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, May 21, 2024 | **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.

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

2.Register but Do Not Speak: You can register your support or opposition to an agenda item at https://www.cityofmadison.com/MeetingRegistration

3.Register to Speak or to Answer Questions: If you wish to speak at the hybrid meeting on an agenda item, 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 hybrid meeting. You can participate in-person of virtually.

4.Watch the Meeting: You can call-in or watch the Common Council meeting in several ways:

•In-person: Enter through the main doors at 210 Martin Luther King, Jr. Blvd and proceed to level 2.
•Livestream on the Madison City Channel website:
https://media.cityofmadison.com/mediasite/showcase
•Livestream on the City of Madison YouTube channel:
https://www.youtube.com/user/CityofMadison
•Television: Watch live on Spectrum channel 994 and AT&T U-Verse channel 99
•Listen to audio via phone:
(877) 853-5257 (Toll Free)
Webinar ID: 875 1218 9320

SPEAKING GUIDELINES

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Office of the Common Council at (608) 266-4071.

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

PRESENTATIONS

1. 82648 Presentation by the City Assessor: Property values, levy limits, and new construction.

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. 82591 Consent Agenda Document (5/21/24)

Legislative History

3/21/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

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

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

PUBLIC COMMENT

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

RECESSED PUBLIC HEARINGS

APPEALS

3. 82802 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. Legistar ID 81565. (District 2)

Attachments: Appeal
Link to Demolition Permit File (ID 81565)
82802 Appeal Memo_05-03-24.pdf
050624-050724_CC_public_comments.pdf
5.7.24 registrant report.pdf

Legislative History

4/5/24	Clerk's Office Common Council (Public Hearing - 5/7/24)	Referred for Introduction
4/16/24	COMMON COUNCIL	Referred for Public Hearing to the COMMON COUNCIL
5/7/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the COMMON COUNCIL

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

4. 82871 Public Hearing - New License
Refuel Pantry Inc • dba Refuel Pantry
2702 E Washington Ave • Agent: Melissa McPherson
Class A Beer, Class A Liquor, Class A Cider
Police Sector 502 (District 12)

Attachments: LICLIA-2024-00136 App.pdf
LICLIA-2024-00136 Supplemental.pdf
2702 E Washington Ave map.pdf
Ghuman Comments.pdf
LeBrun Comments and photos
050724_CC_public_comment.pdf
File 82871 Reg Report.pdf
_Building_Enforcement_OfficialNotice-Enforcement_20240424_153332.pdf
_Building_Enforcement_OfficialNotice-Enforcement_20230713_115332.pdf
LaBrun Comments.pdf
Meyer Comments.pdf

Legislative History

4/8/24	Clerk's Office	Referred for Introduction

Alcohol License Review Committee- Public Hearing (4/17/24), Common Council (5/7/24)

4/16/24	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
4/17/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:

1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands.

2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans.

3. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).

4. Class A Liquor license limited to only sales of wine.

5/7/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
5/15/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

Alcohol License Review Committee (6/26/24), Common Council (7/2/24).

REPORT OF BOARD OF PUBLIC WORKS

5. 83238 Approving Plans, Specifications, And Schedule Of Assessments For 3400 Block East Washington Ave Sewer Replacement (District 12).

Sponsors: Amani Latimer Burris

Attachments: 3400 Block E Washington Sanitary Replacement Project_Assessment Notice.pc
14920 3400 E WASHINGTON AVE PLAN DISPLAY.pdf

Legislative History

5/2/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

REPORT OF PLAN COMMISSION

6. 81965 Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

Sponsors: Derek Field, Tag Evers, Sabrina V. Madison And Dina Nina Martinez-Rutherford

Attachments: 81965 Body

Zoning Text Memo 3-11-24 Drive Throughs & Nonconforming Site Conditions, D

Public Comment 03-11-24.pdf

Registration Report 81965.pdf

Public Comment 05-06-24.pdf

Legislative History

2/6/24	Attorney's Office	Referred for Introduction
	Plan Commission (Public Hearing - 3/11/24), Common Council (3/19/24)	
2/13/24	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
3/11/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION
	On a motion by Ald. Field, seconded by Ald. Duncan, the Plan Commission recommended re-referral of the proposed zoning text amendment to April 8, 2024 (April 16, 2024 Common Council meeting) to allow further discussion of the proposed changes. The motion to recommend re-referral passed by voice vote/ other.	
3/19/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
4/8/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION
	On a motion by Solheim, seconded by Ald. Field, the Plan Commission recommended re-referral of the zoning text amendment to May 6, 2024 (May 21, 2024 Common Council meeting) at the request of the ordinance sponsors. The motion to recommend re-referral passed by voice vote/ other.	
4/16/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
5/6/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING
	On a motion by Ald. Field, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.	

PUBLIC HEARINGS

REPORT OF PLAN COMMISSION

7. **82903** Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6)

Sponsors: Planning Division

Attachments: 506-518 E Wilson Street et al

Link to Demo File 81923

Link to Cond Use File 81925

Link to CSM File 81945

Legislative History

4/9/24	Attorney's Office Plan Commission (Public Hearing - 5/6/24), Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
5/6/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION

On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the zoning map amendment to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on ID 81925. The motion to recommend re-referral passed by voice vote/other.

END OF PUBLIC HEARINGS

PETITIONS AND COMMUNICATIONS

PETITIONS

8. 83160 Petition received in the Madison City Clerk's Office on April 26, 2024 regarding attachment from the Town of Middleton to the City of Madison.

Attachments: petition

Legislative History

4/26/24	Clerk's Office Common Council to accept 5/21/24	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to a future Meeting to Accept to the COMMON COUNCIL

BUSINESS PRESENTED BY THE MAYOR

APPOINTMENTS

9. 83192 Report of the Mayor submitting resident committee appointments (introduction 5-7-2024; action 5-21-2024).

Legislative History

5/1/24	Mayor's Office Confirm 5/21/24	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to a future Meeting to Confirm to the COMMON COUNCIL

10. 83483 Report of the Mayor submitting resident committee appointments (introduction 5-21-2024; action 6-4-2024).

Legislative History

5/15/24	Mayor's Office Confirm 6/4/24	Referred for Introduction

11. 83484 Report of the Mayor submitting alder committee appointments.

Legislative History

5/15/24	Mayor's Office Confirm 5/21/24	RECOMMEND TO COUNCIL TO CONFIRM

BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

12. 82599

Confirming the Madison Common Council meeting formats through September 24, 2024:
6/4/24 - Hybrid (Virtual & CCB 201)
6/18/24 - Hybrid (Virtual & CCB 201)
7/2/24 - **Virtual**
7/16/24 - Hybrid (Virtual & CCB 201)
8/6/24 - Hybrid (Virtual & CCB 201)
9/10/24 - Hybrid (Virtual & CCB 201)
9/24/24 - Hybrid (Virtual & CCB 201)

Legislative History

3/21/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

13. 83408

Report of the Common Council President submitting an alder committee appointment to Ethics Board

Sponsors: Yannette Figueroa Cole And John W. Duncan

Legislative History

5/10/24	Council Office	RECOMMEND TO COUNCIL TO CONFIRM

REPORTS OF OFFICERS

REPORT OF BOARD OF PARK COMMISSIONERS

14. 82844

Authorizing the City's execution of a lease to allow the use of a portion of City-owned property located at 25 Burrows Road, commonly known as Burrows Park, by the Mendota Yacht Club, Inc. (District 12)

Sponsors: Amani Latimer Burris

Attachments: Attachment 1 - 3348 Lease 2024.pdf

Legislative History

4/8/24	Economic Development Division Board of Park Commissioners (5/8/24), Finance Committee (5/6/24), Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL Additional referral to Finance Committee (5/6/24)	Referred to the BOARD OF PARK COMMISSIONERS
4/16/24	BOARD OF PARK COMMISSIONERS	Referred to the FINANCE COMMITTEE
5/6/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS

5/8/24	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

15. 83159 Approving Park Commission Present Member and Resident Appointments to the Subcommittees of the Board of Park Commissioners

Legislative History

5/8/24	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS

16. 83182 Authorizing the City's execution of a Purchase and Sale Agreement between Starkweather, LLC, and the City of Madison for the disposal of City-owned vacant land located at 3614 Milwaukee Street. (District 15)

Sponsors: Dina Nina Martinez-Rutherford

Attachments: Attachment - Agreement.pdf
Attachment - Background.pdf
Attachment - RESJI.pdf

Legislative History

4/30/24	Economic Development Division Board of Park Commissioners (5/8/24), Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL Additional referral to Finance Committee.	Refer to the BOARD OF PARK COMMISSIONERS
5/7/24	BOARD OF PARK COMMISSIONERS	Referred to the FINANCE COMMITTEE
5/8/24	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
5/13/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS

REPORT OF BOARD OF PUBLIC WORKS

17. 83025 Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Southern Addition to Birchwood Point - Phase 6, Private Contract No. 9217 (District 9).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9217 Street Schedule A excluding bituminous.pdf
Southern Add to Birchwood Point Ph 6 Sanitary Schedule A Unit Cost.pdf
Southern Add to Birchwood Point Ph 6 Storm Schedule A Unit Cost.pdf

Legislative History

4/17/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

18. **83124**

Accepting street improvements (sidewalk) constructed by Private Contract In 4612 Hammersley Road, Private Contract No. 9019 (District 10).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9019 Sidewalk Schedule A.pdf

Legislative History

4/25/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

19. **83125**

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Village at Autumn Lake - Phase 13, Private Contract No. 9100 (District 17).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9100 Street Schedule A excluding bituminous.pdf

Village at Autumn Lake Ph 13 Sanitary Schedule A Unit Cost UPDATED Mar20

Village at Autumn Lake Ph 13 Storm Schedule A Unit Cost UPDATED Mar2023

Legislative History

4/25/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. **83126**

Declaring the City of Madison's intention to exercise its police powers establishing the N. Rusk Avenue Assessment District - 2025 (District 14).

Sponsors: Isadore Knox Jr.

Legislative History

4/25/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. **83132**

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Northeast Addition to Grandview Commons Phase 2, Private Contract No. 8341 (District 3).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8341 Northeast Add to GVC Ph 2 Sanitary Schedule A Unit Cost UPDATED De

8341 Northeast Add to GVC Ph 2 Storm Schedule A Unit Cost UPDATED Dec2

8341 Street Schedule A excluding bituminous.pdf

Legislative History

4/25/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. **83180**

Approving Revised Plans and Specifications for Stevens Street Resurfacing Assessment District - 2024 (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: Stevens Street Water Plan and Profile.pdf
14764EN-BPWExhibit.pdf

Legislative History

4/30/24	Water Utility Board of Public Works (5/8/24), Common Council (5/21/24)	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. **83181**

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village at Autumn Lake - Phase 11, Private Contract No. 8976 (District 17).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8976 VAL Ph 11 Sanitary Schedule A Unit Cost.pdf
8976 VAL Ph 11 Storm Schedule A Unit Cost.pdf
8976 Street Schedule A excluding bituminous PART 1.pdf
8976 Street Schedule A excluding bituminous PART 2.pdf

Legislative History

4/30/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **83186**

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement (District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: District 14 Exhibit Map.pdf
Staff Memo - MWU Roof Replacement.pdf

Legislative History

4/30/24	Water Utility Board of Public Works (5/8/24), Common Council (5/21/24)	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **83188**

Awarding Public Works Contract No.8317, Blue Harvest Lane, Feather Edge Drive & Soaring Sky Run Assessment District - 2023 (District 1)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8317 Bld Opening Tab.pdf
8317 Bid Breakdown.pdf

Legislative History

4/30/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

26. **83223**

Approving Addendum No. 1 to Village at Autumn Lake Phase 1, Contract No.

9378 (District 17)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9378 Exhibit Resolution #1.pdf

Legislative History

5/1/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

27. 83226

Approving plans and specifications for public improvements necessary for the project known as Luds Ln and Femrite Dr CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9481 (District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9481 Exhibit_v2.pdf

Legislative History

5/1/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

28. 83229

Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement Relating to the transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension from the City of Madison to The Madison Metropolitan Sewerage District (District 9).

Sponsors: Nikki Conklin

Attachments: RIK Sewer Transfer Agreement.pdf

Legislative History

5/1/24	Engineering Division Board of Public Works (5/8/24), Common Council (5/21/24)	Refer to the COMMON COUNCIL
5/7/24	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

29. 83233

Awarding Public Works Contract No. 9525, 2024 Sport Court Resurfacing (District 13, District 14, District 20)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9525BidOpeningTab.pdf

Legislative History

5/1/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER

30. 83234

Awarding Public Works Contract No. 9526, Rennebohm Park East Tennis Courts (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9526BidOpeningTab.pdf

Legislative History

5/1/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER

31. 83235 Awarding Public Works Contract No. 9497, Streets West Facility HVAC and Lighting Upgrade (District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9497BidOpeningTab.pdf
9497 Bid Breakdown.pdf

Legislative History

5/1/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF CITY CLERK

32. 81484 Report of Operator License Applications May 21, 2024. See attached report for list of operators.

Attachments: new operators

Legislative History

4/10/24	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

REPORT OF DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT

33. 82749 Approving a Certified Survey Map of property owned by James and Gailann Noltner located at 318-322 Clear Pond Way (District 9).

Sponsors: Planning Division

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

Legislative History

4/2/24	Planning Division Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/15/24	Department of Planning and Community and Economic Development The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

34. 82750 Approving a Certified Survey Map of property owned by Willow Partners, LLC

located at 702-734 E Washington Avenue (District 6).

Sponsors: Planning Division

Attachments: Application.pdf
Letter of Intent.pdf
702-734 E Washington Ave CSM.pdf
Conditional Approval Letter.pdf

Legislative History

4/2/24	Planning Division Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/15/24	Department of Planning and Community and Economic Development The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

35. 82751

Approving a Certified Survey Map of property owned by Cubetti Properties, LLC located at 1219 Regent Street (District 13).

Sponsors: Planning Division

Attachments: Application.pdf
1219 Regent St CSM.pdf
CSM Approval Letter.pdf

Legislative History

4/2/24	Planning Division Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/15/24	Department of Planning and Community and Economic Development The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

36. 82988

Approving a Certified Survey Map of property owned by Wisconsin Housing Development Corp. located at 1233 Regent Street (District 13).

Sponsors: Planning Division

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

Legislative History

4/11/24	Planning Division Common Council (5/21/24)	Referred for Introduction

5/7/24	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/15/24	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

REPORT OF FINANCE COMMITTEE

37. 82711 Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into a contract with the State of Wisconsin to accept the grant award; and amending the 2024 Adopted Capital Budget of the Economic Development Division and the Parks Division. (District 6)

Sponsors: Marsha A. Rummel, Satya V. Rhodes-Conway, Regina M. Vidaver And Yannette Figueroa Cole

Attachments:
- Registrants Report -- 050624.pdf
- 050724_CC_public_comments.pdf
- File 82711 Reg Report.pdf
- Breese Public Submittal.pdf
- DOA Local Projects Grant Application.pdf
- 240513_BREESESTEVENS_LETTER_FINANCECOMMITTEE.pdf
- Debt_spending for Breese Stevens.pdf
- FW_ Please Vote No on $4 million + Debt (#79).pdf
- 051324_FinanceCmteRegistrantReport.pdf

Legislative History

3/28/24	Parks Division	Referred for Introduction
	Finance Committee (5/6/24), Common Council (5/7/24)	
4/16/24	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
5/6/24	FINANCE COMMITTEE	Refer to the FINANCE COMMITTEE
	Additional referral to Board of Parks Commissioners (5/8/24) requested from Parks Division staff.	
5/7/24	COMMON COUNCIL	Re-refer to the BOARD OF PARK COMMISSIONERS
	Additional referral to Finance Committee.	
5/7/24	BOARD OF PARK COMMISSIONERS	Referred to the FINANCE COMMITTEE
5/8/24	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

38. 82913 Authorizing the Parks Division to submit, and if awarded, accept grant of up to

$500,000 from the State of Wisconsin Department of Natural Resources for park improvements and authorizing the Mayor and City Clerk to enter into a contract with State of Wisconsin Department of Natural Resources to accept grant award. (District 18)

Sponsors: Charles Myadze, Regina M. Vidaver And Nasra Wehelie

Legislative History

4/9/24	Parks Division Finance Committee (5/6/24), Board of Park Commissioners (5/8/24), Common Council (5/21/24)	Referred for Introduction
4/16/24	COMMON COUNCIL Additional referral to Board of Park Commissioners (5/8/24)	Referred to the FINANCE COMMITTEE
4/16/24	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
5/6/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER
5/8/24	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

39. 83082

Authorizing the Mayor and City Clerk to sign a contract with Baker Tilly US, LLP for independent external audit services for fiscal years 2024, 2025, and 2026 with an option to extend the contract for two subsequent fiscal years 2027 and 2028.

Sponsors: Satya V. Rhodes-Conway And Yannette Figueroa Cole

Legislative History

4/23/24	Finance Department Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

40. 83131

A Resolution authorizing the noncompetitive purchase of $108,074 in goods from Masabi for the purchase of mounting stanchions for Metro's new farebox readers (JRV's) not accounted for in the original contract

Sponsors: MGR Govindarajan

Attachments: Masabi - Non-Competitive Selection Request - CC Approval Required April 202

Legislative History

4/25/24	Metro Transit Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

41. 83137

Providing Urban Community Arts Network, Ltd. (UCAN) a $30,000 grant for a "MadLit" program on the 100 Block of State Street using American Rescue Plan Act (ARPA) Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk to sign an agreement with UCAN for that

purpose. (District 4)

Sponsors: Sabrina V. Madison, Michael E. Verveer, Jael Currie, Amani Latimer Burris, Nikki Conklin And Yannette Figueroa Cole

Legislative History

4/26/24	Economic Development Division Finance Committee (5/13/24), Economic Development Committee (5/15/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL Additional referral to Economic Development Committee.	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
5/15/24	ECONOMIC DEVELOPMENT COMMITTEE	Return to Lead with the Recommendation for Common Council to Adopt to the FINANCE COMMITTEE

42. 83167

A Resolution authorizing a sole source contract between Stryker Sales Corporation - Medical Division (Stryker) as the only contractor who can perform annual preventative maintenance and service for ambulance power cot and power load systems. (Citywide)

Sponsors: Derek Field

Attachments: Stryker Medical - Non-Compete 2024.pdf

Legislative History

4/29/24	Fire Department Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

43. 83170

Authorizing a loan to Revive Restoration, Inc., or its assigns in the amount of $100,000 for real estate improvements to the commercial property at 925 Applegate Road through the TID 51 Small Cap TIF loan program using TID #51 incremental revenue as authorized in an amendment to the TID #51 Project Plan (RES 23-00208 adopted by the Common Council on March 7, 2023). (District 14)

Sponsors: Satya V. Rhodes-Conway And Isadore Knox Jr.

Attachments: 2024_04_Loan Summary_Revive Restorations.pdf

Legislative History

4/29/24	Economic Development Division Finance Committee (5/13/24), Economic Development Committee (5/15/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL Additional referral to Economic Development Committee.	Refer to the FINANCE COMMITTEE
5/7/24	FINANCE COMMITTEE	Referred to the ECONOMIC DEVELOPMENT COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

5/15/24	ECONOMIC DEVELOPMENT COMMITTEE	Return to Lead with the Recommendation for Common Council to Adopt to the FINANCE COMMITTEE

44. 83171

Amending RES-24-00215 (File No. 82309) to Authorize the Mayor and City Clerk to enter into an agreement with Dane County for cost sharing of a water transmission pipeline from Savannah Road to Secret Garden Drive. (District 16)

Sponsors: Charles Myadze

Legislative History

4/30/24	Water Utility Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

45. 83173

Amending the Community Development Authority (CDA) Redevelopment Division's 2024 Adopted Capital Budget to authorize up to $1.0 million of additional GO Borrowing for construction financing of the Theresa Terrace redevelopment. (District 20)

Sponsors: Tag Evers, Isadore Knox Jr. And Yannette Figueroa Cole

Legislative History

4/29/24	Economic Development Division Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

46. 83201

Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corporation, or an affiliate LLC. (District 9 & District 12)

Sponsors: Satya V. Rhodes-Conway, Nikki Conklin, Amani Latimer Burris, Yannette Figueroa Cole And Jael Currie

Attachments: Council Briefing Memo May 8 '24.pdf

RegistrantsReport-PriorMeetings - SQL Server Reporting Services.pdf

Legislative History

5/1/24	Community Development Division Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

47. 83208

Authorizing a grant of up to $1,527,600 to Cinnaire Solutions Corporation, to be drawn from funds authorized under the American Rescue Plan Act, for its use

in acquiring and rehabilitating the properties at 715 Rethke Avenue and 7933 Tree Lane and preserving their long-term affordability for persons with household incomes at or below 60% of the County Median Income. (District 12 and District 9)

Sponsors: Satya V. Rhodes-Conway, Nikki Conklin, Amani Latimer Burris, Yannette Figueroa Cole And Jael Currie

Attachments: Council Briefing Memo May 8 '24.pdf

Legislative History

5/1/24	Community Development Division Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

48. 83209

Amending the Community Development Authority Redevelopment (CDA) 2024 Adopted Operating Budget to finance Triangle Redevelopment preconstruction costs up to $800,000 from fund balance (District 13)

Sponsors: Tag Evers, Isadore Knox Jr. And Yannette Figueroa Cole

Legislative History

5/1/24	COMMUNITY DEVELOPMENT AUTHORITY Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

49. 83210

Accepting the Community Development Division (CDD) “Older Adult Services 2024 Policy Concept Paper” as the basis for structuring and conducting a Request for Proposals (RFP) process, and authorizing the CDD to undertake this process and recommend, for approval by the Common Council, a funding allocation plan regarding awards and contracts that will take effect on January 1, 2025 (Citywide).

Sponsors: Satya V. Rhodes-Conway, Isadore Knox Jr., Michael E. Verveer, Derek Field And Yannette Figueroa Cole

Attachments: Older Adult Services 2024 Policy PaperFinal.pdf

Legislative History

5/1/24	Community Development Division Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

50. 83219

SUBSTITUTE - Amending the Fleet Division 2024 Capital Budget to appropriate

an additional $430,000 to the Fire Apparatus and Rescue Vehicle Replacement Program to order a fourth ambulance in 2024.

Sponsors: Yannette Figueroa Cole And Isadore Knox Jr.

