	$77,951.90	$87,306.18
16/15	$70,951.40	$80,277.86	$89,911.12

Cc: Stefanie Cox, Parking Division Director
Glenn Hall, Parking Operations Manager
Anne Slezak, Parking Finance Manager
Erin Hillson, HR Director
Emaan Abdel-Halim, Deputy HR Director - Recruitment

FIELD LEADWORKER 1-2

CLASS DESCRIPTION

General Responsibilities:

This is responsible leadwork supporting the effective daily operation, maintenance and service of City of Madison agency programs and facilities. Positions in this classification provide first-line leadership to a variety of field, customer service, enforcement, maintenance and/or operations staff; coordinate and monitor day-to-day activities; make routine operational decisions; and ensure consistent, high-quality service to the public and partner agencies. Work includes assisting with staffing assignments, training employees, supporting policy and procedure development, and performing programmatic, maintenance or field duties as needed to maintain safe, accessible, and well-managed operational, field settings and related customer services. Employees in this class help maintain orderly, reliable maintenance and operations across multiple field settings, and serve as an initial point of support for field staff during varied and multi-shift operations. Work is performed within established guidelines under the general supervision of the foreperson, or higher-level supervisor or manager, and may involve night, weekend, and special event assignments.

This series is not intended for automatic progression to the Leadworker 2 level, rather advancement will be determined by each agency based on their needs and will be generally filled through a position study or competitive process.

Examples of Duties and Responsibilities:

Field Leadworker 1

Lead and coordinate day-to-day operations across assigned functional areas, ensuring services are delivered efficiently and in alignment with established procedures.

Provide leadership and work direction to hourly and permanent staff, contractors, and security personnel, including assigning and prioritizing work, monitoring performance, clarifying procedures, and ensuring adherence to operational standards and expectations.

Monitor facilities, field locations, and service areas to ensure safe, orderly, and efficient operations and address service conflicts or disruptions.

Coordinate clear communication to staff and the public related to facility and field activities

Respond to operational issues, service disruptions, and public concerns, including assisting customers, addressing complaints, and providing information on agency regulations, services, and policies.

Support staffing and operational coverage, including adjusting assignments, redeploying resources, assisting with scheduling, and responding to unexpected absences, peak demands, or emergency situations.

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Oversee and support maintenance and equipment operations, including monitoring facility conditions, coordinating repairs, assisting with preventive maintenance activities, and ensuring cleanliness, safety, and functionality of agency assets and equipment.

Promote and ensure safe work practices and site conditions, including monitoring staff and contractors for proper procedures and PPE use, identifying hazards, and ensuring appropriate follow-up on safety, environmental, and life protection system concerns.

Assist with training and onboarding of staff, providing guidance on work procedures, equipment use, customer service expectations, and operational protocols across functional areas.

Perform related work as required.

Field Leadworker 2

Perform all work consistent with the class of Field Leadworker 1, but with a higher level of skill, discretion, autonomy, and independent decision-making generally achieved after two years.

QUALIFICATIONS

Training and Experience:

Field Leadworker 1

Generally, positions in this classification will require:

Three years of responsible experience supporting the daily operation, maintenance, or field functions of an agency, including at least one year of leadwork experience coordinating people, monitoring day-to-day activities, and assisting with training or operational decision-making.

For Parking Division positions*:*

One year (1) year of formal trade work is required for the Leadworker in the maintenance section.

Two years of responsible parking enforcement experience comparable to that gained as a Parking Enforcement Officer with the City of Madison is required for the Leadworker in Parking Enforcement.

Other combinations of training and/or experience which can be demonstrated to result in the possession of the knowledge, skills and abilities necessary to perform the duties of this position will also be considered.

Field Leadworker 2

Fours years of responsible experience supporting the daily operation, maintenance, or field functions, including at least one year of leadwork experience coordinating staff, monitoring day-to-day activities, and assisting with training or operational decision-making.

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For Parking Division positions:
One (1) year of formal trade work is required for the Leadworker in the maintenance section.