Attachments: 83219-version1.pdf

Legislative History

5/1/24	Fleet Service Finance Committee (5/13/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/13/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

REPORT OF PLAN COMMISSION

51. 81562 Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Plat Application.pdf
Letter of Intent.pdf
Preliminary Plat.pdf
Link to CSM File 81564
Staff Comments_03-25-24.pdf
Staff Comments-Addendum_04-08-24.pdf
Public Comments_03-21-24.pdf
Public Comments 04-06_04-08-24.pdf
Prelim Plat Withdrawal Request_04-24-24.pdf

Legislative History

3/11/24	PLAN COMMISSION On a motion by Heck, seconded by Mendez, the preliminary plat was referred to March 25, 2024 to allow public hearing notices to be mailed as required by MGO Section 16.23(4)(c)5. The motion to refer passed by voice vote/ other. The subdivider has given written consent to allow review of the preliminary plat to exceed 90 days.	Refer to the PLAN COMMISSION
3/25/24	PLAN COMMISSION On a motion by Solheim, seconded by Spencer, the preliminary plat was referred to April 8, 2024 at the request of the applicant. The motion to refer passed by voice vote/ other.	Re-refer to the PLAN COMMISSION
4/8/24	PLAN COMMISSION On a motion by Solheim, seconded by Ald. Field, the preliminary plat was referred to May 6, 2024 at the written request of the applicant. The motion to refer passed by voice vote/ other.	Refer to the PLAN COMMISSION
5/6/24	PLAN COMMISSION On a motion by Ald. Field, seconded by Mendez, the Plan Commission recommended that the preliminary plat be placed on file without prejudice following the withdrawal of the request by the applicant. The motion to recommend that the plat be placed on file without prejudice passed by voice vote/ other.	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER

52. 82733

Approving the revised preliminary plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Sponsors: Planning Division

Attachments:
- Locator Maps.pdf
- Application.pdf
- Letter of Intent.pdf
- Revised Preliminary Plat.pdf
- Staff Comments.pdf
- Link to Original Prelim Plat Resolution_ID 81268
- Link to Final Plat Resolution ID 82752
- Public Comment_05-01-24.pdf

Legislative History

4/1/24	Planning Division	Referred for Introduction
	Plan Commission (5/6/24), Common Council (5/21/24)	
4/16/24	COMMON COUNCIL	Referred to the PLAN COMMISSION
5/6/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the revised preliminary plat subject to the comments and conditions contained in the Plan Commission materials.

53. 82752

Approving the final plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Sponsors: Planning Division

Attachments:
- Locator Maps.pdf
- Application.pdf
- Letter of Intent.pdf
- Revised Preliminary Plat.pdf
- Proposed Final Plat.pdf
- Staff Comments.pdf
- Link to Rev Prelim Plat Resolution_ID 82733
- Link to Original Prelim Plat Resolution_ID 81268
- Public Comment_05-01-24.pdf

Legislative History

4/2/24	Planning Division	Referred for Introduction
	Plan Commission (5/6/24), Common Council (5/21/24)	
4/16/24	COMMON COUNCIL	Referred to the PLAN COMMISSION
5/6/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials

54. 83179

Declaration of Public Street Right of Way of City owned parcels for Schewe Road and White Fox Lane, being part of the NE ¼ of the NE ¼ of Section 20 Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Sponsors: Nikki Conklin

Attachments: 12999 Exhibit A.pdf
12999 Exhibit B.pdf
12999 Exhibit C.pdf
PC Locator Map.pdf

Legislative History

4/30/24	Economic Development Division Plan Commission (5/20/24), Board of Public Works (5/8/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL Additional referral to Board of Public Works.	Refer to the PLAN COMMISSION
5/7/24	PLAN COMMISSION	Refer to the BOARD OF PUBLIC WORKS
5/8/24	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION

AGENDA NOTE: Plan Commission will meet 5/20/24 and a recommendation will be made from the floor.

REPORT OF RISK MANAGER

55. 82994

A. Lowrey - Vehicle Damage - $1,900.00

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager
5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

56. 83059

M. Goeser - Property Damage - $3,000.00

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager
5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

57. 83062

Progressive for S. Barr - Vehicle Damage - $3,680.55

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager
5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

58. 83107

B. Lawton - Vehicle Damage - $3,573.14

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager

5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

59. 83135 J. Williams - Property Damage - $2,500.00

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager
5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

60. 83178 N. Angsten - Property Damage - $2,087.00

Legislative History

5/7/24	COMMON COUNCIL	Referred to the Risk Manager
5/14/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

REPORT OF TRANSPORTATION COMMISSION

61. 83212 Amending Section 12.128 of the Madison General Ordinances to provide Parking Division authority to regulate parking, stopping, and standing in the Dutch Mill Park-and-Ride. (District 16)

Sponsors: Dina Nina Martinez-Rutherford, Michael E. Verveer And Jael Currie

Legislative History

5/1/24	Attorney's Office Transportation Commission (5/15/24), Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
5/15/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

ITEMS REFERRED TO THIS MEETING

ORDINANCES

62. 83085 Repealing and Replacing Sections 15.02 and 15.03 of the Madison General Ordinances to update Ward Boundaries and Alder Districts following state legislative redistricting decision.

Sponsors: Derek Field, William Tishler, Sabrina V. Madison, Regina M. Vidaver, MGR Govindarajan, Tag Evers, Yannette Figueroa Cole, Michael E. Verveer And Amani Latimer Burris

Attachments: Alder Districts and Wards 2024 Legislative Update

Legistar No. 83085 Body

Legislative History

4/23/24	Attorney's Office Common Council (5/21/24)	Referred for Introduction
5/7/24	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

ORDINANCES

63. 83476

Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11)

Sponsors: Planning Division

Attachments: 515 N Whitney Way

Legislative History

5/14/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)

64. 83477

Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

Sponsors: Planning Division

Attachments: 6610-6706 Old Sauk Road

Legislative History

5/14/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)

65. 83478

Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3)

Sponsors: Planning Division

Attachments: 205 S Stoughton Road

Legislative History

5/14/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)

RESOLUTIONS

66. 83189

Authorizing the noncompetitive purchase of $118,450 in goods and services from Lake City Glass, Inc. for the manufacture and installation of windows at Monona Terrace Community and Convention Center (Monona Terrace). (District 4)

Sponsors: Michael E. Verveer

Attachments: Lake City Glass - Non-Competitive Selection Request - CC Approval Required A

Legislative History

5/10/24 Monona Terrace Referred for Introduction
Finance Committee (5/28/24), Common Council (6/4/24)

67. 83285

Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $12,888 and a Byrne Justice assistance grant of $40,000 from the State of Wisconsin Department of Justice for overtime for patrol-level problem-oriented policing initiatives and National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings investigative cases

Sponsors: Derek Field And Satya V. Rhodes-Conway

Legislative History

5/6/24 Police Department Referred for Introduction

Finance Committee (5/28/24), Public Safety Review Committee (6/12/24), Common Council (6/18/24)

68. 83301

Amending the Parks Division 2024 Capital Budget to receive $10,000 in private funding support and transferring $50,000 in existing GO authority from Madison Senior Center Courtyard project to the Lake Monona Waterfront project; and Authorizing the Mayor and City Clerk to enter into a contract for Purchase of Services with Sasaki Associates, Inc., to provide professional design consultant services for the first phase of implementation for the Lake Monona Waterfront (District 4, District 13, and District 14).

Sponsors: Tag Evers And Michael E. Verveer

Legislative History

5/7/24 Parks Division Referred for Introduction

Finance Committee (5/28/24), Common Council (6/4/24)

69. 83413

Authorizing the Mayor, Police Chief and City Clerk to sign an intergovernmental agreement with the City of Milwaukee to provide support to City of Milwaukee law enforcement from July 13, 2024 through July 20, 2024; and amending the Police Department's operating budget to receive reimbursement for said expenses

Sponsors: Satya V. Rhodes-Conway And Derek Field

Attachments: 2024 Madison and Milwaukee Police IGA - Final

Legislative History

5/10/24 Police Department Referred for Introduction

Finance Committee (5/28/24), Common Council (6/4/24)

70. 83420

Adopting the Sustainability Plan Update and directing staff to implement the recommendations in the plan.

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, Yannette Figueroa Cole, Regina M. Vidaver, Sabrina V. Madison, Derek Field, MGR Govindarajan And Michael E. Verveer

Attachments: 2024MAY-MadisonSustainabilityPlan-ReviewDraft_lowres.pdf

Legislative History

5/13/24 Mayor's Office Referred for Introduction

Sustainable Madison Committee (7/22/24), Transportation Commission (6/12/24), Plan Commission (7/8/24), Economic Development Committee (7/17/24), Common Council (8/6/24)

71. 83422

Recognizing the fourth annual Civic Season from Juneteenth to Independence Day.

Sponsors: Satya V. Rhodes-Conway, Tag Evers, Marsha A. Rummel, Derek Field, Sabrina V. Madison, Amani Latimer Burris, John P. Guequierre, Regina M. Vidaver And Michael E. Verveer

Legislative History

5/13/24 Clerk's Office Referred for Introduction
Common Council (6/4/24)

72. 83428

Authorizing the City Engineer to sign Right of Entry agreements with the Board of Regents of the University of Wisconsin System regarding the repair of existing stormwater box culvert system discharging to the Manitou Pond (aka Secret Pond). (District 13)

Sponsors: Tag Evers

Legislative History

5/14/24 Engineering Division Referred for Introduction
Board of Public Works (5/22/24),Common Council (6/4/24)

73. 83429

Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of Cherokee Club Lane to Players Drive, the location of the street name change lying between Perfect Drive and N. Sherman Avenue. (District 18)

Sponsors: Charles Myadze

Attachments: Exhibit A.pdf
Street Change Petition 3-19-24.pdf

Legislative History

5/14/24 Engineering Division Referred for Introduction
Board of Public Works (6/5/24), Plan Commission (6/10/24), Common Council - Public Hearing (6/18/24)

74. 83430

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison public works projects #15045 Lake Street Sanitary Sewer Replacement & #14145 State Street Campus Garage Mixed-Use Project. (District 2 and District 8)

Sponsors: MGR Govindarajan

Attachments: 9501 Public Hearing Letter.pdf

Legislative History

5/14/24 Engineering Division Referred for Introduction
Board of Public Works - Public Hearing (6/5/24), Common Council (6/18/24)

75. 83431

Authorizing a non-competitive service contract with IKM Building Solutions, Inc. and a non-competitive purchase of equipment from Vyron Corporation for replacement of three ventilation fans associated with the Monona Terrace tunnel fire alarm system. (District 4)

Sponsors: Michael E. Verveer

Attachments: IKM Building Solutions - Non-Competitive Selection Request - CC Approval Rec
Vyron Corporation - Non-Competitive Selection Request - CC Approval Require

Legislative History

5/14/24 Engineering Division Referred for Introduction
Finance Committee (5/28/24), Common Council (6/4/24)

76. **83432**

Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from University Avenue (MUNIS 11168) to Stormwater Utility Citywide Flood Mitigation Program (MUNIS 11513) for various projects. (Citywide)

Sponsors: Marsha A. Rummel, Tag Evers And Regina M. Vidaver

Legislative History

5/14/24 Engineering Division Referred for Introduction
Finance Committee (6/10/24), Board of Public Works (6/5/24), Common Council (6/18/24)

77. **83444**

Approving Design and location for the Darbo-Worthington Neighborhood Public Art project by Austen Brantley (District 15)

Sponsors: Marsha A. Rummel And Dina Nina Martinez-Rutherford

Attachments: CC 2024-5-14 Brantley Proposal.pdf

Legislative History

5/14/24 Department of Planning and Community and Economic Development Referred for Introduction
Board of Public Works (5/22/24), Common Council (6/4/24)

78. **83449**

Authorizing the Parks Division to submit, and if awarded, to accept a grant of $12,000,000 from the U.S. Department of Transportation Federal Highway Administration for the Lake Monona Waterfront Project and authorizing the Mayor and City Clerk to enter into a contract with the U.S. Department of Transportation Federal Highway Administration to accept the grant award. (District 13 and District 14)

Sponsors: Yannette Figueroa Cole, Michael E. Verveer And Tag Evers

Legislative History

5/14/24 Parks Division Referred for Introduction
Finance Committee (5/28/24), Common Council (6/4/24)

79. **83479**

Re-approving a Certified Survey Map of property owned by Board of Regents of the University of Wisconsin System generally located at 915-935 W Johnson Street (District 8).

Sponsors: Planning Division

Attachments: CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
2022 Approval Letter.pdf
Link to Resolution ID 70729
Link to Levy Hall Master Plan Amdt_ID 78874

Legislative History

5/15/24	Planning Division Common Council (6/4/24)	Referred for Introduction

80. **83481** Approving the 2024 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Sponsors: Satya V. Rhodes-Conway

Attachments: 2024 NGP_Recommendations.pdf

Legislative History

5/15/24	Department of Planning and Community and Economic Development Finance Committee (5/28/24), Common Council (6/4/24)	Referred for Introduction

81. **83482** Authorizing the City to amend its contract with outside counsel to provide legal representation for the Heartland Housing, Inc. property and loan transactions.

Sponsors: Yannette Figueroa Cole

Attachments: POS Amendment Foley_Lardner
Sole Source Forms - 2024 Amendment.pdf

Legislative History

5/15/24	Attorney's Office Finance Committee (5/28/24), Common Council (6/4/24)	Referred for Introduction

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

CLAIMS - REFER TO RISK MANAGER

82. **83291** K. Witkins - Vehicle Damage - $40,000.00

83. **83296** B. Shoemaker - Property Damage - $1,200.00

84. **83465** C. LaCombe of Progressive for J. Mathis - Property Damage - $8,869.45

85. **83470** M. Roth - Vehicle Damage - $775.56

86. **83473** S. Seton - Property Damage - $280.00

THE FOLLOWING ITEMS WERE INTRODUCED FROM THE FLOOR AT THE LAST COMMON COUNCIL MEETING AND ARE ON THIS AGENDA PURSUANT TO SEC. 2.05(1)(B), MGO, SOLELY FOR THE PURPOSE OF ADDING ADDITIONAL REFERRALS.

87. 83237

Public Hearing - New License
Nerdhaven Arcade LLC • dba Nerdhaven
203 Cottage Grove Rd • Agent: Adam Wood
Estimated Capacity (in/out): 260/0
Class B Beer, Class C Wine • 10% alcohol, 0% food, 90% other
Police Sector 613 (District 15)

Attachments: LICLIB-2024-00126 App.pdf
LICLIB-2024-00126 Supplemental.pdf
203 Cottage Grove Rd map.pdf
Malcolm Comments.pdf

Legislative History

5/2/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (5/15/24), Common Council (6/4/24)	
5/7/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
5/15/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

88. 83256

To grant Class A Liquor, Class A Beer, Class A Cider, Class B Beer, Class B Combination Liquor & Beer, Class C Wine 2024-2025 License Renewals with restrictions as previously approved and to include any change of corporate structure and amended conditions as set forth in the report.

Attachments: Alcohol License Renewals 2024.pdf

Legislative History

5/2/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (5/15/24), Common Council (6/4/24)	
5/7/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
5/15/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT

City of Madison

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

Master

File Number: 82648

File ID:	82648	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	03/25/2024
File Name:	Presentation: Property values and assessments			**Final Action:**	

Title: Presentation by the City Assessor: Property values, levy limits, and new construction.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	1.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Michelle Drea	**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:

Text of Legislative File 82648

Title
Presentation by the City Assessor: Property values, levy limits, and new construction.

City of Madison

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

Master

File Number: 82591

File ID:	82591	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	03/21/2024
File Name:	Consent Agenda Document (5/21/24)			**Final Action:**	
Title:	Consent Agenda Document (5/21/24)				
Notes:					
				CC Agenda Date:	05/21/2024
				Agenda Number:	2.
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	03/21/2024	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 82591

Title
Consent Agenda Document (5/21/24)

City of Madison

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

Master

File Number: 82802

File ID:	82802	**File Type:**	Appeal	**Status:**	Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/05/2024
File Name:	Appeal re: Demo Permit - 428-444 State St			**Final Action:**	

Title: Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. Legistar ID 81565. (District 2)

Notes:

CC Agenda Date: 05/07/2024

Agenda Number: 3.

Sponsors:

Effective Date:

Attachments: Appeal, Link to Demolition Permit File (ID 81565), 82802 Appeal Memo_05-03-24.pdf, 050624-050724_CC_public_comments.pdf, 5.7.24 registrant report.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	04/05/2024	Referred for Introduction				
	Action Text:	This Appeal was Referred for Introduction					
	Notes:	Common Council (Public Hearing - 5/7/24)					
1	COMMON COUNCIL	04/16/2024	Referred for Public Hearing	COMMON COUNCIL			
	Action Text:	This Appeal was Referred for Public Hearing to the COMMON COUNCIL					
1	COMMON COUNCIL	05/07/2024	Re-refer for Recessed Public Hearing	COMMON COUNCIL			Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer for Recessed Public Hearing to the COMMON COUNCIL meeting of 5/21/24. The motion passed by voice vote/other.

Text of Legislative File 82802

Title

Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. Legistar ID 81565. (District 2)

Ald. Juliana Bennett, District 2
(608)960-9063 | district2@cityofmadison.com

I am appealing the Plan Commission's decision on the 428-444 State Street demolition permit. I came to this decision not only because I believe it is the right thing to do, but also because numerous neighborhood groups and residents are upset with the denial of the demolition permit. The Plan Commission's decision was inconsistent with the demolition standards and should be reviewed for approval by the Madison Common Council.

Plan Commission Decision

On March 25th, the Plan Commission voted to place the demolition permit on file without prejudice based on standard 7[1]. The Commission cited that they believed the additional information the applicant provided was insufficient to meet the statement of purpose of the section[2]. More specifically, the Commission was interested in how the demolition permit application did not meet recommendation 75 of the Downtown Plan[3].

---

[1] Standard of Approval 7: The Plan Commission shall consider the factors and information specified in items 1—6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison.

[2] Section 28.185 Statement of Purpose: Statement of Purpose . It is hereby declared as a matter of public policy that the careful consideration of requests to demolish or remove existing principal buildings is a public necessity and required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition, protect the public from potentially unsafe structures and public nuisances, and require the use of safe and orderly demolition or removal methods.

[3] Recommendation 75 of the Downtown Plan: Encourage the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the district's character

The Plan Commission failed to consider key elements of each of the standards they cited when making their vote.

Demolition Standard of Approval 7 and Section 28.185 statement of purpose

The Plan Commission failed to consider the "health, prosperity, safety, and welfare of the City of Madison" in Standard 7 and the line in the statement of purpose which reads, "protect the public from potentially unsafe structures and public nuisances."

The applicant provided numerous photographic evidence of the state of the buildings and during the meeting articulated how repairing the buildings to its original state would be infeasible. As noted in the staff report's recommendation to pass the demolition permit, "The information submitted by the applicant suggests that the buildings have various deficiencies, including structural and foundation issues, mold, water infiltration, and plumbing concerns." Having toured each of the buildings, I can personally attest to the dismal state of these buildings and wholeheartedly believe that restoration of the buildings is simply not possible.

When interpreting Standard 7 and Section 28.185, it is the Plan Commission and City of Madison's responsibility to protect residents from unsafe structures such as 428-444 State Street. These buildings are obviously in a state where visitors and tenants are exposed to numerous health hazards at these buildings. The applicant, staff, and commissioners noted that there is a genuine fear that the structural integrity and water damage to these buildings would result in it collapsing on its own accord - with or without Plan Commission approval.

Recommendation 75 of the Downtown Plan

The Downtown Plan recommends encouraging the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the district's character. The key word here is "sound". As noted above, the Plan Commission simply cannot determine that these buildings are sound. A decision that hinges on forcing unsafe and unsound buildings does not meet Recommendation 75.

The commission's decision to retain vacant, unused buildings that are beyond repair is further inconsistent with the Downtown Plan. Objective 4.2 states "Maintain and enhance the State Street district as Madison's premier shopping, dining, entertainment, and cultural destination..." and Recommendation 69 "Support the retention, expansion and establishment of retail businesses that will contribute to the vibrancy of the district and strengthen its attractiveness..." As stated numerous times during the meeting, these buildings have been vacant for numerous years and will remain vacant barring demolition. These buildings are an eyesore to the center area of State Street and detract from the vibrant experience of residents hoping to contribute to State Street's unique shopping and cultural experience.

For these reasons, I am submitting an appeal to the Plan Commission's decision and look forward to hearing it at Common Council.

Department of Planning & Community & Economic Development
Planning Division
William Fruhling, Interim Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

TO: Mayor Satya Rhodes-Conway
Madison Common Council

FROM: Bill Fruhling, Acting Secretary of the Plan Commission

DATE: May 3, 2024

SUBJECT: ID 82802 – Appeal of the Plan Commission action on the demolition permit for 428-444 State Street, Legistar ID 81565. (District 2))

On March 25, 2024, the Plan Commission voted to place on file a request to demolish three commercial buildings located at 428-444 State Street. The motion to place the demolition permit on file passed on the following 5-3 vote: AYE: Zellers, Heck, Mendez, Solheim, Spencer; NAY: Ald. Duncan, Ald. Figueroa Cole, McCahill; EXCUSED: Ald. Field, Soldner. Materials related to the demolition permit may be found in legislative file ID 81565.

In placing the demolitions on file, the Plan Commission specifically found that Demolition Standard #7 was not met. In speaking to this motion, it was stated this standard requires findings related to the Demolition Section's statement of purpose and with the health, prosperity, safety, and welfare of the City of Madison. The Demolition "Statement of Purpose" in Madison General Ordinance 28.185 states, in part, "The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition." It was further specified that it the demolitions did not aid in the implementation of adopted plans as it was contrary to Downtown Plan Recommendation 75 that states, "Encourage the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the district's character."

A related conditional use request to redevelop the site with a six-story tall mixed-use building was referred by the Plan Commission at the same meeting (see ID 69792).

Section 28.185(10) of the Zoning Code provides the following regarding the filing of appeals for demolition permits (excerpt):

(10) Appeal of Plan Commission Decision.

(a) The Plan Commission's decision to grant or deny a demolition or removal permit may be appealed to the Common Council by:

1. The applicant, or

2. The Alderperson of the district in which the building proposed for demolition or removal is located.

(b) The appeal shall specify the grounds, with specific reference to the findings of the Plan Commission.

(c) The appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission.

(d) The Zoning Administrator shall transmit the appeal to the City Clerk, who shall file the appeal with the Common Council.

(e) After receiving the appeal from the City Clerk, the Common Council shall introduce the appeal at one Common Council meeting and set the appeal for a public hearing at the next Common Council meeting. In addition to setting the appeal for a public hearing, the City shall also provide email notice to anyone whose name appears on the list of persons wishing to receive information about demolitions. The Common Council shall make a decision on the appeal within a reasonable period of time.

(f) The action of the Plan Commission shall be upheld unless it is reversed or modified by a favorable vote of two-thirds (⅔) of the members of the Common Council.

On April 4, 2024, a petition was submitted by Ald. Julianna Bennett to appeal the Plan Commission's action to place on file the demolition permit on file to the Common Council. The appeal was properly filed pursuant to requirements in Section 28.185(10) of the Zoning Code. The appeal was introduced at the April 16, 2024 Common Council meeting and referred to May 7 for public hearing. The required e-mail notice to the list of persons wishing to receive information about demolitions stipulated in (e) above was provided at around 3:20 PM on May 3, 2024 using the online notification tool. As noted in Section 28.185(10), the action of the Plan Commission shall be upheld unless it is reversed or modified by a favorable vote of two-thirds (2/3) of the members of the Common Council.

Note: If the Plan Commission's decision on the demolition permit is modified or reversed and the demolitions are approved by the Common Council, the applicant will still be required to obtain Plan Commission approval of their conditional use requests to redevelop the property with a new mixed-use building. To date, the Plan Commission has not rendered a decision on those requests, which are governed by Section 28.183 of the Zoning Code.

cc: Maribeth Witzel-Behl, City Clerk
Michael Haas, City Attorney
Matt Wachter, Director, Department of Planning and Community and Economic Development
Kate Smith, Assistant City Attorney
Kevin Firchow, AICP, Principal Planner, Planning Division
Tim Parks, Planner, Planning Division
Joe McCormick and Colin Smith, JD McCormick Properties, LLC (by e-mail)

From: Jacob A
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Saturday, May 4, 2024 10:55:09 AM

Some people who received this message don't often get email from jacobnamell@gmail.com. Learn why this is important

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

Hi Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is the right choice for three reasons.

1. Reversing Plan Commission avoids setting a bad precedent:

o There is a process for limiting demolitions of historic areas – local historic districts. Making State St a local historic district has been discussed for 30 years but hasn't moved forward. Neither are any of these buildings in the National Register of Historic Places.

o A comment at Plan Commission worried that allowing demolition would incentivize other State Street owners to drive their buildings into disrepair.. But a Local Historic District is the correct way to prevent that. They should advocate for that Local Historic District and in the meantime we should not make decisions as though it exists or that it "potentially" may in the future.

o Not following our standard processes also leads to confusion and increases development costs. Commissioner Solheim said that "part of buying a historic building is to invest in … (upkeep and repairs)". But that is not actually required of property buyers in the City of Madison unless the property in question is protected by landmark status. The owner bought the site in its present condition 6 years ago with the goal of redeveloping the site according to their testimony to the Plan Commission hearing on March 25th. The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

o In partially explaining his vote, Commissioner Heck said "State Street is a unique place". In the absence of objective landmark or historic criteria, this is totally subjective and could set a precedent to impede change citywide for people who emphatically believe that their neighborhood is just as "unique" as State Street. Local Historic Districts & the National Register help to objectively weigh these places. If those standards aren't being relied upon here, what objective criteria will the Plan Commission use to help buyers understand their responsibilities and restrictions before buying a property?

2. I usually support deferring to Plan Commission decisions, but they erred in this instance:

o First, Commissioner Spencer called this site a landmark. It isn't.

o Then, Commissioner Mendes flagged the absence of a fire safety report as the main reason for his vote to deny the demo permit. One was not required for this proposal, and other demolition proposals that come before the Plan Commission are not subjected to this requirement.

o Taken together, these comments suggest at least some level of confusion and incorrect understandings contributed to Plan Commission's decision to deny. In rare cases like this, it is appropriate for the full Council to step in and correct.

3. Keeping State Street iconic and unique isn't solely limited to building structures:

o Opponents said demolishing the building would "lost what makes downtown unique and inviting", and that it would have a "deleterious effect".

o I think State Street's secret sauce is as much about the people, the buzz, the restaurant and retail spaces, and the activity as it is the buildings. Keeping State Street unique and inviting means allowing more people to live, shop, and work there.

o Opposition to this proposal argues for repairing and rehabilitating these buildings instead of demolishing. But the City can't force that – all they can do is deny permits and play chicken, hoping the owner comes around or sells. In the meantime, a major block of State Street sits dark and deteriorating, sadly underutilized. Given the options, I believe that State Street would be stronger with dozens of new homes that bring workers and shoppers, asbestos- and black mold-free commercial spaces, and full ADA compliance over buildings left unoccupied and deteriorating.

Thank you for your time and consideration.

From: Jeremy Cesarec
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Saturday, May 4, 2024 10:54:52 AM

Some people who received this message don't often get email from jeremycesarec@gmail.com. Learn why this is important

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

Hi Alders,

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o Not following our standard processes also leads to confusion and increases development costs. Commissioner Solheim said that "part of buying a historic building is to invest in … (upkeep and repairs)". But that is not actually required of property buyers in the City of Madison unless the property in question is protected by landmark status. The owner bought the site in its present condition 6 years ago with the goal of redeveloping the site according to their testimony to the the Plan Commission hearing on March 25th. The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

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Thank you for your time and consideration.
Jeremy Cesarec
408 Sidney Street

From: Whitney Cook
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Tuesday, May 7, 2024 8:40:29 AM

> Some people who received this message don't often get email from whitneyah@gmail.com. Learn why this is important

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Dear Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is important for our city and State street itself.

What would be more beneficial to a walkable retail center than built in shoppers and employees? Living on State Street means a wide choice of jobs with commutes of minutes and no carbon footprint. It means walking downstairs to have a great meal or shopping on your lunch break when you work from home. It would add to the great environment, not damage it.

Thank you for your time and consideration.

Whitney Cook
6146 Sandstone Dr, Madison, WI 53719

From: Greg Docter
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Saturday, May 4, 2024 12:25:53 PM

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Thank you for your time and consideration.

From: Tracy Doreen
To: All Alders
Subject: Agenda item #5
Date: Tuesday, May 7, 2024 3:27:20 PM

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Dear Madison City Alders,
Please save this one block of state street from the developers. The 400 block is also home to Lisa Link Peace Park. The character of the buildings fit with the park and are worth saving. People travel to state street for its funky charm, not new buildings. this is not simply nostalgia or fear of change; I hear young people say they love the mix of older buildings in Madison. When you take away buildings that are 100 years old and older, you don't get that back.

Old buildings ARE worth saving. And they can be saved. It is also the environmentally wise choice. Demolition and new construction are big co2 emitters. Please vote NO on agenda item 5.

Please do not take this historic decision lightly lest you be known as the council who decided that State street is not a special place.

Tracy Doreen Dietzel
Madison

From: Charles Gervasi
To: All Alders
Cc: Melinda Gustafson Gervasi
Subject: Support for Item 82802 - more homes on State St
Date: Saturday, May 4, 2024 4:14:10 PM

Some people who received this message don't often get email from charlesjgervasi@gmail.com. Learn why this is important

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

Dear Alders,

I'm writing to ask you to support Agenda Item 82802, which allows the demolition of the building on 428-444 State St. I like going to State St. It's easy for me to get there by bus because I live near Whitney Way and Regent. I have been skeptical of earlier changes to State St in recent decades, and they've all turned out well.

I support allowing the owner to demolish this building because Madison desperately needs more space, especially for residential. The alternative is to develop the surrounding farmland. If this makes people need cars more, it further increases the space to accommodate those cars. The cost of housing is probably the #1 economic issue for our area.

I urge you to allow the owner to tear down this building and build something new there. State St is always changing, and it's always turned out to be better than before.

Sincerely,

Charles J Gervasi

From:	Madison Trust for Historic Preservation
To:	All Alders
Cc:	Advocacy Committee; Richard Chandler
Subject:	Agenda Item 5: 428-444 State Street, Legistar 82802
Date:	Monday, May 6, 2024 12:35:15 PM
Attachments:	2024-05-06_MTHP_Letter-400 State St.pdf

Some people who received this message don't often get email from info@madisonpreservation.org. Learn why this is important

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Hello, please find attached a letter from the Madison Trust for Historic Preservation regarding Legistar No. 82802, appeal of the Plan Commission action on the demolition permit for 428-444 State Street. If you have any issues accessing the attachment please let me know.

Thank you,
Jennifer

Jennifer Gurske
Program Director
Call/Text: (608) 441-8864
www.madisonpreservation.org

May 6, 2024

To: City of Madison Common Council

Re: Council Meeting on May 7, 2024
Agenda Item 5: 428-444 State Street, Legistar 82802

To the Members of the Madison Common Council,

This proposed development would drastically change the character of the central block of what is generally recognized as Madison's "premier street." The Board of the Madison Trust voted unanimously to oppose the demolition of the three buildings at 428, 432, and 444 State Street, all of which have historic value according to the Landmarks Commission. The Plan Commission rejected the proposed demolition/redevelopment in June of 2023, and did so a second time in March of 2024. An appeal to the Common Council of the more recent action was filed thereafter.

The *Downtown Urban Design Guidelines* were key to the Plan Commission's review of proposed redevelopments on State Street. The Guidelines' statement of "Purpose" includes the following:

> In applying these guidelines, the *Downtown Plan*, which is incorporated herein by reference, may be utilized to provide additional guidance. *Guidelines, p.3.*

When Madison Issued its *Downtown Plan* in 2012, it articulated what many already knew:

> **State Street is widely considered to be Madison's premier street** – a unique and special environment created over the past 40 years by innovative local merchants willing to take risks . . . . It is **a lively corridor comprised mostly of two-to four- story, small footprint buildings** housing ground floor shops, restaurants, and bars, with upper story residential and office uses. The diversity of businesses, the architecture of the buildings, and quality of the streetscape work together to create vibrancy for the district. *Downtown Plan*, p. 44 [Emphasis added.]

While the length of State Street includes buildings in a range of sizes, all three existing structures, which vary widely in terms of their styles, textures, and shape, are only two stories tall. In fact, the tallest existing building in the 400 block, which is the last pristine block on State Street, is just three stories. Most of us think of State Street's character in terms of these smaller structures that front the street and differ widely in terms of their style, texture, and

(Continued)

shape. When the scale and rhythm are interrupted by taller and wider buildings, that character is lost.

> **It is essential that both the scale and rhythm of the buildings and the diversity of uses be retained** . . . . The *Downtown Plan* supports limited development of some larger commercial spaces in the State Street district, but only if the buildings are carefully designed to maintain the predominant small-scale rhythm of the street frontage. *Downtown Plan, p. 44-45.*

The *Downtown Plan* goes on to identify nine distinct recommendations for State Street, including two that specifically relate to this applicant's redevelopment proposal:

> Recommendation 74: Maintain the two-to-four story building height on the State Street frontage that creates a sense of enclosure while also providing openness and access to sunlight.
> Recommendation 75: Encourage the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the district's character. *Downtown Plan*, p. 44-45.

In this instance, the existing two-story buildings all about the ground level Link Peace Park, which is flanked on the opposite side by a single-story building. Six stories in this block is simply out of scale.

While the applicant has presented images showing the current condition of two of the three buildings might require some foundation work to insure their long-term survival, everything indicates that the applicant has failed to provide even basic maintenance to these buildings for multiple decades. It is reasonable to expect the applicant to **provide that maintenance now**, rather than to profit from his own long-term and extensive negligence.

Conclusion:

The applicant's proposal would demolish three buildings that are highly representative of the scale and rhythm of the mid-section of State Street that has existed for more than a century, and it would replace them with a six-story single mass dwarfing its surroundings and shattering the rhythm and scale of the entire block. On behalf of its more than 500 members, the Madison Trust for Historic Preservation opposes the appeal of the Plan Commission's March 25th action.

Sincerely,

Richard Chandler

Richard Chandler
President
Madison Trust for Historic Preservation

Lynn Bjorkman

Lynn Bjorkman
Vice President
Madison Trust for Historic Preservation

From: Kaleb
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Saturday, May 4, 2024 12:08:15 PM

> Some people who received this message don't often get email from kalajholt@gmail.com. Learn why this is important

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Hello Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is the right choice.

Doing so will help in a number of ways. It will improve activity in this great area of town. It will show the Madison continues to prioritize the things that make it unique. And also help this area to be hopeful.

Thank you for your time and consideration.

From: Hannah Jackson
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Monday, May 6, 2024 11:36:42 AM

Some people who received this message don't often get email from hannahleejackson24@gmail.com. Learn why this is important

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Hi Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is the right choice for three reasons.

1. Reversing Plan Commission avoids setting a bad precedent:

o There is a process for limiting demolitions of historic areas – local historic districts. Making State St a local historic district has been discussed for 30 years but hasn't moved forward. Neither are any of these buildings in the National Register of Historic Places.

o A comment at Plan Commission worried that allowing demolition would incentivize other State Street owners to drive their buildings into disrepair.. But a Local Historic District is the correct way to prevent that. They should advocate for that Local Historic District and in the meantime we should not make decisions as though it exists or that it "potentially" may in the future.

o Not following our standard processes also leads to confusion and increases development costs. Commissioner Solheim said that "part of buying a historic building is to invest in … (upkeep and repairs)". But that is not actually required of property buyers in the City of Madison unless the property in question is protected by landmark status. The owner bought the site in its present condition 6 years ago with the goal of redeveloping the site according to their testimony to the the Plan Commission hearing on March 25th. The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

o The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

o In partially explaining his vote, Commissioner Heck said "State Street is a unique place". In the absence of objective landmark or historic criteria, this is totally subjective and could set a precedent to impede change citywide for people who emphatically believe that their neighborhood is just as "unique" as State Street. Local Historic Districts & the National

Register help to objectively weigh these places. If those standards aren't being relied upon here, what objective criteria will the Plan Commission use to help buyers understand their responsibilities and restrictions before buying a property? I would also add that State Street IS a unique place. A place for biking, walking, skateboarding, shopping, and eating. It is a street full of character and I fully support adding to that character.

2. I usually support deferring to Plan Commission decisions, but they erred in this instance:

o First, Commissioner Spencer called this site a landmark. It isn't.

o Then, Commissioner Mendes flagged the absence of a fire safety report as the main reason for his vote to deny the demo permit. One was not required for this proposal, and other demolition proposals that come before the Plan Commission are not subjected to this requirement.

o Taken together, these comments suggest at least some level of confusion and incorrect understandings contributed to Plan Commission's decision to deny. In rare cases like this, it is appropriate for the full Council to step in and correct.

3. Keeping State Street iconic and unique isn't solely limited to building structures:

o Opponents said demolishing the building would "lost what makes downtown unique and inviting", and that it would have a "deleterious effect".

o I think State Street's secret sauce is as much about the people, the buzz, the restaurant and retail spaces, and the activity as it is the buildings. Keeping State Street unique and inviting means allowing more people to live, shop, and work there. Inviting being the operative word.

o Opposition to this proposal argues for repairing and rehabilitating these buildings instead of demolishing. But the City can't force that – all they can do is deny permits and play chicken, hoping the owner comes around or sells. In the meantime, a major block of State Street sits dark and deteriorating, sadly underutilized. Given the options, I believe that State Street would be stronger with dozens of new homes that bring workers and shoppers, asbestos- and black mold-free commercial spaces, and full ADA compliance over buildings left unoccupied and deteriorating.

Thank you for your time and consideration.

Hannah Jackson

From: Larry Jensen
To: All Alders
Subject: Agenda Item 5
Date: Monday, May 6, 2024 3:14:03 PM

[Some people who received this message don't often get email from lorenzovillanova@charter.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hey alders, leave them bricks alone!

Larry Jensen
1618 Jenifer Street
Sent from my iPhone

Common Council
Meeting of May 7, 2024
Agenda #5, Legistar 82802, State Street Appeal

The appeal claims that Plan Commission's decision was inconsistent with the demolition standards. The essence of the appeal is that these buildings are not "sound" – that the buildings are unsafe.

Plan Commission was not convinced the buildings are unsafe. Council could delve into the details and decide whether the buildings are unsafe. Alternatively, since the Plan Commission placed this demolition on file, the applicant could provide Plan Commission a report from someone qualified to assess structural issues – a structural engineer or architect (the applicant used a construction manager).

Historic buildings are to be preserved

1. MGO 28.185, Approval of Demolition (Razing, Wrecking) and Removal, provides: "The purpose of this section is therefore to ensure the preservation of historic buildings …" The Landmarks Commission gave two of the three buildings a "red flag" designation.

2. The Comprehensive Plan says, page 73: "Madison is a community that values its many special places, neighborhoods, and districts. They provide a wide range of opportunities for people to live, work, and play and offer something for everyone. While each of these unique places is important and should be supported, *the key is what they contribute to the culture and character of the whole of the community*." (emphasis added) State Street is one of those places that makes Madison feel unique. It contributes to the culture and character of the whole of the community.

3. The Comprehensive Plan says, map note #7: "Refer to the Downtown Plan for …land use and design elements." Downtown Plan recommendation 75 says: "Encourage the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the District's character." (The question of whether these buildings are "sound" is addressed below.)

4. The 400 block of State Street is the last intact block on State Street. Of the 17 buildings in this block: 9 were built from 1855-1896; 7 were built from 1902-1927; and, 1 (440 State) was built in 1962. With only one non-historic building (non-historic as compared to the other buildings), a building which is only two stories and only 44 feet in frontage, the block retains its historical appearance.

5. Commissioner Solheim spoke to the context of these buildings at the Plan Commission meeting, minute 1:49:45: "The last time that we reviewed this we talked not just about the historic nature of the individual buildings, but also their context. And I think particularly on this block of State Street which is largely intact, there are many of the buildings dating back to the mid to late 1800's, more in the early 1900's. That's really a critical component of this. … There's a lot in our plans about redevelopment and increasing density and rightfully so because we need that. But there's also language like Commissioner Heck just talked about, talking about preservation, so it is really a balance that is not easy to achieve and I

think it's something that we need to evaluate with every unique situation that we're looking at. And State Street is a special place. State Street and Downtown cannot bear all of our growth and that's why we're looking at incremental density throughout our City. I think this one of those cases where that balance is really appropriate. And when I look at those buildings and see like the 1893 block at the top of the building, I think about how it has been such a part of the fabric of State Street for so long."

<u>These buildings have not been proven unsafe</u>

1. The staff report states: "The information submitted by the applicant *suggests* that the buildings have various deficiencies ..." (emphasis added)

   Compare this staff report analysis to another staff report where Plan Commission placed a demolition on file, 114 N Blount. That report was more strongly worded: "These materials [demo photos] indicate … a compromised structure with a foundation that is cracked and heavily bowing inward, and a substantial amount of rot throughout."
   https://madison.legistar.com/View.ashx?M=F&ID=10874143&GUID=5C10BAF0-7CFB-4F66-83F4-A054D9886673

   The State Street buildings have mold and almost certainly have asbestos. The Building Inspector told Plan Commission that mold and asbestos can be remediated. Water infiltration can also be remediated (e.g., a new roof, basement waterproofing).

2. Any vacancies in these properties are recent. It is difficult to imagine how all three buildings could have become unsafe in one year.

   As of May 26, 2022, each building had apartments listed as available for a 12-month lease.
   http://web.archive.org/web/20220526205711/https://jdmccormick.com/property/428-state-st/
   http://web.archive.org/web/20220526200938/https://jdmccormick.com/property/432-state-st/
   http://web.archive.org/web/20220526210815/https://jdmccormick.com/property/442-state-st/

   The applicant's description for the residential rental at 428 State is quite the opposite of a ramshackle property:

   > "This beautifully remodeled 3 bedroom plus den apartment has 2 bathrooms and is located in the heart of Madison on State Street above the Sencha Tea Bar. Don't miss out on the amazing upgrades including hardwood floors, stainless steel appliances, central heating and cooling, and your very own private balcony."

   A July 3, 2023 Facebook post on the applicant's page lists 428 for rent.
   https://www.facebook.com/photo/?fbid=807951127869556&set=a.556162966381708

   Commercial tenants were still in the building as of February 2022.
   https://tonemadison.com/articles/b-side-and-other-state-street-businesses-face-possible-displacement/
   B-Side Records was in 428 until it moved in October 2022.

https://isthmus.com/news/snapshot/all-in-the-b-side-family/
Freedom Skate Shop moved in March 2022, in anticipation of redevelopment.
https://m.facebook.com/story.php?id=Freedomskateshopmadison&story_fbid=10159009490114779&locale=ms_MY
Sencha Tea moved in June 2022 because their building on the 400 block would be torn down.
https://www.facebook.com/DowntownMadison/videos/were-live-at-sencha-tea-bar-s-new-location-for-a-ribbon-cutting-theyve-moved-fro/1427352714392002/

3. The submitted phots do show a mess, but they do not show structural issues. Some photos labeled crumbling foundations (e.g., labeled as issues 5, 7 and 8) show plaster separating from the lath or a crumbling parge coat, not a crumbling foundation.

   Issue #10 in the photos is labeled as a "collapsed foundation demise wall" by the paid consultant. Yet the applicant's director of business development, Colin Smith, said that wall "is the supporting wall for the center of the building. And that's one of the big issues for the sagging and the floor falling out. It's also caused a lot of structural issues throughout the rest of the building. (PC meeting, minute 1:25:48) At another point he referred to this photo as showing "complete foundational walls … that are collapsed and they've been collapsed." (PC meeting, minute 1:19:30.) However: a demise wall is a wall that separates uses; the wall ran alongside the support posts (which support the beam that supports the joists) as can be seen in the upper left corner; and the wall was stacked construction rather than staggered (all of which indicate the wall did not provide structural support).

   Mr. Smith also said "It was a bad design. Some of these buildings are not, I mean there is a difference between the old house and like an old commercial building. These things were put up quick, the foundation is some mortar and rock or stone and some brick. … It's a bad design, you can see here in the top right picture [page 3 of the photos], there's actually like an opening between these two buildings that's exposed to the elements, its water going straight into both sides of the building. They were poorly designed back when they were built and they've been there for a lot of years with a lot of different people coming through as commercial tenants and every time a commercial tenant comes through they put their own twist and spin and wear and tear on it." (PC meeting, minute 1:21:32.) Having buildings separated by 4-6' is not necessarily a bad design. My house is separated by about 6' from my neighbor and neither building has water problems in the basement. And concrete foundations did not really exist prior to 1900 – foundations were stone or brick – and the two historic structures were built in 1893 and 1899.

4. Plan Commissioner Solheim stated (PC meeting, minute 1:50:55): "I have worked on a lot of buildings in much worse condition than this. I am not going to say that it is easy and I know it's a lot of investment on the owner's part, but that is part of purchasing a historic building." It is worth noting that when Commissioner Solheim was appointed in 2020, she was the executive director of the Wisconsin Partnership for Housing Development and a member of the Dane County Housing Initiative Committee and the Wisconsin Collaborative for Affordable Housing Committee.

5. For an example of a report prepared by a preservation architect, a report that provides an assessment of the building's condition, see: https://madison.legistar.com/View.ashx?M=F&ID=11119723&GUID=D8128559-8301-4EB5-9C9F-88AAB47F9371

Other information that may be of interest

1. The owner of the three properties is not JD McCormick. 428 State is owned by 428 State Street LLC, which became the owner in 2008. 432 and 440 State are owned by 432 State LLC - the LLC became owner of 432 in 2003 and owner of 440 in 2013.

   Thus, for 15 years (428) and 20 years (432), the historic properties have had the same owner. LLC ownership has advantages: (1) there is no real estate transfer tax when an interest in the LLC is sold; and (2) assessments do not go up like when there is a transfer of property above the assessed value.

   LLCs could be said to have a disadvantage since the LLC is the entity responsible for property maintenance, not the individual owner(s) of the LLC. The only maintenance activity on the two historic buildings since 1996 (the start of the online building permit database) was a foundation repair at 432 in 2006 – the total job value of which was $2,000.

2. When the applicant purchased the LLCs/portfolio in 2018, the plan was to redevelop. Colin Smith, the applicant's director of business development, said: "This was in disrepair when we bought it and the plan was to redevelop these buildings and that was part of the reason that we bought the portfolio. We saw that its right on State Street, these buildings have been neglected. We saw a need to make this area a little nicer." (PC meeting, 1:26:21)

   Nor does the applicant see anything worth saving.