Three years of responsible parking enforcement experience comparable to that gained as a Parking Enforcement Officer with the City of Madison is required for the Leadworker in Parking Enforcement.

Other combinations of training and/or experience which can be demonstrated to result in the possession of the knowledge, skills and abilities necessary to perform the duties of this position will also be considered.

Specific training and experience requirements will be established at the time of recruitment.

Knowledge, Skills and Abilities:

Parking Field Leadworker 1

Working knowledge of materials, tools, equipment and techniques used in operations, facility maintenance, repair, and/or construction related field activities. Working knowledge of and ability to use computer software applicable to the duties of the position. Working knowledge of basic recordkeeping practices, including inventory and maintenance documentation. Working knowledge of applicable safety practices and equipment. Ability to provide effective leadwork, including training staff, assigning tasks, and monitoring performance. Ability to understand and carry out oral and written instructions. Ability to work independently and make decisions in emergency or unusual situations. Ability to calmly and effectively coordinate within stressful and/or confusing situations. Ability to exercise discretion in applying rules, policies, and procedures. Ability to enforce rules respectfully and consistently. Ability to perform preventive maintenance and routine mechanical repairs on equipment. Ability to work effectively with multicultural populations. Ability to establish and maintain effective working relationships with coworkers, supervisors, and the public. Ability to deal tactfully and firmly with potentially hostile individuals. Ability to perform basic mathematical calculations accurately and efficiently. Ability to communicate effectively with individuals from diverse cultural and ethnic backgrounds. Ability to use communication tools (e.g., two-way radio, cell phone). Ability to operate a motor vehicle safely in varied conditions. Ability to maintain reliable attendance.

Parking Field Leadworker 2

Thorough knowledge of materials, tools, equipment and techniques used in operations, facility maintenance, repair, and construction related to field activities. Thorough knowledge of computer software and applications used in facility operations, maintenance, and field support. Working knowledge of basic recordkeeping practices, including inventory and maintenance documentation. Working knowledge of applicable safety practices and equipment. Working knowledge of specialized

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equipment, facility operations, and related maintenance practices, as determined by the agency. Ability to provide effective leadwork, including training staff, assigning tasks, and monitoring performance. Ability to understand and carry out oral and written instructions. Ability to work independently and make decisions in emergency or unusual situations. Ability to calmly and effectively coordinate within stressful and/or confusing situations. Ability to enforce rules respectfully and consistently. Ability to perform preventive maintenance and routine mechanical repairs on equipment. Ability to work effectively with multicultural populations. Ability to establish and maintain effective working relationships with coworkers, supervisors, and the public. Ability to exercise discretion in applying rules, policies, and procedures. Ability to deal tactfully and firmly with potentially hostile individuals. Ability to perform basic mathematical calculations accurately and efficiently. Ability to communicate effectively with individuals from diverse cultural and ethnic backgrounds. Ability to use communication tools (e.g., two-way radio, cell phone). Ability to operate a motor vehicle safely in varied conditions. Ability to maintain reliable attendance.

Necessary Special Qualifications:

Possession of a valid driver's license.

Employees will also be expected to work a variety of hours, including days, nights, weekends, and special events.

Physical Requirements:

Ability to walk over uneven terrain and must be able to bend, squat, and access field sites. Ability to stand, walk, bend, kneel, stoop, and perform repetitive movements for extended periods, including walking long distances (up to 10 miles per shift). This position may require a high percentage of work outdoors in all types of weather at various times of day and night while driving, walking, standing, and performing repetitive arm movements. Ability to lift, carry, push, and pull materials (typically up to 50 pounds, occasionally up to 100 pounds with assistance from others). Ability to work at various heights and in small or confined workspaces. Ability to perform physical tasks such as opening/repairing equipment and assisting patrons. Exposure to varying weather conditions, temperature extremes, noise, heavy traffic, and high customer volumes.