   > "And Smith doesn't agree that the buildings are able to be saved. "I want to improve things," he reiterated. "Yes, it's new and is going to be bringing down three buildings that are older. There's nothing historic about them or fascinating architecturally about them."
   > https://captimes.com/news/the-changing-face-of-state-street-how-will-development-transform-madison-s-most-iconic-street/article_ea7c1f69-1dad-5dd9-bfbe-2c24ef5b2dd1.html

3. Several comments during Plan Commission's discussion period seemed to indicate a belief that the City could do nothing about maintaining these buildings, that the buildings would just fall into further disrepair over the years. Yet the of Director Building Inspection had earlier told Plan Commission that although "demolition by neglect" did not apply to these buildings, "if a building gets to that condition regardless of its status, landmark or not, our office is going to get involved in the maintaining of the building, principally the exterior required to be repaired." He also said: "By and large though you aren't going to be able to let your building crumble to the ground because the exterior alone is going to need to be continuously maintained. Walls will start to buckle and joints crack and things like that which our office will inspect from public areas and require to be corrected."

4. The Capitol Neighborhoods steering committee report said: "The proposal did not garner a clear majority of support from the committee, although it is fair to say the committee was close to evenly divided on both the demolition and construction projects. Indeed, nearly every issue generated significant disagreement."

5. If the redevelopment were to be approved, it would not result in improvement to Link Peace Park. The Parks Division conditions of approval relate to restoration of the park.

6. At Plan Commission Alder Bennett asked staff whether having inconsistent motions with properties that are blocks away from each other (the Wisconsin History Center) can open up the Plan Commission and the City of Madison to legal difficulties. The March 27th Wisconsin State Journal article, *State Street demolitions denied again; developer mulls legal action*, reported that the applicant is accusing the city of being "inconsistent and unfair" and is exploring legal options.

   Three Commissioners spoke directly to this issue. Commissioner Solheim, as quoted above, spoke to this block of State Street being largely intact, that State Street is a special place, and that these buildings have been such a part of the fabric of State Street for so long. Commissioner Heck spoke to State Street being unique, that here the location matters – State Street is a historic and iconic street, a street which means a lot to a lot of people in Madison. Commissioner Spencer spoke to decisions being site specific.

   When ACA Strange was asked whether a demolition on Lake Street would act as a precedent that would threaten other historic properties, he replied: "Nothing about the decision the Council makes tonight necessarily binds it in a similar decision in anther setting." (Common Council meeting of 5.18.21, minute 3:05.) Similarly, approval of the N Carroll Street demolition does not bind the Council as to State Street.

7. Colin Smith told Plan Commission: "506-508 was another one we bought in this portfolio and we've sunk about probably $700,000 into making sure that one stays up in good shape. We're here to keep what's there on State Street, but also improve what's there on State Street." Yet building permit records only reflect alterations made for tenants or new HVAC – there is not a permit that indicates building maintenance (e.g., new roof, foundation repairs).

8. Below are three recent articles, and snippets, expressing concern about the potential loss of Madison's character, all of which were written by UW students.

   https://badgerherald.com/opinion/column/2024/03/19/shot-callers-must-balance-development-with-historical-character-to-preserve-madisons-historic-charm/

   > This loss of character has the potential to affect not only the architectural aesthetic of the city, but also the culture. Important locations help bridge the gap between past and present. Buildings are a symbol of history, and tearing them down erases entire swaths of urban identity. … Turning the city into a landscape of stark, uninviting structures takes away the appeal for residents and tourists, and demolishes what makes Madison so special.

https://www.dailycardinal.com/article/2023/11/what-will-madison-look-like-in-10-years

> In the ongoing discussion about Madison's future, it's essential to balance growth and redevelopment with the preservation of what makes the city so attractive. The changes are inevitable, but finding a way to retain Madison's unique character and charm is a challenge all residents are deeply invested in.

https://www.dailycardinal.com/article/2023/11/state-street-sellout-how-madisons-hub-went-corporate

> For decades, the bustling thoroughfare has drawn locals and visitors captivated by its unique blend of historic charm, eclectic shops and lively street life. However, recent years have witnessed a wave of commercialization that threatens to transform this iconic street, prompting urgent conversations about preservation, identity and the future of State Street.
>
> …
>
> As we stand at this critical juncture, the choices made today will undeniably shape the future of State Street. The challenge lies in striking a balance, ensuring the street's transformation does not strip away its soul but rather preserves its role as a vibrant community space.
>
> The imperative to protect the unique qualities that make State Street special is paramount, safeguarding its identity not just for the current generation but for those yet to come, ensuring its legacy endures amidst the wind of change.

The bottom-line question is whether the historic character of State Street is worth preserving and whether the 400 block, the last intact block of State Street, is worth saving. When demolition for historic buildings on N Carroll was approved last August, the loss of the historic buildings was, for many, mitigated by the fact that a new Wisconsin history center would be built. The demolition of these three State Street buildings would allow for a new development that would only provide less than 20 additional bedrooms.

The LLCs, owners for the past 15-20 years, have not acted to maintain these buildings. Perhaps the buildings are unsalvageable, but that is not proven by the photos taken by the construction manager. The applicant could obtain a report that provides an actual assessment from a structural engineer or an architect, preferably one with knowledge of historic buildings, and return to Plan Commission.

Respectfully Submitted,
Linda Lehnertz

From: Emmett Nolan
To: All Alders
Subject: Supporting item 82802
Date: Sunday, May 5, 2024 6:43:28 PM

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Hi there,

I wanted to reach out and share my support for item 82802 on the council's agenda for tomorrow, relating to the demolition permit for 428-444 State Street. I found that the plan commission's reasoning for denying the permit was illogical, flimsy and insufficient. The current building, as I understand it, is falling apart. It also doesn't look very pretty, and I see no good reason for keeping it. Not when we have the chance to build more housing, which God knows this city desperately needs.

I'm 19 years old, and I'd love to be able to consider living downtown someday once I graduate. Whether or not this council decides to submit to regressive Plan Commission decisions such as this will play a role in determining whether or not that can happen. Please support building more housing. Please pass item 82802.

Best regards,

Emmett Nolan
District 13
829 Terry Pl.

From: Josh Olson
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Sunday, May 5, 2024 1:22:52 PM
Attachments: image.png

> Some people who received this message don't often get email from jo.olson03@gmail.com. Learn why this is important

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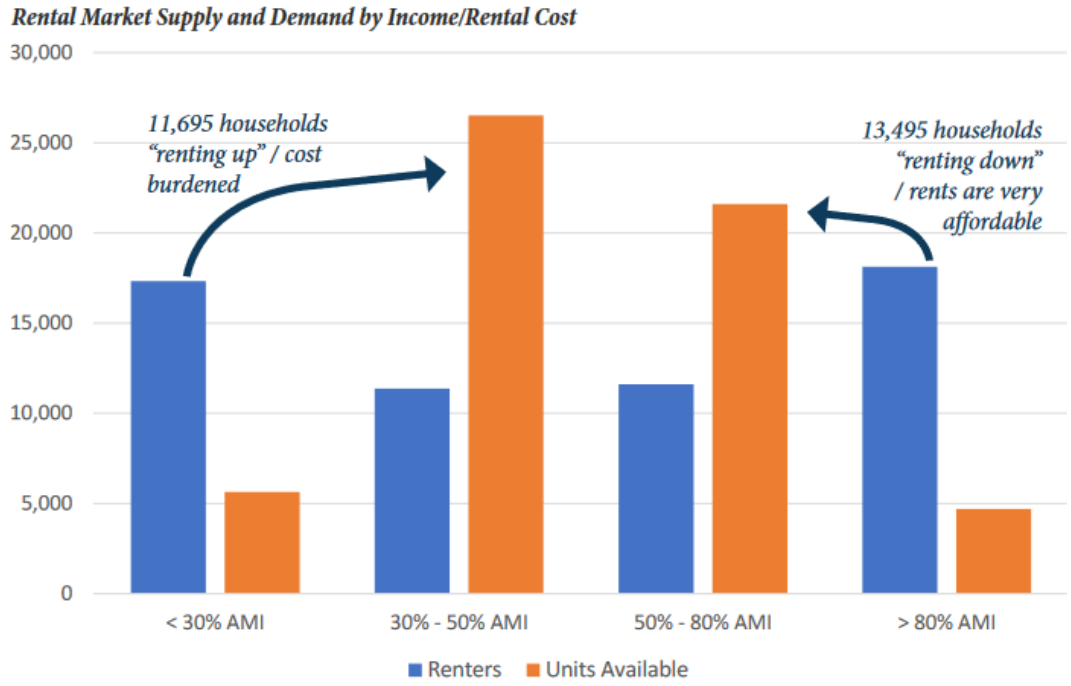
Hi Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is the right choice. There are more detailed explanations below, I'll provide my personal criticisms right now.

1. We need housing. Any kind of housing. Even this kind of housing, which will probably be some of the most expensive housing in the city. I'm all for it, because that means however many people move from their apartments in Madison into this newer housing will make room for people in their old apartments. Filtering is proven to work and we need more scenarios like these for the renters who are renting down (Housing Snapshot, focus on the right):



2. When the city is facing a $27 million shortfall and one of the few ways you can increase revenues is by building new buildings (net new construction), I think it's a slap in the face to any taxpayer to say "we want to preserve these buildings for historical purposes even though the developers are ready to build and the property taxes would be higher." Historical preservation is a privilege, not a right, and when we are facing budget cuts to important services that I value (and I think a lot of other citizens would value) more than maintaining the "look and feel" of buildings that are currently useless we need to prioritize. Rejecting this appeal would be prioritizing historical significance over reducing the budget burden and I think that plays awful when November rolls around.

What are the estimated assessments on the new building? What is the financial cost to the City to preserve these buildings instead of developing? Citizens should know. I would encourage Alders to find this information from City Staff (even if it's ballpark estimates).

3. Historical significance is subjective. Brownstones in New York are the most sought after property right now, but the initial development of them was wrought with disgust and anguish. People's views change over time and I think it's problematic if we try to distinguish what's historical and what's not. From my point of view, I thought the buildings next to the WHS Museum were worth preserving. The City disagreed, and the WHS gets a new, larger center. What's the functional difference between these two cases? Not subjectively, but objectively. I don't think there is (again, subjectively I think the Square is more significant than State Street, but we can disagree). I think it sets a bad precedent to rely on subjective opinions on deciding these matters. If State Street is historical, make it so, but until then it's not fair (and it seems illegal) to prevent development on the chance it's historical.

I also agree with the points below and they are more technical than my arguments so I wanted to include them.

Thank you for considering this appeal and I hope you support allowing for this demolition.

Josh Olson (District 20)

...

1. Reversing Plan Commission avoids setting a bad precedent:

o There is a process for limiting demolitions of historic areas – local historic districts. Making State St a local historic district has been discussed for 30 years but hasn't moved forward. Neither are any of these buildings in the National Register of Historic Places.

o A comment at Plan Commission worried that allowing demolition would incentivize other State Street owners to drive their buildings into disrepair.. But a Local Historic District is the correct way to prevent that. They should advocate for that Local Historic District and in the meantime we should not make decisions as though it exists or that it "potentially" may in the future.

o Not following our standard processes also leads to confusion and increases development costs. Commissioner Solheim said that "part of buying a historic building is to invest in … (upkeep and repairs)". But that is not actually required of property buyers in the City of Madison unless the property in question is protected by landmark status. The owner bought the site in its present condition 6 years ago with the goal of redeveloping the site according to their testimony to the the Plan Commission hearing on March 25th. The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

o The owner bought a lot outside of a historic district that was not in the National Register. Do we expect that owner to know/prepare for the possibility that Landmarks could 6 years later issue a finding of historic significance? It certainly seems that the upkeep was not something they signed up for when they bought it. I'd be more inclined to agree with Commissioner Soldheim if the owner bought into a Local Historic District knowing what came along with that.

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2. I usually support deferring to Plan Commission decisions, but they erred in this instance:

o First, Commissioner Spencer called this site a landmark. It isn't.

o Then, Commissioner Mendes flagged the absence of a fire safety report as the main reason for his vote to deny the demo permit. One was not required for this proposal, and other demolition proposals that come before the Plan Commission are not subjected to this requirement.

o Taken together, these comments suggest at least some level of confusion and incorrect understandings contributed to Plan Commission's decision to deny. In rare cases like this, it is appropriate for the full Council to step in and correct.

3. Keeping State Street iconic and unique isn't solely limited to building structures:

o Opponents said demolishing the building would "lost what makes downtown unique and inviting", and that it would have a "deleterious effect".

o I think State Street's secret sauce is as much about the people, the buzz, the restaurant and retail spaces, and the activity as it is the buildings. Keeping State Street unique and inviting means allowing more people to live, shop, and work there.

o Opposition to this proposal argues for repairing and rehabilitating these buildings instead of demolishing. But the City can't force that – all they can do is deny permits and play chicken, hoping the owner comes around or sells. In the meantime, a major block of State Street sits dark and deteriorating, sadly underutilized. Given the options, I believe that State Street would be stronger with dozens of new homes that bring workers and shoppers, asbestos- and black mold-free commercial spaces, and full ADA compliance over buildings left unoccupied and deteriorating.

From: Mary Pustejovsky
To: All Alders
Subject: My support for Item 82802
Date: Monday, May 6, 2024 8:47:51 AM

Some people who received this message don't often get email from darktownstrutter@gmail.com. Learn why this is important

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

Hi Alders,

I'm writing to ask you to support Agenda Item 82802. Granting this appeal to demolish 428-444 State St. is the right choice for three reasons.

1. Reversing Plan Commission avoids setting a bad precedent:

o There is a process for limiting demolitions of historic areas – local historic districts. Making State St a local historic district has been discussed for 30 years but hasn't moved forward. Neither are any of these buildings in the National Register of Historic Places.

2. I usually support deferring to Plan Commission decisions, but they erred in this instance:

o First, Commissioner Spencer called this site a landmark. It isn't.

o Then, Commissioner Mendes flagged the absence of a fire safety report as the main reason for his vote to deny the demo permit. One was not required for this proposal, and other demolition proposals that come before the Plan Commission are not subjected to this requirement.

o Taken together, these comments suggest at least some level of confusion and incorrect understandings contributed to Plan Commission's decision to deny. In rare cases like this, it is appropriate for the full Council to step in and correct.

3. Keeping State Street iconic and unique isn't solely limited to building structures:

o State Street's vibrancy is as much about the people, the activity, the restaurant and retail spaces, as it is the buildings. Keeping State Street unique and inviting means allowing more people to live, shop, and work there.

o Opposition to this proposal argues for repairing and rehabilitating these buildings instead of demolishing. But the City can't force that – all they can do is deny permits and play chicken, hoping the owner comes around or sells. In the meantime, a major block of State Street sits dark and deteriorating, sadly underutilized. Given the options, I believe that State Street would be stronger with dozens of new homes that bring workers and shoppers, asbestos- and black mold-free commercial spaces, and full ADA compliance over buildings left unoccupied and deteriorating.

Thank you for your time and consideration.

Mary Pustejovsky

Midvale Heights

From: John Rolling
To: All Alders
Subject: Common Council Meeting 5/7/24 Legistar Item 82802
Date: Monday, May 6, 2024 5:48:37 PM

Some people who received this message don't often get email from jrolling51@gmail.com. Learn why this is important

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

I am writing to oppose the owners' appeal of the Plan Commission's March denial of demolition permits for the buildings at 428-444 State Street.

The Plan Commission has considered and rejected demolition permits for these buildings twice within the past year. On both occasions, the owners were given the chance to demonstrate compliance with the City's adopted standards for demolition approval. They failed to do so. Now they come to the full council seeking to overturn the considered decision of the body that the Council has authorized to make such determinations.

The only argument that these owners make is that the three buildings are "in a state of disrepair." Their claims are unsubstantiated. by serious professional investigation. As other commenters have shown, the evidence that they cite (mainly blurry photographs), while perhaps dramatic to the unsophisticated, does not qualify as the fruit of serious professional investigation.

The fundamental concept here is simply that older buildings deserve to be razed. Per the owners' spokesperson Colin Smith (at Plan Commission on March 25) "These buildings were not meant to stand for over 100 years." As one who has been a professional real estate appraiser for over 40 years, having evaluated and valued hundreds of buildings dating from the 1840's through the 1920's, I know this idea is ludicrous. One need only look around Madison's downtown, the near east or the near west sides to know that buildings aged like the subjects now serve and will continue to serve well into the future.

The owners' lament that "these buildings are in disrepair" is just crocodile tears. Having researched the history of transactions involving these buildings over the past several years, it is clear to me that if these buildings are indeed "in disrepair," it is these current owners who are responsible. Joseph McCormick has had control of all three buildings since at least 2018 (see Dane County Register of Deeds Document #5457982-- a mortgage to Monona Bank dated 12/3/2018)-- ample time to address any condition issues. To claim that the buildings must be destroyed due to their condition is pure and simple gamesmanship.

I urge the Common Council to reject the owners' appeal. Do not reward them for their self-inflicted damage.

John Rolling
641 Orchard Drive, Madison, WI 53711
608-516-9967

From: Seth Soarenson
To: All Alders
Subject: Please support Item 82802
Date: Saturday, May 4, 2024 11:40:40 AM

Some people who received this message don't often get email from synapsistech@gmail.com. Learn why this is important

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

Hi Alders,

I'm writing to ask you to support Agenda Item 82802 and ask that you grant this appeal to demolish 428-444 State St.

Denying the building of homes increases gentrification and raises housing costs.

Keeping State Street unique and inviting means allowing more people to live, shop, and work there.

Deteriorating, empty buildings are not and should not be considered good for the character of the area.

Limiting investment in Madison's core pushes investment to the suburbs, increasing city maintenance costs, increasing miles driven by Madisonians, and generally harms the efficiency of the city.

Losing out on potential housing makes housing more expensive for everyone.

There is literally nothing to be gained from stagnation.

Forever Forward,
Victor Wagner

From: Will Stedden
To: All Alders
Subject: My support for Item 82802 - more homes on State St
Date: Monday, May 6, 2024 9:37:23 PM

> Some people who received this message don't often get email from willstedden@gmail.com. Learn why this is important

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

Hi Alders,

I'm writing to ask you to support Agenda Item 82802 and grant the appeal to demolish 428-444 State St.

We've got to start building for the future of Madison. Every missed opportunity to build up downtown is more of our surrounding nature that is going to be swallowed up. The next generation wants to live in vibrant urban areas and we need to increase density in Madison to do that.

I also really do like the facades of older buildings, but if we want that then we need to set up programs that reward developers for making stylistic decisions like that. But we shouldn't let a few overzealous people dictate the specific ways in which a bustling street like State gets built. That needs to be left up to those who are willing to put in the effort to make changes themselves. That's why I support developers who are asking to demolish those building to build something else.

Thanks,
Will

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/05/24 12:58 PM	**Josh Olson** District: 20 6510 Raymond Road 7 Madison WI 53711	Support	Yes	No				
5 05/07/24 06:18 PM	**Linda Lehnertz** District: 6 S Paterson Madison WI 53703	Oppose	Yes	No				
5 05/05/24 07:31 PM	**Brady Steigauf** District: 2 20 N Blair St 315 Madison WI 53703	Support	Available to answer questions	No				
5 05/06/24 07:52 PM	**Michael** District: 6 149 S Hancock 2 Madison WI 53703	Support	Available to answer questions	No				
5 05/03/24 08:14 AM	**Benjamin Noffke** District: 11 402 Westmorland Boulevard Madison WI 53711	Support	No	No				
5 05/03/24 11:24 AM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
5 05/04/24 10:25 AM	**Ian Jamison** District: 6 1827 E Washington Ave Apt 167 Madison WI 53704	Support	No	No				
5 05/04/24 10:25 AM	**Cailey Jamison** District: 6 1827 E Washington Ave Apt 167 Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/04/24 10:27 AM	**Dominique Jamison** District: 6 1827 E Washington Ave 348 Madison WI 53704	Support	No	No				
5 05/04/24 10:27 AM	**Sally Jamison** District: 1 8202 Highview Dr Madison WI 53719	Support	No	No				
5 05/04/24 10:51 AM	**Charles Gervasi** District: 11 218 S Whitney Way Madison WI 53705	Support	No	No				
5 05/04/24 10:51 AM	**Jacob Amell** District: 13 833 MIDLAND ST 1 MADISON WI 53715	Support	No	No				
5 05/04/24 10:53 AM	**Jeremy R Cesarec** District: 6 408 Sidney St Madison WI 53703	Support	No	No				
5 05/04/24 11:02 AM	**Kayne Neigherbauer** District: 12 509 Stang Street Madison WI 53704	Support	No	No				
5 05/04/24 11:24 AM	**Douglas Meier** District: 8 1218 Spring Street 7 Madison WI 53715	Support	No	No				
5 05/04/24 11:27 AM	**Victor P Wagner** District: 14 2210 Catalpa Rd A Madison WI 53713	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/04/24 11:43 AM	**Stephen Kennedy** District: 13 2410 Fox Ave Madison WI 53711	Support	No	No				
5 05/04/24 11:52 AM	**Ben Nerad** District: 15 209 Division St Madison WI 53704	Support	No	No				
5 05/04/24 11:54 AM	**Kaleb Holten** District: Unknown 4739 Meadowview Rd Madison WI 53711	Support	No	No				
5 05/04/24 12:23 PM	**Greg Docter** District: 11 650 York Street Madison WI 53711	Support	No	No				
5 05/04/24 01:54 PM	**Jonathan Mertzig** District: 11 5302 Odana Rd 201 Madison WI 53711	Support	No	No				
5 05/04/24 04:41 PM	**Douglas Meier** District: 8 1218 Spring Street 7 Madison WI 53715	Support	No	No				
5 05/05/24 06:32 AM	**Katie Castern** District: 11 466 S. Owen Drive Madison WI 53711	Support	No	No				
5 05/05/24 01:29 PM	**Craig Meikleham** District: 2 502 N Frances St 702 Madison WI 53703	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/05/24 02:23 PM	**Lauri Luosta** District: 14 2207 Catalpa Rd Madison WI 53713	Support	No	No				
5 05/05/24 06:34 PM	**Emmett Nolan** District: 13 829 Terry Pl Madison WI 53711	Support	No	No				
5 05/06/24 08:43 AM	**Mary Pustejovsky** District: 11 4502 Woods End Madison WI 53711	Support	No	No				
5 05/06/24 09:27 AM	**Brittany Grogan** District: 6 465 Sidney St Madison WI 53703	Support	No	No				
5 05/06/24 11:33 AM	**Hannah Jackson** District: 19 5502 Marsha Dr Madison WI 53705	Support	No	No				
5 05/06/24 03:07 PM	**Larry Jensen** District: 6 1618 Jenifer St Madison WI 53704	Oppose	No	No				
5 05/06/24 03:39 PM	**Lance Lattimer** District: 6 1350 Spaight St Madison WI 53703	Oppose	No	No				
5 05/06/24 03:58 PM	**Judith Strand** District: 6 745 jenifer st Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/06/24 04:14 PM	**Jean M Parks** District: 5 302 Chamberlain Ave Madison WI 53726	Oppose	No	No				
5 05/06/24 06:47 PM	**Matt Gawlik** District: 6 137 S Franklin St Madison WI 53703	Support	No	No				
5 05/06/24 07:35 PM	**Amir Ali** District: 12 1624 Fordem ave Madison WI 53704	Oppose	No	No				
5 05/06/24 08:28 PM	**Jean Farrell** District: 15 14 S. Marquette Street Madison WI 53704	Oppose	No	No				
5 05/06/24 09:29 PM	**William Stedden** District: 6 1316 E Mifflin St Madison WI 53703	Support	No	No				
5 05/07/24 08:31 AM	**Whitney Cook** District: 7 6146 Sandstone Dr. Madison WI 53719	Support	No	No				
5 05/07/24 01:52 PM	**Rick Chandler** District: 10 810 Ottawa Trail Madison WI 53711	Oppose	No	Yes	Madison Trust for Historic Preservation P.O. Box 296 Madison, WI 53701 608-441-8864	No	No	
5 05/07/24 03:01 PM	**Tracy Doreen Dietzel** District: 6 515 S. Paterson Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 5 Appeal of the Plan Commission action on the demolition permit for 428-444 State Street. (District 2), Legistar ID 81565.								
5 05/07/24 06:18 PM	**Anne Walker** District: 6 1704 Winnebago St Madison WI 53704	Oppose	No	No				
		Support: 31 **Opposed**: 10 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 9 Public Hearing - New License Kwantsu Dudes LLC • dba Casetta Kitchen and Counter 222 W Washington Ave • Agent: Seanna Whalen Estimated Capacity (in/out): 49/22 Class C Wine • 10% alcohol, 90% food Police Sector 405 (District 4)								
9 05/07/24 10:39 AM	**Seanna Whalen** District: 12 1868 E Washington Ave 334 Madison WI 53704	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 10 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 4601 Verona Rd • Agent: Melissa McPherson Class A Beer, Class A Liquor, Class A Cider Police Sector 211 (District 10)								
10 05/07/24 06:25 PM	**Lakhbir Singh** District: Unknown 6664 Tartan Trl Sun Prairie WI 53590	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 11 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 699 Whitney Way • Agent: Lakhbir Singh Class A Beer, Class A Liquor, Class A Cider Police Sector 214 (District 11)								
11 05/07/24 06:27 PM	**Lakhbir Singh** District: Unknown 6664 Tartan Trl Sun Prairie WI 53590	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 15 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 4601 Cottage Grove Rd • Agent: Harinder Singh Class A Beer, Class A Liquor, Class A Cider Police Sector 614 (District 16)								
15 05/07/24 06:24 PM	**Lakhbir Singh** District: Unknown 6664 Tartan Trl Sun Prairie WI 53590	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 20 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 3019 E Washington Ave • Agent: Harinder Singh Class A Beer, Class A Liquor, Class A Cider Police Sector 603 (District 15)								
20 05/07/24 05:51 PM	**Gurpreet Ghuman** District: Unknown 6405 Brendan cir McFarland WI 53558	Oppose	No	No				
		Support: 0 **Opposed**: 1 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 21 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave • Agent: Melissa McPherson Class A Beer, Class A Liquor, Class A Cider Police Sector 502 (District 12)								
21 05/07/24 11:51 AM	**Elliot Lebrun** District: 12 209 Kedzie St. Apartment 3 Madison WI 53704	Oppose	Yes	No				
21 05/07/24 11:55 AM	**Melissa Meyer** District: 12 2663 East Lawn Court Madison WI 53704	Oppose	Yes	No				
21 05/07/24 12:06 PM	**Jason D Robinson** District: 12 222 Kedzie Street Madison WI 53704	Oppose	Yes	No				
21 05/07/24 06:32 PM	**Lakhbir Singh** District: Unknown 6664 Tartan Trl Sun Prairie WI 53590	Support	Available to answer questions	No				
21 05/07/24 01:15 PM	**Kristin Bartel** District: 12 2618 East Lawn Ct Madison WI 53704	Oppose	No	Yes	Elliot- Kedzie Street	No	No	
21 05/07/24 05:59 PM	**Gurpreet Ghuman** District: Unknown 6405 Brendan circle McFarland WI Wi	Oppose	No	No				
		Support: 1 **Opposed**: 5 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 23 Public Hearing - New License Fusion Smoke & Spirits LLC • dba Fusion 36 S Bassett St • Agent: Jacob McRoberts Class A Beer, Class A Liquor Police Sector 404 (District 4)								
23 05/07/24 06:36 PM	**Jacob McRoberts** District: 1 1704 Waldorf blvd Madison WI 53719	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 24 Public Hearing - New License Bais and Sons LLC • dba TBD 4 Collins Ct • Agent: Rhiannon Offerdahl Class A Beer, Class A Cider Police Sector 620 (District 16)								
24 05/07/24 02:44 PM	**Atiq Ullah** District: 16 4 Collin's ct Madison WI 53716	Support	Available to answer questions	No				
24 05/07/24 03:45 PM	**Atiq Ullah** District: 16 4 Collin's ct Madison WI 53716	Support	Available to answer questions	No				
		Support: 2 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 25 Public Hearing - New License Turkish Kitchen Madison LLC • dba Turkish Kitchen 2616 Monroe St • Agent: Huseyin Cokugurluel Estimated Capacity (in/out): 72 Class B Beer, Class C Wine • 20% alcohol, 80% food Police Sector 207 (District 13)								
25 05/07/24 03:00 PM	**Huseyin Gurhan Cokugurluel** District: 13 2616 Monroe St Madison WI 53711	Support	Available to answer questions	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 25 Public Hearing - New License Turkish Kitchen Madison LLC • dba Turkish Kitchen 2616 Monroe St • Agent: Huseyin Cokugurluel Estimated Capacity (in/out): 72 Class B Beer, Class C Wine • 20% alcohol, 80% food Police Sector 207 (District 13)								
25 05/03/24 11:31 AM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 2 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 27 Approving Plans, Specifications, And Schedule Of Assessments For Doncaster Drive, Beverly Road & Danbury Street Reconstruction Assessment District - 2024 (District 10)								
27 05/03/24 01:13 PM	**James P Kennedy** District: 10 4229 Beverly Road Madison WI 53711	Oppose	Yes	No				
27 05/07/24 04:20 PM	**James P Kennedy** District: 10 4229 Beverly Road Madison WI 53711	Oppose	Yes	No				
27 05/05/24 04:39 PM	**Luann Skinner** District: 10 4228 Beverly Road Madison WI 53711	Oppose	Available to answer questions	No				
27 05/05/24 07:35 PM	**Julie Murphy Agnew** District: 10 4239 Beverly Road Madison WI 53711	Oppose	Available to answer questions	No				
27 05/07/24 06:40 AM	**Robert Christl** District: 10 4251 Beverly Rd Madison WI 53711	Oppose	Available to answer questions	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 27 Approving Plans, Specifications, And Schedule Of Assessments For Doncaster Drive, Beverly Road & Danbury Street Reconstruction Assessment District - 2024 (District 10)								
27 05/07/24 05:46 PM	**Danielle R Schweiss** District: 10 4233 Beverly Rd Madison WI 53711	Oppose	Available to answer questions	No				
27 05/05/24 08:09 AM	**Giuliana Gonzalez Barrios** District: 10 4251 Beverly road Madison WI 53711	Oppose	No	No				
27 05/05/24 10:19 AM	**Jim Thompson** District: 10 4246 Beverly Rd Madison WI 53711	Support	No	No				
27 05/05/24 06:49 PM	**Sandra Stephens** District: 10 4246 Beverly Rd Madison WI 53711	Support	No	No				
27 05/05/24 10:46 PM	**John Scott Urban** District: 10 4225 Beverly Road Madison WI 53711	Oppose	No	No				
27 05/06/24 08:42 AM	**Kimberly Sporle** District: 10 1402 Seminole Hwy Madison WI 53711	Oppose	No	No				
27 05/06/24 09:46 AM	**laura gillespie** District: 10 4214 Beverly Road Madison WI 53711	Support	No	No				
27 05/06/24 10:21 AM	**Richard James Daniels** District: 10 4220 Beverly Road Madison WI 53711	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 27 Approving Plans, Specifications, And Schedule Of Assessments For Doncaster Drive, Beverly Road & Danbury Street Reconstruction Assessment District - 2024 (District 10)								
27 05/06/24 10:25 AM	**Christine Daniels** District: 10 4220 Beverly Road Madison WI 53711	Support	No	No				
27 05/06/24 11:46 AM	**Maxwell Schweiner** District: 10 4257 Beverly Rd Madison WI 53711	Support	No	No				
27 05/06/24 08:06 PM	**Brennan Connors** District: 10 4255 Beverly Road Madison WI 53711	Oppose	No	No				
27 05/07/24 11:36 AM	**MATT AGNEW** District: 10 4239 BEVERLY RD MADISON WI 53711	Oppose	No	No				
27 05/07/24 12:24 PM	**Carol R Buelow** District: 10 4206 Doncaster Dr Madison WI 53711	Support	No	No				
27 05/07/24 02:44 PM	**Carol Dawn Birchj** District: 10 4259 Beverly Road Madison WI 53711	Oppose	No	No				
27 05/07/24 03:53 PM	**Theresa Kuehl** District: 10 4242 Beverly Rd Madison WI 53711	Support	No	No				
27 05/07/24 05:25 PM	**Ellen Grigg** District: 10 4240 Beverly Rd Madison WI 53711	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
		Support: 8 **Opposed**: 13 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 35 Submitting the appointment of Tana Elias for confirmation of a five-year term as the Madison Public Library Director.								
35 05/07/24 07:07 PM	**Eve Galanter** District: 5 109 North Roby Road Madison WI 53726	Support	Yes	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/05/24 02:43 PM	**Andrea Zietko** District: 12 1944 E Washington Ave 2 Madison WI 53704	Support	Yes	No				
38 05/06/24 04:52 PM	**Michael J Nicandro Rosenthal** District: 6 407 S Paterson St B Madison WI 53703	Support	Yes	No				
38 05/06/24 04:53 PM	**Andrea Zietko** District: 12 1944 E. Washington Ave 2 Madison WI 53704	Support	Yes	No				
38 05/06/24 06:57 PM	**Aedan Gardill** District: 20 1110 Chapel Hill Road Madison WI 53711	Support	Yes	No				
38 05/06/24 08:11 PM	**Gabrielle Cornish** District: 12 125 N. 1st St. Madison WI 53704	Support	Yes	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/06/24 09:31 PM	**Stefan Sontsev** District: 11 5043 marathon dr madison WI 53705	Oppose	Yes	No				
38 05/06/24 10:02 PM	**Rabbi Jonathan Biatch** District: 20 22 Chautauqua Trl Madison WI 53719	Oppose	Yes	No				
38 05/06/24 10:23 PM	**Abigail Conway** District: 8 1635 Kronshage Drive Madison WI 53706	Support	Yes	No				
38 05/06/24 10:56 PM	**Samer Alatout** District: 20 6013 Hempstead Road Madison WI 53711	Support	Yes	No				
38 05/07/24 12:13 AM	**Max Prestigiacomo** District: 2 222 N. Hamilton St 6 Madison WI 53705	Support	Yes	No				
38 05/07/24 07:51 AM	**Emily D.** District: Unknown Winnequah Ave. Madison WI 53716	Oppose	Yes	No				
38 05/07/24 08:08 AM	**Ellen K.** District: 15 Jerome St Madison WI 53716	Oppose	Yes	No				
38 05/07/24 09:05 AM	**Mazel Ginsberg** District: 10 3338 Westview Lane Madison WI 53713	Support	Yes	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 09:57 AM	**Cait Mallery** District: 5 306 Eagle Heights Dr E Madison WI 53705	Support	Yes	No				
38 05/07/24 10:59 AM	**Fred Gants** District: Unknown 3456 Nappe Drive Middleton WI 53562	Oppose	Yes	Yes	Jewish Federation of Madison 6434 Enterprise Ln Madison, WI 5719 (608) 278-1808	No	No	
38 05/07/24 12:31 PM	**Jeremy D Tunis** District: Unknown 2910 COLUMBIA RD Madison WI 53705	Oppose	Yes	Yes	Jewish Federation of Madison Community Relations Council Co-Chair. 6434 Enterprise Ln, Madison, WI 53719 (608) 278-1808	No	No	
38 05/07/24 01:10 PM	**Sarah Bocher** District: 6 314 N Baldwin St F Madison WI 53703	Support	Yes	No				
38 05/07/24 02:28 PM	**Briana Skerpan** District: Unknown 109 S Division St Stoughton WI 53589	Support	Yes	No				
38 05/07/24 03:16 PM	**Maddie Faull** District: 2 116 E Gorham St 101 Madison WI 53703	Support	Yes	No				
38 05/07/24 03:19 PM	**Grace Semaan** District: Unknown 2961 index road Fitchburg WI 53713	Neither support nor oppose	Yes	No				
38 05/07/24 04:49 PM	**Diya Abbas** District: 2 405 N Frances St M Madison WI 53703	Neither support nor oppose	Yes	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 05:30 PM	**Grace Semaan** District: Unknown 2961 index rd Fitchburg WI 53713	Neither support nor oppose	Yes	No				
38 05/07/24 05:33 PM	**Sam Hsieh** District: 18 529 Troy Dr Madison WI 53704	Neither support nor oppose	Yes	No				
38 05/07/24 05:50 PM	**Claire Hoppe** District: 8 821 W Johnson St. 285 Madison WI 53706	Neither support nor oppose	Yes	No				
38 05/07/24 05:54 PM	**Susan Nossal** District: 13 1105 Haywood Drive 1 Madison WI 53715	Support	Yes	No				
38 05/07/24 05:57 PM	**Zebulun Fazel** District: 19 5982 Schroeder Rd Unit B Madison WI 53711	Support	Yes	No				
38 05/07/24 06:04 PM	**jesse ransom** District: Unknown 1214 Sweeney dr apt 1 Middleton wi WI 53562	Support	Yes	No				
38 05/07/24 06:08 PM	**Samantha Bosco** District: 6 1141 Sherman Ave 1 Madison WI 53703	Support	Yes	No				
38 05/07/24 06:10 PM	**Bonnie Roe** District: 11 4410 Somerset Lane Madison WI 53711	Oppose	Yes	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 06:34 PM	**Lulu Hussein** District: Unknown 700 University Bay Dr Madison WI 53705	Support	Yes	Yes	Lulu Hussein Students for Justice in Palestine - UW-Madison	No	No	
38 05/07/24 06:35 PM	**Siddharth Khirwar** District: 4 309 W Johnson St. 742, OVATION Madison WI 53703	Support	Yes	No				
38 05/07/24 06:39 PM	**T Clearwater** District: 6 111 N Ingersoll St Apt #2 Madison WI 53703	Neither support nor oppose	Yes	No				
38 05/07/24 06:47 PM	**Henry Brown** District: 13 902 Drake St 206 Madison WI 53715	Support	Yes	No				
38 05/07/24 07:12 PM	**Rabbea Azam** District: 1 221 Rustic Point lane 218 verona WI 53693	Support	Yes	No				
38 05/07/24 07:17 PM	**Rabbea Azam** District: 1 221 Rustic Point lane 218 verona WI 53693	Support	Yes	No				
38 05/07/24 07:19 PM	**Rabbea Azam** District: Unknown 3483 blue glacier road 218 verona WI 53593	Support	Yes	No				
38 05/07/24 08:34 PM	**Ali Khan** District: Unknown 3319 Saracen Way Verona WI 53593	Support	Yes	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 09:26 PM	**Ali Khan** District: Unknown 3319 Saracen Way Verona WI 53593	Support	Yes	No				
38 05/07/24 09:38 PM	**Efrat Koppel** District: 6 222 merry street Madison WI 53704	Support	Yes	No				
38 05/07/24 09:44 PM	**Nina Denne** District: 13 902 Drake St 206 Madison WI 53715	Support	Yes	Yes	Teaching Assistants' Association, AFT Local 3220, 520 University Ave, Suite 220, Madison, WI 53703	No	No	
38 05/07/24 10:05 PM	**Siddharth Khirwar** District: 4 309 W Johnson St. 742, OVATION Madison WI 53703	Support	Yes	No				
38 05/08/24 01:37 AM	**Nina Denne** District: 13 902 Drake St 206 Madison WI 53715	Support	Yes	Yes	Teaching Assistants' Association, AFT Local 3220, 520 University Ave, Suite 220, Madison, WI 53703	No	No	
38 05/06/24 03:15 PM	**Zara Chowdhary** District: 6 1315 Jenifer St Apt 2 Madison WI 53703	Support	Available to answer questions	No				
38 05/06/24 04:06 PM	**Zara Chowdhary** District: 6 1315 Jenifer St Apt 2 Madison WI 53703	Support	Available to answer questions	No				
38 05/06/24 05:39 PM	**Brenda Salvo** District: 5 3317 Harvey St 7 Madison WI 53705	Support	Available to answer questions	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/06/24 09:22 PM	**Peter A Gill** District: Unknown 364 Park Ave Prairie du Sac WI 53578	Support	Available to answer questions	No				
38 05/07/24 09:21 AM	**Rachel Chisman** District: Unknown 4521 Jenewein Rd Madison WI 53711	Support	Available to answer questions	No				
38 05/07/24 09:56 AM	**Rabbi Betsy Forester** District: 13 1802 Monroe St Unit 503 Madison WI 53711	Oppose	Available to answer questions	No				
38 05/07/24 06:33 PM	**Chaya Miller** District: 2 544 State St Madison WI 53703	Oppose	Available to answer questions	No				
38 05/07/24 07:05 PM	**Francesca Hong** District: 6 101 North Blount Street 801 Madison WI 53703	Support	Available to answer questions	No				
38 05/07/24 07:41 PM	**Zach Aubrecht** District: Unknown 105 State Street Deerfield WI 53531	Support	Available to answer questions	No				
38 05/03/24 11:57 AM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Oppose	No	No				
38 05/04/24 06:46 PM	**Monica Johnson** District: 12 310 N. Fifth St Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/04/24 08:13 PM	**Michelle Fisher** District: 6 953 Williamson St 1 Madison WI 53703	Support	No	No				
38 05/04/24 09:26 PM	**Kay Hagerty** District: 12 1402 wyldewood dr Madison WI 53704	Support	No	No				
38 05/05/24 07:24 AM	**Carolyn Virginia** District: 12 1510 Fremont ave Madison WI 53704	Support	No	No				
38 05/05/24 07:50 AM	**Lynne A Toseff** District: 3 201 N Walbridge Ave 313 Madison WI 53714	Support	No	No				
38 05/06/24 03:32 PM	**Dekila Chungyalpa** District: 19 6009 Hawser Road Madison WI 53705	Support	No	No				
38 05/06/24 03:35 PM	**Moniba Nazeef** District: 19 5303 Brody Dr Madison WI 53705	Support	No	No				
38 05/06/24 04:02 PM	**Christina Anderson** District: 6 1302 Rutledge St Madison WI 53703	Support	No	No				
38 05/06/24 04:03 PM	**Zakiyyah Sorensen** District: 18 1014 Havey Rd Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/06/24 04:18 PM	**Erin Skarivoda** District: 6 1252 spaight st madison WI 53703	Support	No	No				
38 05/06/24 04:22 PM	**Rachel French** District: 6 1252 Spaight st 2 Madison WI 53703	Support	No	No				
38 05/06/24 04:41 PM	**Nicholas Sturdevant** District: 1 489 Commerce Dr Apt 110 Madison WI 53719	Support	No	No				
38 05/06/24 06:55 PM	**Jessie Thwaites** District: 6 600 S Brearly St 2D Madison WI 53703	Support	No	No				
38 05/06/24 07:25 PM	**Alissa Kendall** District: 12 2110 East Mifflin Madison WI 53704	Support	No	No				
38 05/06/24 07:35 PM	**Miranda Gorsuch** District: 11 4701 Sheboygan Ave Apt 216 Madison WI 53705	Support	No	No				
38 05/06/24 07:56 PM	**Kelsey Foster** District: Unknown 5318 Westport Rd Apt 101 Madison WI 53704	Support	No	No				
38 05/06/24 08:16 PM	**Amanda Panas** District: 5 405 Palomino Lane 1N Madison WI 53705	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/06/24 08:39 PM	**Zachary Jerzyk** District: 13 1351 South St 11 Madison WI 53715	Support	No	No				
38 05/06/24 09:14 PM	**Ian Anderson** District: 6 1302 Rutledge St Madison WI 53703	Support	No	No				
38 05/06/24 09:25 PM	**Stefan Sontsev** District: 11 5043 marathon dr madison WI 53705	Oppose	No	No				
38 05/06/24 09:39 PM	**Kati Fanning** District: 6 730 Williamson St 420 Madison WI 53703	Support	No	No				
38 05/06/24 09:39 PM	**Kati Fanning** District: 6 730 Williamson St 420 Madison WI 53703	Support	No	No				
38 05/06/24 09:40 PM	**Emilee Jocewicz** District: Unknown 45 S Gardens Way Fitchburg WI 53711	Support	No	No				
38 05/06/24 10:18 PM	**Chloe Ackerman** District: 6 1252 Spaight St 2 Madison WI 53703	Support	No	No				
38 05/06/24 10:45 PM	**Caitlin Calhoun** District: Unknown 10387 Hudson Rd Mazomanie WI 53560	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 12:44 AM	**Zack Crenshaw** District: 4 201 S Bedford 314 Madison WI 53703	Support	No	No				
38 05/07/24 12:46 AM	**Wajiha Akhtar** District: 10 3001 Nottingham Way -- Madison WI 53713	Support	No	No				
38 05/07/24 04:27 AM	**Azam Ahmed** District: Unknown 1111DARTMOUTH RD MADISON WI 53705	Support	No	No				
38 05/07/24 07:07 AM	**Farah Kaiksow** District: Unknown 3415 Blackhawk Drive Madison WI 53705	Support	No	No				
38 05/07/24 07:09 AM	**Marit Hovey** District: 1 37 goldenrod ln Madison WI 53719	Support	No	No				
38 05/07/24 07:13 AM	**Kate Zurlo-Cuva** District: 6 2017 Corscot Ct Madison WI 53704	Support	No	No				
38 05/07/24 08:17 AM	**Megan Rondinelli** District: 5 309 Westmorland Blvd Madison WI 53705	Support	No	No				
38 05/07/24 08:49 AM	**Emily Dickmann** District: 5 207 Forest St Madison WI 53726	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 09:16 AM	**megan kennedy** District: 12 1954 e Washington ave 23 madison WI 53704	Support	No	No				
38 05/07/24 09:21 AM	**Zachary Curtis-Ginsberg** District: 4 614 W Doty St Madison WI 53703	Support	No	No				
38 05/07/24 09:23 AM	**David Poklinkoski** District: 6 205 Ramsey Court Madison WI 53704	Support	No	No				
38 05/07/24 09:26 AM	**Leslie Peterson** District: 12 2450 Upham Street Madison WI 53704	Support	No	No				
38 05/07/24 09:37 AM	**Sarah Fanning** District: 13 915 S Brooks St Madison WI 53715	Support	No	No				
38 05/07/24 10:03 AM	**Brianna Kromrey** District: 5 405 Palomino Lane Apt 1N 1N Madison WI 53705	Support	No	No				
38 05/07/24 10:13 AM	**Matthew Westphall** District: Unknown 4601 Oak Ct Monona WI 53716	Support	No	No				
38 05/07/24 11:42 AM	**Steven R Temple** District: 17 5113 Prairie Rose Rd Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 12:09 PM	**Emily Morris** District: 6 320 S. Baldwin St. Madison WI 53703	Oppose	No	No				
38 05/07/24 12:42 PM	**Athnie McMillan-Comeaux** District: 7 3017 Maple Valley Dr. Apt. 204 Madison WI 53719	Support	No	No				
38 05/07/24 12:59 PM	**James Shenfield** District: 7 3017 Maple Valley Dr Apt 204 Madison WI 53719	Support	No	No				
38 05/07/24 01:14 PM	**Ellen Silver** District: 15 21 Corry St Madison WI 53704	Oppose	No	No				
38 05/07/24 01:18 PM	**Ella Michelich** District: 12 717 N Fair Oaks Ave Madison WI 53714	Support	No	No				
38 05/07/24 01:23 PM	**Sophia Nowak** District: 6 1028 Williamson St 1 Madison WI 53703	Support	No	No				
38 05/07/24 01:26 PM	**Hal Imperl** District: 1 9726 Watts Rd 306 Verona WI 53593	Support	No	No				
38 05/07/24 01:29 PM	**Iris Kamenev** District: 6 1222 E Washington ave 302 Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 02:11 PM	**Barret Elward** District: 12 1309 N Sherman Ave Madison WI 53704	Support	No	No				
38 05/07/24 02:18 PM	**Maram** District: Unknown 911 11th St Monroe WI 53566	Support	No	No				
38 05/07/24 02:24 PM	**AUSTIN LYNCH** District: 12 717 N FAIR OAKS AVE MADISON WI 53714	Support	No	No				
38 05/07/24 02:26 PM	**Luca Riitano** District: 6 840 E Gorham St Apt 204 Madison WI 53703	Support	No	No				
38 05/07/24 02:27 PM	**Sol Ringen** District: 8 1301 Spring St 604 Madison WI 53715	Support	No	No				
38 05/07/24 02:47 PM	**Donna Wallbaum** District: 6 1820 Rutledge St Madison WI 53704	Support	No	No				
38 05/07/24 02:47 PM	**Bruce Wallbaum** District: 6 1820 Rutledge St Madison WI 53704	Support	No	No				
38 05/07/24 02:50 PM	**Daniel Levitin** District: 4 122 N Bassett St. Madison WI 53703	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 02:51 PM	**Nicholas Sturdevant** District: 1 489 Commerce Dr Apt 110 Madison WI 53719	Support	No	No				
38 05/07/24 03:01 PM	**Emily Hyde** District: 15 3315 Ivy Street Madison WI 53714	Support	No	No				
38 05/07/24 03:11 PM	**Molly Harris** District: 13 1722 Monroe St 506 Madison WI 53711	Oppose	No	No				
38 05/07/24 03:19 PM	**Amber Scarborough** District: 15 202 Cottage Grove Road B417 Madison WI 53716	Support	No	No				
38 05/07/24 03:21 PM	**Moniba Nazeef** District: 19 5303 Brody Dr Madison WI 53705	Support	No	No				
38 05/07/24 03:29 PM	**Alyssa Lentine** District: 13 104 South Brooks St. Madison WI 53715	Support	No	No				
38 05/07/24 03:32 PM	**Hannah Eldridge** District: 5 2626 Park Place Madison WI 53705	Support	No	No				
38 05/07/24 03:41 PM	**Hannah Woodward** District: 2 214 N Pinckney St 201 Madison WI 53703	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 03:42 PM	**David Sterken, MD** District: 4 309 West Johnson Street Madison WI 53703	Support	No	No				
38 05/07/24 03:54 PM	**Timothy Moye** District: 2 138 W. Gorham St. Madison WI 53703	Support	No	No				
38 05/07/24 03:56 PM	**Cristina Hogetop** District: 2 138 W. Gorham St. Madison WI 53703	Support	No	No				
38 05/07/24 04:16 PM	**Dean Amethyst Dvorak** District: 13 726 W Main St Madison WI 53715	Support	No	No				
38 05/07/24 04:20 PM	**Tsela Barr** District: 5 118 N Spooner St Madison WI 53726	Support	No	No				
38 05/07/24 04:37 PM	**Harry Richardson** District: 6 456 N Few st Madison WI 53703	Support	No	No				
38 05/07/24 04:38 PM	**Molly Minden** District: 6 2037 Helena St 1 Madison WI 53704	Support	No	No				
38 05/07/24 04:47 PM	**Sol Kelley-Jones** District: 10 4341 Crawford Dr Madison WI 53711	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 05:04 PM	**Kim Ian Richman** District: 16 1313 Droster Rd Madison WI 53716	Oppose	No	No				
38 05/07/24 05:06 PM	**Patricia C. Richman** District: 16 1313 Droster Rd Madison WI 53716	Oppose	No	No				
38 05/07/24 05:10 PM	**Sol Kelley-Jones** District: 10 4341 CRAWFORD DR Madison WI 53711	Support	No	No				
38 05/07/24 05:11 PM	**Nathan Beck** District: 10 4341 CRAWFORD DR Madison WI 53711	Support	No	No				
38 05/07/24 05:15 PM	**Lindsay Dubin** District: 2 626 Langdon Street 408 Madison WI 53703	Oppose	No	No				
38 05/07/24 05:20 PM	**Joanna Frasch** District: 17 3348 Ambassador Dr Apt. 3 Madison WI 53718	Support	No	No				
38 05/07/24 05:21 PM	**Emily Noble** District: 19 1108 N Gammon Rd Madison WI 53717	Support	No	No				
38 05/07/24 05:33 PM	**Dan Upp** District: 6 110 S 2nd Street Apt 110 Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 05:35 PM	**Ari Rosenblatt** District: 2 432 W Gorham Street 523 Madison WI 53703	Oppose	No	No				
38 05/07/24 05:45 PM	**Sarah Betzler** District: 15 405 East Lakeview Ave Madison WI 53716	Support	No	No				
38 05/07/24 05:47 PM	**Carly Fisher** District: 8 970 University Ave 509 Barnard Hall Madison WI 53706	Oppose	No	No				
38 05/07/24 05:50 PM	**Yael Rosenblatt** District: Unknown 5511 Upland Trail Middleton WI 53562	Oppose	No	No				
38 05/07/24 05:50 PM	**Avi Katzen** District: 8 4 N Park St 600 Madison WI 53715	Oppose	No	No				
38 05/07/24 05:51 PM	**Barbara Smith** District: 6 456 N FEW ST Madison WI 53703	Support	No	No				
38 05/07/24 05:52 PM	**Jamie Vacca** District: 2 437 north frances st Madison WI 53703	Oppose	No	No				
38 05/07/24 05:52 PM	**Brooke Robbins** District: 2 432 W Gorham St 1156 Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 05:54 PM	**Jenna Greene** District: 6 1442 Morrison st Madison WI 53703	Support	No	No				
38 05/07/24 05:57 PM	**Justin Kay** District: 2 233 Langdon St 204 Madison WI 53703	Oppose	No	No				
38 05/07/24 05:59 PM	**Lindsay Dubin** District: 2 626 Langdon Street 408 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:02 PM	**Stedman Windsor-Engnell** District: 18 1330 Forster 6 Madison WI 53704	Support	No	No				
38 05/07/24 06:03 PM	**Stephanie Velednitsky** District: 6 937 E. Gorham St, Apt 2 Madison WI 53703	Support	No	No				
38 05/07/24 06:04 PM	**Trevor Gerald Lyons** District: 2 613 North Frances Street 404 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:08 PM	**Jamie Vacca** District: 2 437 north frances st Madison WI 53703	Oppose	No	No				
38 05/07/24 06:09 PM	**Basya Stevenson** District: 4 309 W Johnson St. Apt 523 Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 06:10 PM	**Megan Bruun** District: 15 3217 Milwaukee St Madison WI 53714	Support	No	No				
38 05/07/24 06:14 PM	**Philip Gasper** District: 19 6917 Colony Dr Madison WI 53717	Support	No	No				
38 05/07/24 06:15 PM	**Jacob Rodgers** District: 12 2518 Eas Johnson Steet Madison WI 53704	Support	No	No				
38 05/07/24 06:15 PM	**Sami Head** District: 12 2518 East Johnson Street Madison WI 53704	Support	No	No				
38 05/07/24 06:18 PM	**Jordyn Geller** District: 4 110 N Bedford St 611 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:18 PM	**brooke williams** District: Unknown 103 Pearl St Westfield NJ 07090	Oppose	No	No				
38 05/07/24 06:18 PM	**Anna Golding** District: 8 615 W Johnson Street Madison WI 53706	Oppose	No	No				
38 05/07/24 06:20 PM	**Shayna Rosenthal** District: 2 432 W Gorham St 523 Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 06:20 PM	**Ilana Gang** District: 13 902 Drake St. 502 Madison WI 53715	Oppose	No	No				
38 05/07/24 06:20 PM	**Tsurit Barhama** District: Unknown 5134 Reynolds Ave Waunakee WI 53597	Oppose	No	No				
38 05/07/24 06:22 PM	**Aileen Paguio** District: 6 205 Ramsey Court Madison WI 53704	Support	No	No				
38 05/07/24 06:23 PM	**Dania Shoukfeh** District: 19 7178 N Gammon Rd Madison WI 53717	Support	No	No				
38 05/07/24 06:24 PM	**Efrat Koppel** District: 6 222 merry street Madison WI 53704	Support	No	No				
38 05/07/24 06:25 PM	**Stephanie Parmentier** District: 12 402 Pawling Street 1 Madison WI 53704	Support	No	No				
38 05/07/24 06:31 PM	**Rachel Nefesh** District: 2 505 University Ave 302 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:34 PM	**Maya Foonberg** District: 2 633 N Henry St 509 Madison WI 53703	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 06:39 PM	**yael hahn** District: 2 437 N Frances st Madison WI 53703	Oppose	No	No				
38 05/07/24 06:39 PM	**Nesya Graupe** District: 5 1919 University Avenue 3 Madison WI 53726	Oppose	No	No				
38 05/07/24 06:42 PM	**Tamir Hanono-michli** District: 4 409 w gorham street 204 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:44 PM	**Lindsay Elnekaveh** District: 2 437 N Frances St 812 Madison WI 53703	Oppose	No	No				
38 05/07/24 06:50 PM	**Yasmina Haddad** District: 1 7834 Starr Grass Dr Madison WI 53719	Support	No	No				
38 05/07/24 06:53 PM	**Emily Hoggatt** District: 13 502 W Shore Dr Madison WI 53715	Support	No	No				
38 05/07/24 06:59 PM	**Anna Golding** District: 8 615 W Johnson Street Madison WI 53706	Oppose	No	No				
38 05/07/24 07:00 PM	**HannahRose** District: Unknown 5269 N Idlewild Ave Whitefish Bay WI 53217	Oppose	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 07:00 PM	**Emma Heins** District: 13 622 S. Orchard St Apt 1 Madison WI 53715	Support	No	No				
38 05/07/24 07:07 PM	**Jenna Mertz** District: Unknown 7012 South Ave Middleton WI 53562	Support	No	No				
38 05/07/24 07:08 PM	**Bonyan Qudah** District: 5 303 Eagle Heights Apt C Madison WI 53705	Support	No	No				
38 05/07/24 07:12 PM	**Jamie Vacca** District: 2 437 north frances st Madison WI 53703	Oppose	No	No				
38 05/07/24 07:15 PM	**Shayna Rosenthal** District: 2 432 W Gorham St 523 Madison WI 53703	Oppose	No	No				
38 05/07/24 07:19 PM	**Maya Foonberg** District: 2 633 N Henry St 509 Madison WI 53703	Oppose	No	No				
38 05/07/24 07:40 PM	**Esty Dinur** District: 18 4706 School Rd Madison WI 53704	Support	No	No				
38 05/07/24 07:41 PM	**Nina Denne** District: 13 902 Drake St 206 Madison WI 53715	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 07:45 PM	**Jenna Greene** District: 6 1442 Morrison st Madison WI 53703	Support	No	No				
38 05/07/24 07:47 PM	**Kevin E. Walsh** District: 11 566 S Segoe Rd Madison WI 53711	Support	No	No				
38 05/07/24 07:47 PM	**Kathy Walsh** District: 11 566 S Segoe Rd Madison WI 53711	Support	No	No				
38 05/07/24 07:54 PM	**Hailey Hinesman** District: 1 8107 Mansion Hill Ave Madison WI 53719	Oppose	No	No				
38 05/07/24 08:10 PM	**Dean Amethyst Dvorak** District: 13 726 W Main St Madison WI 53715	Support	No	No				
38 05/07/24 08:12 PM	**Nina Denne** District: 13 902 Drake St 206 Madison WI 53715	Support	No	No				
38 05/07/24 08:22 PM	**Tsela Barr** District: 5 118 N Spooner St Madison WI 53726	Support	No	No				
38 05/07/24 08:24 PM	**Zephyr Heggeland** District: 18 4510 Jay Dr Madison WI 53704	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 08:47 PM	**Sergey Levitskiy** District: 4 641 W Main St 114 Madison WI 53703	Support	No	No				
38 05/07/24 08:52 PM	**Sarah Betzler** District: 15 405 East Lakeview Ave Madison WI 53716	Support	No	No				
38 05/07/24 08:56 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Oppose	No	No				
38 05/07/24 09:00 PM	**Ian Anderson** District: 6 1302 Rutledge St Madison WI 53703	Support	No	No				
38 05/07/24 09:45 PM	**Naman Siad** District: 7 3521 basalt lane Madisok WI 53719	Support	No	No				
38 05/07/24 10:38 PM	**Ana Fochesatto** District: 5 33 University Houses B Madison WI 53705	Support	No	No				
38 05/07/24 10:41 PM	**Jerome Sader** District: 5 33 University Houses B Madison WI 53705	Support	No	No				
38 05/07/24 10:42 PM	**William Molski** District: 19 129 Quarterdeck Dr Madison WI 53705	Support	No	No				