Department/Division	Comp. Group	Range
Field Leadworker 1	16	14
Field Leadworker 2	16	15

Approved: _____

Erin Hillson Date
Human Resources Director

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City of Madison

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

Master

File Number: 93498

File ID:	93498	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/05/2026
File Name:	CLAIM: Sentry - Property Damage - $97,722.10			**Final Action:**	
Title:	Sentry - Property Damage - $97,722.10				
Notes:	EVL007449				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93498

Title

Sentry - Property Damage - $97,722.10

Body

Claim received 5/28/2026.

City of Madison

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

Master

File Number: 93501

File ID:	93501	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/05/2026
File Name:	CLAIM: Prime Urban Properties - Property Damage - $500.00			**Final Action:**	
Title:	Prime Urban Properties - Property Damage - $500.00				
Notes:	EVL007727				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93501

Title

Prime Urban Properties - Property Damage - $500.00

Body

Claim received 5/28/2026.

City of Madison

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

Master

File Number: 93506

File ID:	93506	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/05/2026
File Name:	CLAIM: T. Humphrey - Personal and Bodily Injury - $10,000.00			**Final Action:**	

Title: T. Humphrey - Personal and Bodily Injury - $10,000.00

Notes: TMI - METRO CLAIM

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93506

Title

T. Humphrey - Personal and Bodily Injury - $10,000.00

Body

Claim received 5/30/2026.

City of Madison

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

Master

File Number: 93507

File ID:	93507	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/05/2026
File Name:	CLAIM: R. Trent - Property Damage - $30,410.33			**Final Action:**	
Title:	R. Trent - Property Damage - $30,410.33				
Notes:	EVL007728				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93507

Title

R. Trent - Property Damage - $30,410.33

Body

Claim received 6/1/2026.

City of Madison

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

Master

File Number: 93525

File ID:	93525	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/08/2026
File Name:	CLAIM: S. Stockton-Shangraw - Personal Injury - $50,000.00			**Final Action:**	

Title: S. Stockton-Shangraw - Personal Injury - $50,000.00

Notes: EVL005995

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93525

Title

S. Stockton-Shangraw - Personal Injury - $50,000.00

Body

Claim received 5/29/2026.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93534

File ID:	93534	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: J. Dougherty - Property Damage - $1,152.50			**Final Action:**	
Title:	J. Dougherty - Property Damage - $1,152.50				
Notes:	EVL007738				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93534

Title

J. Dougherty - Property Damage - $1,152.50

Body

Claim received 6/1/2026.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93535

File ID:	93535	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: Progressive Insurance - Vehicle Damage - $6,461.91			**Final Action:**	
Title:	Progressive Insurance - Vehicle Damage - $6,461.91				
Notes:	EVL007739				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93535

Title

Progressive Insurance - Vehicle Damage - $6,461.91

Body

Claim received 6/5/2026.

City of Madison

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

Master

File Number: 93538

File ID:	93538	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: J. Mittag - Vehicle Damage - $1,527.29			**Final Action:**	
Title:	J. Mittag - Vehicle Damage - $1,527.29				
Notes:	EVL007741				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93538

Title

J. Mittag - Vehicle Damage - $1,527.29

Body

Claim received 6/2/2026.

City of Madison

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

Master

File Number: 93539

File ID:	93539	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: P. Falk - Property Damage - $500.00			**Final Action:**	
Title:	P. Falk - Property Damage - $500.00				
Notes:	EVL007742				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93539

Title

P. Falk - Property Damage - $500.00

Body

Claim received 6/5/2026.

City of Madison

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

Master

File Number: 93540

File ID:	93540	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00			**Final Action:**	

Title: P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

Notes: TMI - METRO CLAIM

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93540

Title

P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

Body

Claim received 6/5/2026.

City of Madison

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

Master

File Number: 93613

File ID:	93613	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/16/2026
File Name:	CLAIM: M. - Vehicle Damage - $50.00			**Final Action:**	
Title:	M. - Vehicle Damage - $50.00				
Notes:	EVL007764				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 93613

Title

M. - Vehicle Damage - $50.00

Body

Claim received 6/11/2026.