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 38 Reaffirming Support for a Permanent Ceasefire and Supporting Student Protestors								
38 05/07/24 10:54 PM	**Nova Tebbe** District: 5 2302 University Ave 314 Madison WI 53726	Support	No	No				
38 05/07/24 11:29 PM	**Jason Bunke** District: 4 437 W. Main St. 207 Madison WI 53703	Support	No	No				
		Support: 145 **Opposed**: 48 **Neither**: 6 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 41 Change of Licensed Conditions Prosit To You Inc• dba Essen Haus Current Capacity (in/out): 240/150 • Proposed Capacity (in/out): 240/150 514 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 30% alcohol, 70% food Police Sector 406 (District 6) Request to allow Sunday and Monday outside music as per Planning Commission								
41 05/03/24 12:06 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 42 Change of Licensed Conditions Prosit To You Inc• dba Up North Current Capacity (in/out): 260/0 • Proposed Capacity (in/out): 260/0 524 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 30% alcohol, 70% food Police Sector 406 (District 6) Request to allow Sunday and Monday outside music as per Planning Commission								
42 05/03/24 12:07 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 43 Change of Licensed Conditions Prosit To You Inc • dba Come Back In Current Capacity (in/out): 247/0 • Proposed Capacity (in/out): 247/0 508 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 30% alcohol, 70% food Police Sector 406 (District 6) Request to allow Sunday and Monday outside music as per Planning Commission								
43 05/03/24 12:08 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 50 Change of Licensed Premises Red Sushi 2 LLC • dba RED Current Capacity (in/out): 125(upper floor 60)/92 • Proposed Capacity (in/out): 150(upper floor 60)/92 316 W Washington Ave • Agent: Tatsiana Zhykharevich Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 405 (District 4) Request to remodel.								
50 05/03/24 12:09 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 51 Change of Licensed Premises Charlie's Main Event LLC • dba Chef Dave Madison (Madison Children's Museum) Current Capacity (in/out): 500/340 • Proposed Capacity (in/out): 1500/300 100 N Hamilton St • Agent: David Heide Class B Combination Liquor & Beer • 50% alcohol, 50% food Police Sector 406 (District 4) Request to temporarily extend premises into adjacent parking spaces for special event.								
51 05/07/24 04:02 PM	**Megan Cannon** District: 4 100 N Hamilton Street Madison WI 53703	Support	Available to answer questions	Yes	Madison Children's Museum 100 N Hamilton Street, Madison WI 53703 608-256-6445	No	Yes	No

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 51 Change of Licensed Premises Charlie's Main Event LLC • dba Chef Dave Madison (Madison Children's Museum) Current Capacity (in/out): 500/340 • Proposed Capacity (in/out): 1500/300 100 N Hamilton St • Agent: David Heide Class B Combination Liquor & Beer • 50% alcohol, 50% food Police Sector 406 (District 4) Request to temporarily extend premises into adjacent parking spaces for special event.								
51 05/07/24 05:27 PM	**David Heide** District: Unknown 5771 Devoro Road Fitchburg WI 53711	Support	Available to answer questions	No				
51 05/07/24 08:05 PM	**David Heide** District: Unknown 5771 Devoro Road Fitchburg WI 53711	Support	Available to answer questions	No				
		Support: 3 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 52 Request to extend license issuance beyond the 180 day limit under MGO 38.05 Double Tap Madison LLC • dba Double Tap 347 State St • Agent: Stephen Bassler Estimated Capacity (in/out): 150/0 Class B Combination Liquor & Beer • 46% alcohol, 20% food, 34% other Police Sector 403 (District 4)								
52 05/03/24 12:11 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 53 Change of Licensed Premises Wando Ventures Inc • dba Jay's Current Capacity (in/out): 80/12 • Proposed Capacity (in/out): 99/12 406 N Frances St • Agent: Jay Wanserski Class B Combination Liquor & Beer • 100% alcohol, 0% food Police Sector 405 (District 2) Request to remodel.								
53 05/03/24 12:22 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	**Name**	**Support**	**Speaking**	**Y/N**	**Name(s)**	**Paid**	**Duties**	**Rep**
AGENDA ITEM: 61 Awarding Public Works Contract No. 9508, CIPP Water Main Rehabilitation 2024 (District 3)								
61 05/03/24 10:03 AM	**Ryan Newman** District: 14 E Olin Ave 119 Madison WI 53713	Support	Available to answer questions	Yes	Madison Water Utility	Yes	Yes	Yes
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 79 Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into a contract with the State of Wisconsin to accept the grant award; and amending the 2024 Adopted Capital Budget of the Economic Development Division and the Parks Division. (District 6)								
79 05/07/24 04:17 PM	**Alex Saloutos** District: 5 3818 Hammersley Avenue Madison WI 53705	Oppose	Yes	No				
79 05/07/24 06:09 PM	**Bonnie Roe** District: 11 4410 Somerset Lane Madison WI 53711	Oppose	Yes	No				
		Support: 0 **Opposed**: 2 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 81 Approving double fills for three Transit Utility Workers for up to eight months due to three retirements in the classification in January 2025.								
81 05/07/24 06:48 PM	**Bonnie Roe** District: 11 4410 Somerset Lane Madison WI 53711	Neither support nor oppose	Yes	No				
		Support: 0 **Opposed**: 0 **Neither**: 1 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 82 Create the classification of "Community Development Manager" in CG18, Range 15. Delete the classification of "Community Development Grants Supervisor" from CG18, R15. Recreate the 1.0 FTE positions #111 and #4252 as "Community Development Manager" (CG18, R15) and reallocate the employees.								
82 05/07/24 08:20 AM	**Bianca Whitney** District: 15 3010 Union st Madison WI 53714	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 85 Authorizing a loan to Atwood Music Hall LLC or its assigns in the amount of $125,000 for real estate improvements to the commercial property at 1925 Winnebago Street through the TID 54 Small Cap TIF loan program using TID #54 incremental revenue as authorized in an amendment to the TID #54 Project Plan (RES 23-00507) adopted by the Common Council on July 25, 2023. (District 6)								
85 05/07/24 03:37 PM	**Tracy Doreen Dietzel** District: 6 515 s. Paterson Madison WI 53703	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 87 Authorizing a $62,225 contract with Madison's Central Business Improvement District (BID) and/or its fiscal sponsor to fund the continuation of the Downtown Activities Program focused on existing plazas around the Capitol Square and State Street (District 2, District 4, District 8)								
87 05/07/24 02:21 PM	**jesse ransom** District: Unknown 1214 Sweeney dr apt 1 Middleton wi WI 53562	Neither support nor oppose	Yes	No				
87 05/03/24 12:48 PM	**Jacob Harris** District: 13 2309 West Lawn Avenue Madison WI 53711	Support	No	No				
		Support: 1 **Opposed**: 0 **Neither**: 1 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 89 Amending the Economic Development Division Capital Budget to authorize an additional $1.0 million in General Fund-supported GO Borrowing for tenant improvements for the lease of Unit 2 of the Fourteen02 Park Condominium as part of the Truman Olson redevelopment and authorizing an amendment to the lease with Maurer's Urban Market as grocery operator, and the execution of documents related to the provision of electric service to Unit 2 of the Fourteen02 Park Condominium, construction of grocery, and tenant improvements, the execution of condominium documents for the Project and appointing the Economic Development Division Director (District 13).								
89 05/07/24 06:36 PM	**Bonnie Roe** District: 11 4410 Somerset Lane Madison WI 53711	Neither support nor oppose	Yes	No				
89 05/07/24 08:38 AM	**Jeff Maurer** District: Unknown S3330 Fox Hill Rd Baraboo WI 53913	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 1 Counts distinct registrants and removes duplicate votes						

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	**Name**	**Support**	**Speaking**	**Y/N**	**Name(s)**	**Paid**	**Duties**	**Rep**
AGENDA ITEM: 109 Responding to WisDOT's I-39/90/94 Project Concurrence Point 2								
109 05/07/24 06:48 PM	**Chuck L Itweiler** District: 17 5 LukkenCourt Madison WI 53704	Oppose	Yes	No				
109 05/05/24 02:03 PM	**Nicholas Davies** District: 15 3717 Richard Street Madison WI 53714	Support	No	No				
		Support: 1 **Opposed**: 1 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 252						

City of Madison

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

Master

File Number: 82871

File ID:	82871	**File Type:**	License	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	04/08/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Refuel Pantry Inc • dba Refuel Pantry
2702 E Washington Ave • Agent: Melissa McPherson
Class A Beer, Class A Liquor, Class A Cider
Police Sector 502 (District 12)

Notes:

CC Agenda Date: 05/07/2024

Agenda Number: 4.

Sponsors:

Effective Date:

Attachments: LICLIA-2024-00136 App.pdf, LICLIA-2024-00136 Supplemental.pdf, 2702 E Washington Ave map.pdf, Ghuman Comments.pdf, LeBrun Comments and photos, 050724_CC_public_comment.pdf, File 82871 Reg Report.pdf, _Building_Enforcement_OfficialNotice-Enforcement_20240424_153332.pdf, _Building_Enforcement_OfficialNotice-Enforcement_20230713_115332.pdf, LaBrun Comments.pdf, Meyer Comments.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Clerk's Office	04/08/2024	Referred for Introduction		

Action Text: This License was Referred for Introduction

Notes: Alcohol License Review Committee- Public Hearing (4/17/24), Common Council (5/7/24)

1	COMMON COUNCIL	04/16/2024	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	

Action Text: This License was Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE

1	ALCOHOL LICENSE REVIEW COMMITTEE	04/17/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING		Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other. Barushok recorded as a no vote.

The conditions are:
1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands.

2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans.

3. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).

4. Class A Liquor license limited to only sales of wine.

Three registrations in support.

Notes: The conditions are:
1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands.

2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans.

3. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).

4. Class A Liquor license limited to only sales of wine.

1	COMMON COUNCIL	05/07/2024	Re-refer for Recessed Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE meeting of 5/15/24 to return 5/21/24. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	05/15/2024	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

Action Text: A motion was made by Carter, seconded by Farley, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

Two registrations in support and one registration in opposition.

Notes: Alcohol License Review Committee (6/26/24), Common Council (7/2/24).

Text of Legislative File 82871

Title
Public Hearing - New License
Refuel Pantry Inc • dba Refuel Pantry
2702 E Washington Ave • Agent: Melissa McPherson
Class A Beer, Class A Liquor, Class A Cider
Police Sector 502 (District 12)

Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number) _____

(Legistar file number) _____

(License number) LICLIA-2024-00136

(Alder District #) 12 (Police Sector) 502

Office Use Only

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☑ Corporation/Nonprofit Organization or ☐ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Refuel Pantry Inc.

2. Trade Name (doing business as) Refuel Pantry -

3. Address to be licensed 2702 E Washington Ave, Madison

4. Mailing address 1354 N Bird Street, Sun Prairie,Wi 53590

5. Anticipated opening date 06/01/2024

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☑ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☑ No ☐ Yes (explain)

Section B—Premises

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

   Stored in the beer cooler and shelving in the store

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

Indoor: _____ Outdoor: _____

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

Parking in front of the store and on gas pumps.

Location is monitored by camers

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Mellisa McPherson

13. City, state in which agent resides Lavalle,Wi

14. How long has the agent continuously resided in the State of Wisconsin? 44 years

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

☐ No, but will complete prior to ALRC meeting ☐ Yes, date completed _____

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

Wisconsin, 3/12/2024

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

☑ Attach background check forms for each director/member.

Title	Name	City and State of Residence
President	Lakhbir Singh	Sun Prairie,Wi

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

Lakhbir Singh

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

☑ No ☐ Yes (explain) _____

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

☐ No ☑ Yes (explain) Agent - Liberty Square gas station Inc.
602 W North st, deforest, WI

Section D—Business Plan

21. What type of establishment is contemplated?
    ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store

    ☐ Convenience Store without gas pumps ☑ Convenience Store with gas pumps

    ☐ Other _____

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5 Am-10 Pm	5 Am -10 Pm	5 Am -10 Pm	5 Am - 10 Pm	5 Am -10 Pm	5 Am -10 Pm	5 Am-10 Pm
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

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

    _____ % Alcohol _____ % Food _____ % Other

    If applicable, describe "Other": _____

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

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

    _____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

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

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

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

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

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2023.

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

39. Federal Employer Identification Number 99-1870894

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

    Contact person Mellisa McPherson

    Business phone 608-393-5382 Business e-mail address Mellisam@refuelpantry.com

    Preferred language English

    If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?
    ☐ Yes (language: _____)
    ☑ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

    Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?
    ☐ Sí, lenguaje: _____
    ☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

    Phone _____ E-mail _____

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

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

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

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

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

Lakhbir Singh
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

03/15/2024
(Date)

Clerk's Office checklist for complete applications		
☒ WI Seller's Permit Certificate (matching articles of incorporation) ☒ FEIN ☒ Written description of premises	☑ Background investigation form(s) ☐ Form for surrender of previous license ☑ *Articles of Incorporation ☒ *Appointment of Agent * Corporation/LLC only	☒ Floor Plans ☐ Lease ☐ Business Plan ☐ **Sample Menu ** Class B only

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

☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

2702 E Washington Ave, Madison WI

April 2024 ALRC New License

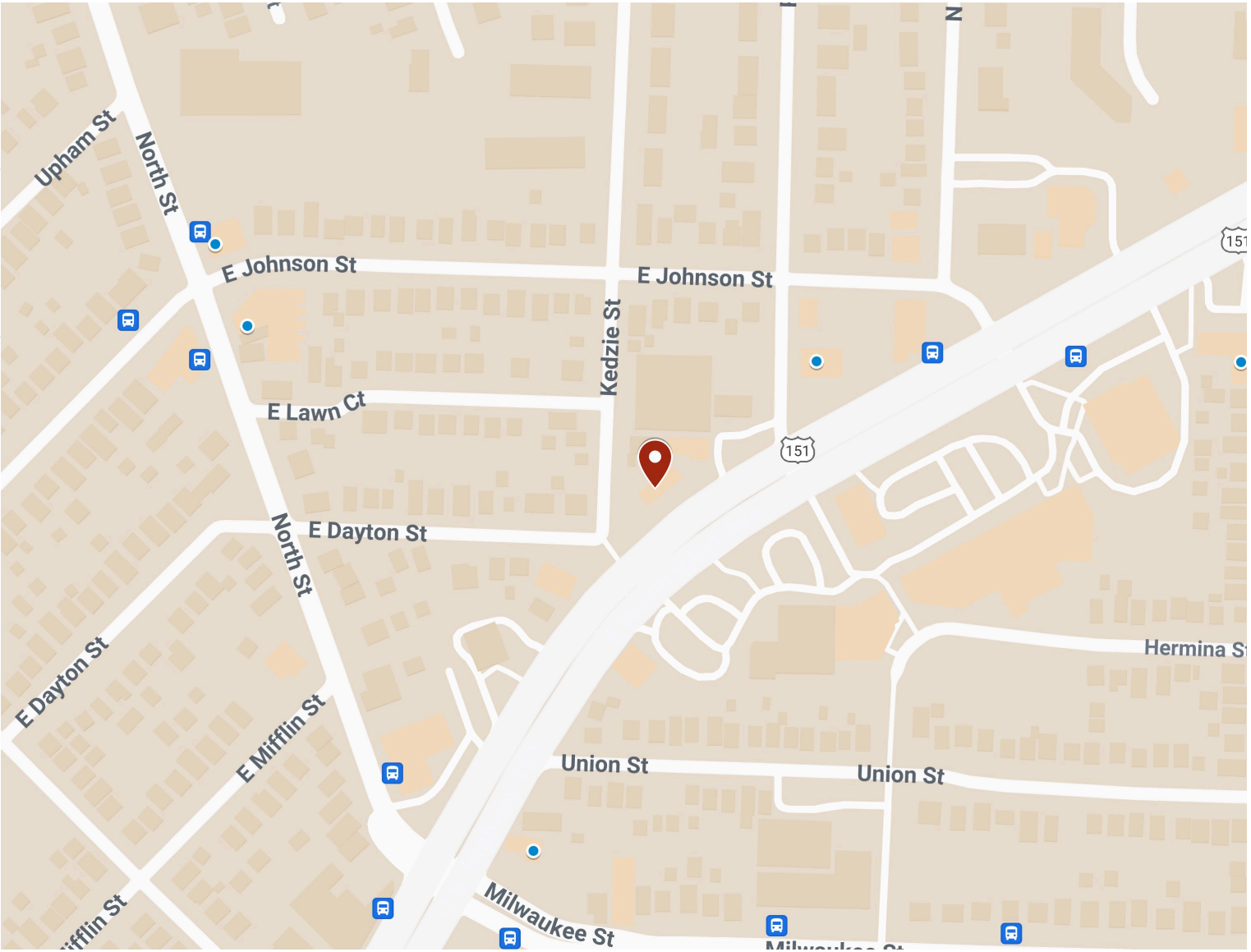
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



licensing

From: Gurpreet Kaur <gurpreetkaur8523@gmail.com>
Sent: Wednesday, April 17, 2024 4:24 PM
To: All Alders; licensing
Subject: Opposition on liquor license grant to Refuel Pantry Inc

[Some people who received this message don't often get email from gurpreetkaur8523@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Hello sir/mam

my name is Preet. I am owner of Rocky's Liquor on 2734 E. Washington Ave.

Refuel Pantry Inc dba Refuel Pantry is applying for a new Class A Beer, Class A Liquor, Class A Cider license at 2702 E Washington Ave.

This business is next to my liquor store. I don't think that city should approve this brand new license for various reasons. Some of them are.

* This Business is next to two liquor stores. Rocky's Liquor is just next to it and Trixies Liquor is a block away from here.

* This business is across from a public library no new liquor licenses should be given in this area unless it is a sale of business and an existing liquor license to the new owner.

* Considering the area of this address address and as a liquor store owner in this area, I myself is going through a lot of issues because it is a hot spot for homeless people to hang out. We always see people passed out with overdose of drugs. We are our self facing a lot of problems with shoplifting every week every week you can check with the police. There is a lot of panhandling that goes outside every business here.

* When there is already two full fledged liquor stores in the area, there should not be another facility.

* I'm not sure if you seen my store building. I remodeled my store completely after I bought it three years ago from sign, from parking lot painting the building, and everything is a huge difference from when it was Bottle stop and when it's Rocky's now. But I keep getting graffiti on my building.

I would really appreciate if you would not mention my name and my business where this is coming from . I wanna stay anonymous.

Here are some of the pictures that I posted on the wall of shame at my store of shoplifters and pictures change every month .

10:13
1:06
4:06

SMILE
YOU'RE ON
CAMERA !!

WISCONSIN STATE STATUTES.

Alcoholic beverages stored and sold for off-site consumption from the first floor storefront area. Additional storage in basement cooler.

Common Council granted the license on 7/6/2021.

Expiration Date 06/30/2024

Public Health
MADISON & DANE COUNTY
Healthy people and places

WI WINS

A minor, aged 17, under the supervision of
Public Health Madison & Dane County staff, attempted to purchase
Swisher
from your establishment as part of the Wisconsin Wins Tobacco Compliance Program. Due to the efforts of the employee on duty,
Rocky,
the minor was **NOT ABLE** to purchase the tobacco/nicotine product.
We appreciate your efforts and recognize that your business is doing the right thing by not selling tobacco/nicotine to minors.

The Madison & Dane County Community THANKS YOU!

Myranda Phelps-McGuire | Prevention Specialist
Public Health Madison & Dane County
608-852-3887| MPhelps-McGuire@publichealthmdc.com

Before

ROCKY'S
LIQUOR
WARNING
BUD LIGHT

Sent from my iPhone

LeBrun Comments

- **Intro:**
    - I watched the April 17th hearing after-the-fact, because I received notification card on the day of the hearing.
    - I am aware that he is trying to get many licenses for many locations, and only hope that the other locations aren't in constant violation of community standards as the two East Wash locations
    - license is detrimental to community's welfare, and they should show progress before being granted license
- **Fence disrepair and property misalignment**
    - According to DCI Maps, fence is misaligned and partially on my property
    - fence is falling down, and creating a hole where people have been hanging out and dumping trash
- **Environmental Hazards and Public Nuisance**
    - Grease disposal
    - Mysterious broken pipe
    - Piles of alcohol containers already on property
    - Rats
    - Trash. I pick up trash for 15-20 minutes several times a week, have found dozens of small drug bags and hypodermic needles
    - 12 55-gallon barrels
- **Safety and Criminal Activity**
    - criminal activity happening on property
    - constant screaming matches and physical altercations happening on a daily basis
    - constant police activity happening at the strip mall/fast food restaurants across the street
    - have put up plywood against entrance door to avoid activity inside to be seen
- **Ongoing Regulatory Violations**
    - They currently have cases open with the city building inspector
        - Abbie Kurtz, Property Maintenance Inspector
            - akurtz@cityofmadison.com, 608.266.4550
    - Case currently open with Public Health of Dane County
        - Reference number: HLTCOD-2024-00200
        - Alexia Salazar
            - LEAdmin@publichealthmdc.com, 608.243.0488
- **Saturation of Liquor Licenses**
    - 2 liquor stores within 2 blocks, one directly across the street
    - Minocqua Brewing Company opening across street
- **Other East Wash location is just as bad**
- **Conclusion**
    - I am aware the new owner has said they will "clean up the property" but have seen no movement towards this, and do not see why we should be inviting more trash and illicit activity until they show movement towards the goal of cleaning up the property

MADISON CITY CLERK
CITY-COUNTY BUILDING RM 103
210 MARTIN LUTHER KING JR BLVD
MADISON WI 53703

MILWAUKEE WI 530
15 APR 2024 PM 8 L

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 53703 $ 000.53⁰
02 7W
0008027707 APR 11 2024

OCCUPANT
209 KEDZIE ST 1
MADISON WI 53704

133

Pellitteri

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Please Reduse
Then Recycle
230

155

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162

From: Fields, Debbie
To: All Alders
Subject: FW: Liquor License 2702 East Washington Ave
Date: Tuesday, May 7, 2024 4:15:11 PM
Attachments: Opposition to 2702 East Washington liquor license.pdf

---

Alders,

Attached and below, please find a message that was received in the Council Office inbox.

Thanks,
Debbie Fields
Program Assistant 2
Common Council Office
608-266-4297

From: melissameyer608@icloud.com <melissameyer608@icloud.com>
Sent: Tuesday, May 7, 2024 3:58 PM
To: council <council@cityofmadison.com>
Subject: Liquor License 2702 East Washington Ave

> You don't often get email from melissameyer608@icloud.com. Learn why this is important

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

Hello,
My name is Melissa. I live on the corner of Kedzie and East Lawn Court. My kitchen and bedroom windows look out on the gas station and food business at 2702 East Washington Ave.

I'm also a daily dog walker, which gives me plenty of opportunities to observe activities in our neighborhood.

I've lived on the Near East side for 30 years, 8 years at my current address. I could not attend the licensing committee meeting due to last-minute notice by the city.

I am deeply, gravely concerned about the property at 2702 East Washington as it is currently run, with no alcohol sales.
Madison Municipal Code Violations with the property in question include:
Chapter 25.09 - Chronic Nuisance Premises
Chapter 26.01 - Public Indecency
Chapter 27.05 - Safe and Sanitary Maintenance of Property

The decision to grant a liquor license will only exacerbate existing unresolved problems.

This property itself is mismanaged and left to deteriorate. In spite of repeated complaints from the health department, the owners ignore litter and debris on the property. This is

unsightly, attracts vermin, and poses a health hazard to the community. Despite efforts to address the problem, the situation has not improved for years. The addition of an alcohol license will only exacerbate these issues.

Along with the usual food wrappers and napkins, I routinely find empty “pocket shot” bottles, condoms, and needles. Lately we’ve added latex gloves and baby wipes and an empty fridge to the debris (see pics).

Words do not do justice to the amount of actual filth sitting in the parking lot daily for years. Their dumpsters are not maintained at all, and piles of litter, including food waste, are left on the ground for months at a time. To my knowledge, their grease bin has never been cleaned (see pic). I cannot have a birdfeeder or compost at my house because of rats that make their living at 2702 East Washington.

Their fences are broken, and random pieces of broken concrete have pilled up. Not one dollar or one minute of effort has been put into maintaining or securing this property. I have never seen an employee or owner clean up any debris. That’s an extreme statement, I know, but it’s true.

There is zero security in the parking lot, and drug deals happen there daily. I routinely hear shouting matches and scuffles, especially after dark (which is 4:30 here in the winter). Owners have made no discernible effort to keep customers and the public safe.

I will walk 5 blocks out of my way to avoid this parking lot. it is simply not safe.

Let’s also talk about saturation. We have two liquor stores within .1 mile of this gas station (Rocky’s at 2734 East Washington and Trixie’s at 2929 East Washington). There is zero need for another liquor store on this block. Since changing owners last year, Rocky’s has added lights and security cameras and dramatically cleaned up its parking lot. I am not opposed to liquor stores in general.

Council, I urge you to take this matter seriously and deny the license for this location. Adding alcohol sales to a business already fostering drug sales prostitution and vermin is just not a good idea. Please deny this license.

Denying a Liquor License for 2702 East Washington Ave: Protecting Community Well-being

Hello,
My name is Melissa. I live on the corner of Kedzie and East Lawn Court. My kitchen and bedroom windows look out on the gas station and food business at 2702 East Washington Ave.

I'm also a daily dog walker, which gives me plenty of opportunities to observe activities in our neighborhood.

I've lived on the Near East side for 30 years, 8 years at my current address. I could not attend the licensing committee meeting due to last-minute notice by the city.

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Along with the usual food wrappers and napkins, I routinely find empty “pocket shot” bottles, condoms, and needles. Lately, we’ve added latex gloves, baby wipes, a shopping cart, and an empty fridge to the debris (see pics).

Words do not do justice to the amount of actual filth sitting in the parking lot daily for years. Their dumpsters are not maintained at all, and piles of litter, including food waste, are left on the ground for months at a time. To my knowledge, their grease bin has never been cleaned (see pic). I cannot have a birdfeeder or compost at my house because of rats that make their living at 2702 East Washington.

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Council, I urge you to take this matter seriously and deny the license for this location. Adding alcohol sales to a business already fostering drug sales prostitution and vermin is just not a good idea. Please deny this license.

FOR SERVICE CALL
1.888.SanImax

HOES

CAUTION

RECIATE
YOUR
SINESS
Walgreens

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 21 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave • Agent: Melissa McPherson Class A Beer, Class A Liquor, Class A Cider Police Sector 502 (District 12)								
21 05/07/24 11:51 AM	**Elliot Lebrun** District: 12 209 Kedzie St. Apartment 3 Madison, WI 53704	Oppose	Yes	No				
21 05/07/24 11:55 AM	**Melissa Meyer** District: 12 2663 East Lawn Court Madison, WI 53704	Oppose	Yes	No				
21 05/07/24 12:06 PM	**Jason D Robinson** District: 12 222 Kedzie Street Madison, WI 53704	Oppose	Yes	No				
21 05/07/24 06:32 PM	**Lakhbir Singh** District: Unknown 6664 Tartan Trl Sun Prairie, WI 53590	Support	Available to answer questions	No				
21 05/07/24 01:15 PM	**Kristin Bartel** District: 12 2618 East Lawn Ct Madison, WI 53704	Oppose	No	Yes	Elliot- Kedzie Street	No	No	
21 05/07/24 05:59 PM	**Gurpreet Ghuman** District: Unknown 6405 Brendan circle McFarland , WI Wi	Oppose	No	No				
		Support: 1 **Opposed**: 5 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 6						

BUILDING INSPECTION OFFICIAL NOTICE

CASE NUMBER: **CB2024-109-01919**

PROPERTY: **2702 E WASHINGTON AVE**

INSPECTION DATE: 04/22/2024
02:49 PM

MAILED DATE: 04/25/2024

INSPECTOR: ABBIE KURTZ
PROPERTY CODE INSPECTOR 1
(608) 266-4550
akurtz@cityofmadison.com

CAPITOL ONE REAL ESTATE
LLC
2570 RIMROCK RD
MADISON, WI 53713

An inspector found one or more code violations at the above property. This letter will explain what the issue is and how to correct it. If you have questions, contact the inspector as soon as possible.

If you complete the work by the due date, you may avoid:

- A $75 reinspection fee;
- A citation;
- Having this case sent to the City Attorney's Office for legal action.

The inspectors may charge a reinspection fee even if they grant an extension. Recurrent violations may lead to citations without any more warning. You must comply with this order on a continuous basis. Correct the issues and notify your inspector as soon as possible to avoid penalties. If we need access to inspect, you must call your inspector before the listed due date.

Any items on this notice may be subject to rent abatement if uncorrected by the due date. Items automatically eligible for abatement have a "Y" in the Abate column. The Hearing Examiner may determine final abatement awards.

To appeal this order, you must contact us in writing within 15 days of this letter's postmark.

Item No.	Violation Section No.	Abate	Corrections Required	Due Date
1.	27.05(2)(c)	No	Clean all exterior property areas including terraces, yards, and open porches. Remove all junk, trash, debris, physical hazards and stored items from the exterior of the property. Including but not limited to the paper and plastic trash by the back fence, the dumpster enclosure, the utility boxes, and in the shrub by the BP sign. NOTE: All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation.	05/15/2024
2.	27.05(2)(d)	No	Properly replace if in use or properly dispose of if not in use the concrete slab near the back walkway. Driveway, parking areas and similar paved areas shall be properly maintained in a safe and substantial condition at all times.	05/22/2024
3.	27.05(2)(d)	No	Repair necessary portions of the back wooden fence that is missing slats and not plumb to a plumb condition so the fence's weight is properly supported by its structural posts in accordance with the site plan. Fences and other minor constructions shall be properly maintained in a safe, sanitary and substantial condition for the purpose intended. Fasteners must be in working order and properly attached. All fencing shall be free of hazards and the fencing material shall be securely attached to the posts. The posts shall be straight, true, plumb and secure.	05/29/2024

BUILDING INSPECTION OFFICIAL NOTICE

CASE NUMBER: **CB2023-192-03629**

PROPERTY: **2702 E WASHINGTON AVE**

INSPECTION DATE: 07/13/2023
09:15 AM

MAILED DATE: 07/13/2023

INSPECTOR: ABBIE KURTZ
PROPERTY CODE INSPECTOR 1
(608) 266-4550
akurtz@cityofmadison.com

CAPITOL ONE REAL ESTATE
LLC
2570 RIMROCK RD
MADISON, WI 53713

This notice does not start any legal action. The Building Inspection Division is willing to answer questions pertaining to this Official Notice in order to assist you in correcting the violations. If you have questions or concerns, it is important to contact the inspector as soon as possible. You are responsible for contacting the assigned inspector before the due date to arrange for any reinspections requiring access to the interior of the property.

If the violations are not corrected by the due dates listed below, the Building Inspection Division may issue a citation or refer the case to the City Attorney's Office for prosecution. The Madison General Ordinances allow for a fee of $75.00 to be charged for any inspections that do not result in full compliance, including inspections that result in an extended due date. To avoid penalties or fees you are encouraged to correct the violations as soon as possible in advance of the due date and then notify the assigned inspector to verify the corrections made. Compliance shall be on a continual basis. Continued or repeated violations may result in the issuance of citations without further warning or written notice.

Any items on this notice that are not corrected by the originally required compliance date may be subject to rent abatement claims. Items that could be subject to abatement in the inspector's opinion have been marked "Y" in the abatable column. Actual abatement and eligibility, if applied for, will be determined by the Hearing Examiner.

All applications for appeal of orders shall be submitted to the Building Inspection Director in writing within fifteen (15) days of the postmark on the Official Notice. Appeal information may be obtained by calling (608)266-4551.

Item No.	Violation Section No.	Abate	Corrections Required	Due Date
1.	27.05(2)(c)	No	Clean all exterior property areas including terraces, yards, and open porches. Remove all junk, trash, debris, physical hazards and stored items from the exterior of the property. Including but not limited to the small paper and plastic debris and cans to the left of the building, along the fence line, by the dumpster/dumpster enclosure, and by the edge of the parking lot; the plastic containers to the left of the building; and the couch and white board behind the building. NOTE: All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation.	08/02/2023

licensing

From: Elliot LeBrun <Elliot@winterbrookplanning.com>
Sent: Wednesday, May 15, 2024 4:58 PM
To: licensing
Cc: Latimer Burris, Amani; melissameyer608@gmail.com
Subject: No longer opposing liquor license at 2702 East Washington

[Some people who received this message don't often get email from elliot@winterbrookplanning.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Hello, this is Elliot LeBrun, I spoke at the Common Council meeting last week.

I'm sorry, I wanted to go to the meeting tonight to explain myself, but I can't make it. I just tested positive for covid, and I can't make it through a long virtual meeting as I can't stay awaket.

Long story short:
I talked to the prospective owner, my neighbors, and our alder Latimer Burris last week, and Lakhbir has convinced us that he is the right person to turn the property around, and he can't make it work without the liquor license.

I'm left with the understanding that this property can become a respectable business, but business-as-usual simply lis not working.

I looked at a couple other properties that he runs around town, and it gives me reason to hope that this constant thorn in my side may one day become a place I feel comfortable patronizing. The car wash up the road on East Washington is a good example.

Again, I'm terribly sorry, but I am in no shape to attend a meeting.

Please feel free to call or email with any questions.

Elliot LeBrun
(608) 509-5211

licensing

From: Melissa Meyer <melissameyer608@gmail.com>
Sent: Wednesday, May 15, 2024 5:03 PM
To: Elliot LeBrun
Cc: Latimer Burris, Amani; licensing
Subject: Re: No longer opposing liquor license at 2702 East Washington

Some people who received this message don't often get email from melissameyer608@gmail.com. Learn why this is important

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

Hello,

This is Melissa Meyer, the woman who spoke in opposition of the license.

I will not be at the meeting this evening because I share Elliot's sentiments.

All I want for this property is to see it safe and clean. If the safety of the neighborhood requires a new owner and that new owner requires a license, so be it. I won't stand in the way.

Really, sincerely, don't care about beer. I care about my personal safely and that of my neighbors.

Melissa Meyer
2663 Eastlawn Ct
608-345-5432

On Wed, May 15, 2024 at 4:58 PM Elliot LeBrun <Elliot@winterbrookplanning.com> wrote:

> Hello, this is Elliot LeBrun, I spoke at the Common Council meeting last week.
>
> I'm sorry, I wanted to go to the meeting tonight to explain myself, but I can't make it. I just tested positive for covid, and I can't make it through a long virtual meeting as I can't stay awaket.
>
> Long story short:
> I talked to the prospective owner, my neighbors, and our alder Latimer Burris last week, and Lakhbir has convinced us that he is the right person to turn the property around, and he can't make it work without the liquor license.
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>
> Again, I'm terribly sorry, but I am in no shape to attend a meeting.
>
> Please feel free to call or email with any questions.
>
> Elliot LeBrun
> (608) 509-5211

City of Madison

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

Master

File Number: 83238

File ID:	83238	**File Type:**	Resolution	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/02/2024
File Name:	Approving Plans, Specifications, And Schedule Of Assessments For 3400 Block East Washington Ave Sewer Replacement			**Final Action:**	

Title: Approving Plans, Specifications, And Schedule Of Assessments For 3400 Block East Washington Ave Sewer Replacement (District 12).

Notes: Daniel Olivares

		CC Agenda Date:	05/21/2024
		Agenda Number:	5.
Sponsors:	Amani Latimer Burris	**Effective Date:**	
Attachments:	3400 Block E Washington Sanitary Replacement Project Assessment Notice.pdf, 14920 3400 E WASHINGTON AVE PLAN DISPLAY.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/02/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 83238

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the 3400 Block East Washington Ave Sewer Replacement. The total estimated cost of the project is $300,000. Funding is available in Munis #14920. No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For 3400 Block East Washington Ave Sewer Replacement (District 12).

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of 3400 Block East Washington Ave Sewer Replacement pursuant to a resolution of the Common Council, Resolution No. _____, ID No.8293, adopted 5/7/2024, 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 $300,000 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 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.

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."

Greg Fries, City of Madison Engineering 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
John S. Fahrney, P.E.
Janet Schmidt, P.E.
Principal Engineer 1
Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.
Financial Manager
Steven B. Danner-Rivers

215-0810-324-0507-0
958 Rise Ln
WHPC-RISE-MADISON LLC
Attn: Mary Wright
150 E Giliman St #1500
MADISON, WI 53703-1499

April 11, 2024

Re: Proposed 3400 Block East Washington Ave Sewer Project & Public Hearing

The City of Madison is proposing to install new sanitary sewer main and abandon existing sanitary sewer on E Washington Ave, from N Fair Oaks Ave to Reindahl Ave in 2024. The proposed design will provide the necessary sewer capacity for the 958 Rise Ln property, currently in the stage of redevelopment.

This project will involve a special assessment to the owners of the 958 Rise Ln property adjacent to the project, as acknowledged in the recorded document no. 5943723 (copy enclosed). The property owner will be assessed for various items of work included with this proposed project, and the costs of those items will be assessed fully to the owner.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for the project is provide. 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, shall be paid in one lump sum per the recorded agreement.

This project, along with the associated assessments, will be presented to the Board of Public Works on May 8, 2024, which will be held virtually. If you wish to register to speak at this meeting or just to watch, you may register at the link below, once the agenda for the meeting is available (typically the Friday prior to the meeting). https://www.cityofmadison.com/city-hall/committees/board-of-public-works/2024-04-17.

Please contact the Project Engineer, Daniel Olivares at (608) 216-9285 or daolivares@cityofmadison.com if you have any questions or concerns. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,

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

DAO

Attachments: Recorded Document No. 5943723 & Preliminary Schedule of Assessments

Cc by email: District 12 Alder
Janet Schmidt, City of Madison Engineering
Chris Petykowski, City of Madison Engineering
Greg Fries, City of Madison Engineering
Mark Moder, City of Madison Engineering
Daniel Olivares, City of Madison Engineering

DECLARATION OF CONDITIONS AND COVENANTS AND RESTRICTIONS
CSM NUMBER 16385
CITY OF MADISON, DANE COUNTY, WISCONSIN

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5943723
01/23/2024 10:44 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

WHEREAS, WHPC-Rise-Madison, LLC, owner of Lot 1, in Certified Survey Map No. 16385, recorded on the 17th day of November, 2023 in Volume 122 of Certified Surveys on page(s) 79-85 in the Office of the Register of Deeds for Dane County, Wisconsin, will be benefited through the installation of street and utility improvements by the City of Madison.

NOW, THEREFORE, WHPC-Rise-Madison, LLC hereby declares and provides that Lot 1, is subject to the following conditions and covenants:

1. The owner concurs with the City of Madison's policy to promote the general welfare of the City through the installation of public infrastructure improvements including, but not limited to, utility improvements by the City of Madison within the public right-of-way of E Washington Avenue adjacent to said property.

2. The owner acknowledges that it is the City of Madison's policy to assess the above described lot the cost of improvements, including inspection, engineering, and supervision costs

3. The owner acknowledges that it is the City of Madison's policy to assess the above-described lot(s) in accordance with Section 4.09 and 10.09 of the Madison General Ordinance for sidewalk improvements and other improvements within the public right of way of E Washington Avenue, adjacent to said property that are installed at the benefit of the owner to facilitate the development.

4. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 66.0701 of the Wisconsin Statutes and Section 4.09 of Madison General Ordinances and further agrees that the benefits to the above described lot(s) for the construction of said improvements, which it shall pay in full upon completion of the Public Works project and the final assessment process.

This space is reserved for recording data.

Drafted by and Return to

Brenda Stanley
City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

Lot	Tax Parcel No.
1	0810-324-0502-0

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of November, 2023.

WHPC-RISE-MADISON, LLC
By: WHPC-Rise-Madison MM, LLC, its managing member
By: Wisconsin Housing Preservation Corp., its sole member

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me this 6th day of November, 2023, the above named Mary R. Wright, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission ~~Expires~~ Is Permanent

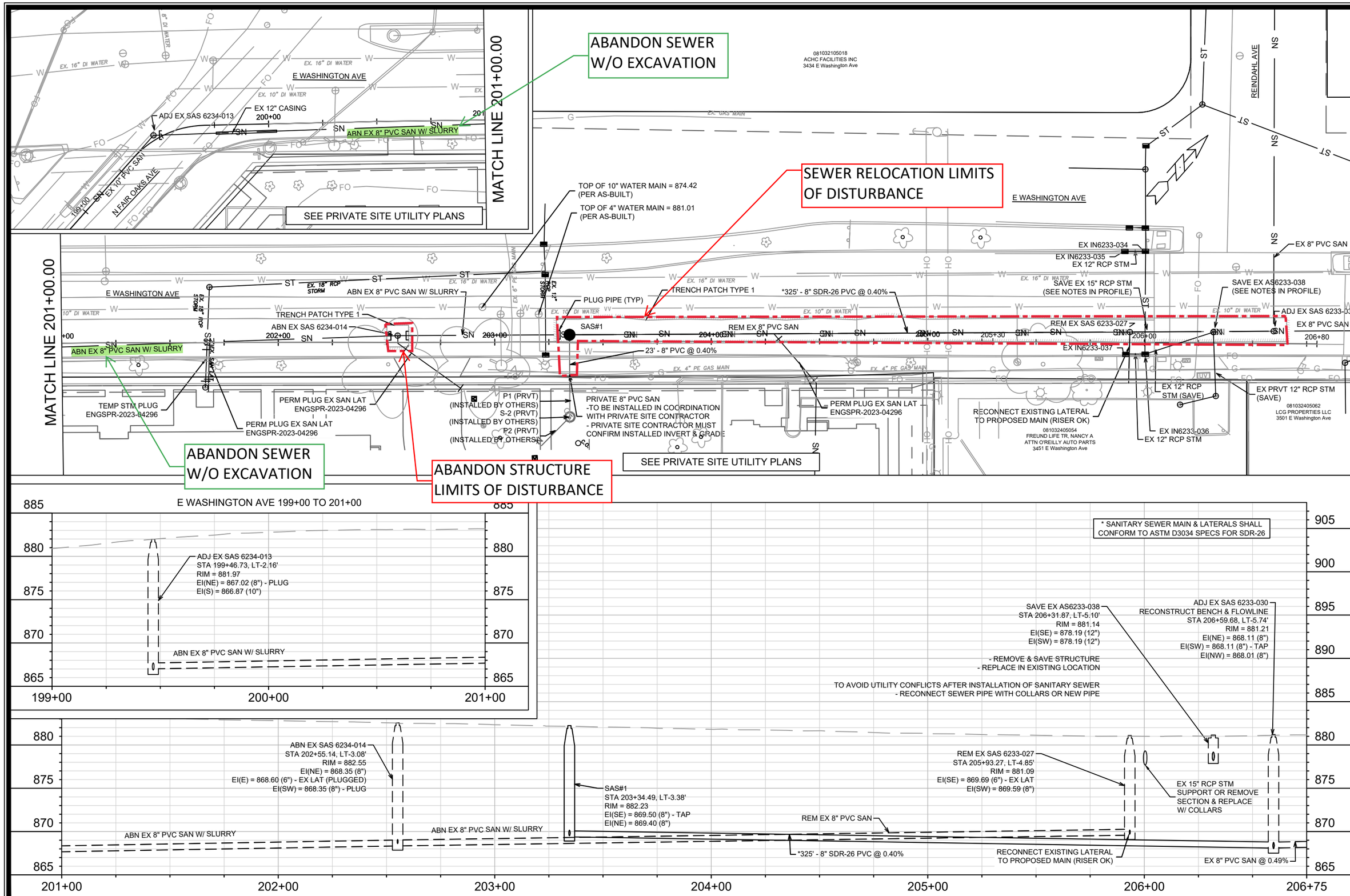
Lee Ann Schlueter
NOTARY PUBLIC
STATE OF WISCONSIN

1

City of Madison Engineering Division - Preliminary Schedule of Assessments Date: 3/27/2028

Project ID: **Project Name: 3400 Block East Washington Ave Sewer Replacement**
Project Limits: N Fair Oaks Ave to Reindahl Ave

Property Information			Sanitary Sewer Reconstruction Items		
			Sanitary Sewer Relocation Assessment		
Parcel No. / Zoning No.	**Owner's Name / Mailing Address**	**Situs Address / Parcel Location**	**Each**	**Lump Sum Cost**	**TOTAL ASSMT**
0810-324-0507-0 CC-T	WHPC-RISE-MADISON LLC 150 E Gilman St #1500 MADISON WI	958 Rise Ln	1.00	$295,325.75	$295,325.75
		TOTALS	1.00	$295,325.75	$295,325.75



MARK	REVISION	DATE	BY
---	---	---	---

Designed By: DAO | Date: 5/1/2024 2:55 PM | Scale: 1" = 40'

14920

CONTRACT NO: 9489

MADISON, WI

3400 BLOCK EAST WASHINGTON AVE SEWER REPLACEMENT

M:\DESIGN\Projects\14920\CAD\Sewers\14920SWR-PnP.dwg

U-1

14920

U-1

City of Madison

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

Master

File Number: 81965

File ID:	81965	**File Type:**	Ordinance	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	02/06/2024
File Name:	Drive-Through Windows			**Final Action:**	

Title: Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

Notes: 6844DriveThroughWindows

CC Agenda Date: 05/21/2024

Agenda Number: 6.

Sponsors: Derek Field, Tag Evers, Sabrina V. Madison And Dina Nina Martinez-Rutherford

Effective Date:

Attachments: 81965 Body, Zoning Text Memo 3-11-24 Drive Throughs & Nonconforming Site Conditions, Demo Stnd.pdf, Public Comment 03-11-24.pdf, Registration Report 81965.pdf, Public Comment 05-06-24.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	2/7/2024	Michael Haas	Approved as to Form	2/27/2024
1	2	2/7/2024	Maggie McClain	Approve	2/27/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	02/06/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (Public Hearing - 3/11/24), Common Council (3/19/24)						
1	COMMON COUNCIL	02/13/2024	Referred for Public Hearing	PLAN COMMISSION		05/06/2024	
	Action Text: This Ordinance was Referred for Public Hearing to the PLAN COMMISSION						

1	PLAN COMMISSION	03/11/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	04/08/2024	05/06/2024	Pass
	Action Text:	A motion was made by Field, seconded by Duncan, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 4/8/2024. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Ald. Duncan, the Plan Commission recommended re-referral of the proposed zoning text amendment to April 8, 2024 (April 16, 2024 Common Council meeting) to allow further discussion of the proposed changes. The motion to recommend re-referral passed by voice vote/ other.					
1	COMMON COUNCIL	03/19/2024	Re-refer for Recessed Public Hearing	PLAN COMMISSION		05/06/2024	Pass
	Action Text:	A motion was made by Currie, seconded by Conklin, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	04/08/2024	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	PLAN COMMISSION	05/06/2024	05/06/2024	Pass
	Action Text:	A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/6/2024. The motion passed by voice vote/other.					
	Notes:	On a motion by Solheim, seconded by Ald. Field, the Plan Commission recommended re-referral of the zoning text amendment to May 6, 2024 (May 21, 2024 Common Council meeting) at the request of the ordinance sponsors. The motion to recommend re-referral passed by voice vote/ other.					
1	COMMON COUNCIL	04/16/2024	Re-refer for Recessed Public Hearing	PLAN COMMISSION		05/06/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other. There were two registrants in support.					
1	PLAN COMMISSION	05/06/2024	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING				Pass
	Action Text:	A motion was made by Field, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.					

Text of Legislative File 81965

Fiscal Note

No City appropriation required.

Title

Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.

Body

DRAFTER'S ANALYSIS: This proposed change amends several sections in MGO Chapter 28, the Zoning Code, that address "Vehicle Access Sales and Service Windows," or commonly known as "Drive-Throughs". First, the ordinance changes all "Vehicle Access Sales and Service Windows" to "Drive-Through Windows" for reader clarity. The site standards for Drive-Through Windows in the Transit-Oriented Developed Overlay District (MGO Sec. 28.104(8) and the applicable Supplemental Regulations (MGO Sec. 28.151) are amended to designate where the drive-through windows and automobile infrastructure may be located. All drive-throughs are also required to have pedestrian access. A definition for "Automobile Infrastructure" is added to

MGO Sec. 28.211. Finally, MGO 28.194 is amended to add “Nonconforming Site Conditions” to establish that a lawful nonconforming site condition existing on the effective date of this ordinance may continue in its existing condition. However, no increase in the nonconformity of the site condition is permissible, unless otherwise allowed within Chapter 28.

****

Please see Legistar File No. 81965 Body in Attachments

Legistar File No. 81965 Body

DRAFTER'S ANALYSIS: This proposed change amends several sections in MGO Chapter 28, the Zoning Code, that address "Vehicle Access Sales and Service Windows," or commonly known as "Drive-Throughs". First, the ordinance changes all "Vehicle Access Sales and Service Windows" to "Drive-Through Windows" for reader clarity. The site standards for Drive-Through Windows in the Transit-Oriented Developed Overlay District (MGO Sec. 28.104(8) and the applicable Supplemental Regulations (MGO Sec. 28.151) are amended to designate where the drive-through windows and automobile infrastructure may be located. All drive-throughs are also required to have pedestrian access. A definition for "Automobile Infrastructure" is added to MGO Sec. 28.211. Finally, MGO 28.194 is amended to add "Nonconforming Site Conditions" to establish that a lawful nonconforming site condition existing on the effective date of this ordinance may continue in its existing condition. However, no increase in the nonconformity of the site condition is permissible, unless otherwise allowed within Chapter 28.

****

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

1. Table 28D-2 entitled "Mixed-Use and Commercial Districts" of Subsection (1) of Section 28.061 entitled "Mixed-Use and Commercial Districts Uses" of the Madison General Ordinances is amended by amending therein the following:

"Mixed-Use and Commercial Districts									
	LMX	NMX	TSS	MXC	CC-T	CC	RMX	THV	Supplemental Regulations Sec. 28.151
Accessory Uses and Structures									
~~Vehicle access sales and service windows~~ Drive-through windows			C	C	C	C	C		Y"

2. Subsection (7) entitled "Site Standards: New and Existing Development" of Section 28.066 entitled "Mixed-Use (MXC) District" of the Madison General Ordinances is amended as follows:

"(7) Site Standards: New and Existing Development.

(a) 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.
5. Bicycle-sharing facilities.
6. Temporary outdoor events.
7. Walk-up service windows.
8. Agricultural activities.
9. ~~Vehicle access sales and service windows.~~ Drive-through windows.
10. Solar energy systems and wind energy systems.
11. Yard sales.
12. Auto service stations.
13. Cemeteries.
14. Composting.
15. Outdoor recreation.
16. Keeping of chickens and keeping of honeybees.
17. Vacuuming and cleaning at car washes."

3. Subsection (5) entitled Site Standards: New and Existing Development" of Section 28.067 entitled "Commercial Corridor - Transitional Development" of the Madison General Ordinances is amended as follows:

"(5) Site Standards: New and Existing Development.

(a) All business, servicing or processing shall be conducted within completely enclosed buildings, except:

1. Off-street parking and off-street loading.
2. Outdoor display and outdoor storage.
3. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
4. Bicycle-sharing facilities.
5. Auto service stations.
6. ~~Vehicle access sales and service windows.~~ Drive-through windows.
7. Walk-up service windows.
8. Solar energy systems and wind energy systems.
9. Cemeteries.
10. Yard sales.
11. Vending machines.
12. Composting.
13. Outdoor recreation.
14. Keeping of chickens and keeping of honeybees.
15. Vacuuming and cleaning at car washes."

4. Subsection (5) entitled Site Standards: New and Existing Development" of Section 28.068 entitled "Commercial Center District" of the Madison General Ordinances is amended as follows:

"(5) Site Standards: New and Existing Development.

(a) All business, servicing or processing shall be conducted within completely enclosed buildings, except:

1. Off-street parking and off-street loading.
2. Outdoor display and outdoor storage.
3. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
4. Bicycle-sharing facilities.
5. Auto service stations.
6. ~~Vehicle access sales and service windows.~~ Drive-through windows.
7. Walk-up service windows.
8. Solar energy systems and wind energy systems.
9. Yard sales.
10. Vending Machines.
11. Agricultural activities.
12. Temporary outdoor events.
13. Cemeteries.
14. Composting.
15. Keeping of chickens and keeping of honeybees.
16. Vacuuming and cleaning at car washes."

5. Table 28E-2 entitled "Downtown and Urban Districts" of Subsection (1) of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
Accessory Uses and Structures						

~~Vehicle access sales and service windows~~ Drive-through windows	C		C			Y”

6. Subsection (6) entitled “Site Standards: New and Existing Development” of Section 28.074 entitled “Downtown Core District” of the Madison General Ordinances is amended as follows:

“(6) Site Standards: New and Existing Development.

(a) 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.
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. ~~Vehicle access sales and service windows.~~ Drive-through windows.
16. Farmers market.”

7. Subsection (6) entitled “Site Standards: New and Existing Development” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended as follows:

“(6) Site Standards: New and Existing Development.

(a) 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.
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. ~~Vehicle access sales and service windows.~~ Drive-through windows.
16. Farmers market."

8. Table 28F-1 entitled "Employment Districts" of Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Employment Districts							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations Sec 28.151
Accessory Uses and Structures							
~~Vehicle access sales and service windows~~ Drive-through windows"							

9. Subsection (5) entitled "Site Standards: New and Existing Development" of Section 28.084 entitled "Traditional Employment District" of the Madison General Ordinances is amended as follows:

"(5) Site Standards: New and Existing Development.

(a) 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. Temporary outdoor events.

4. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
5. Agricultural activities.
6. ~~Vehicle access sales and service windows.~~ Drive-through windows.
7. Solar energy systems and wind energy systems.
8. Bicycle-sharing facilities.
9. Farmers' markets.
10. Composting.
11. Auto service stations.
12. Outdoor recreation.
13. Vacuuming and cleaning at car washes."

10. Subsection (5) entitled "Site Standards: New and Existing Development" of Section 28.085 entitled "Suburban Employment District" of the Madison General Ordinances is amended as follows:

"(5) Site Standards: New and Existing Development.

(a) All business activities shall be conducted within completely enclosed buildings, except:

1. Off-street parking and off-street loading.
2. Composting.
3. Bicycle-sharing facilities.
4. Outdoor display and outdoor storage.
5. Temporary outdoor events.
6. Agricultural activities.
7. Solar energy systems and wind energy systems.
8. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
9. ~~Vehicle access sales and service windows.~~ Drive-through windows.
10. Outdoor recreation.
11. Auto Service Stations.
12. Vacuuming and cleaning at car washes."

11. Subsection (4) entitled "Site Standards" of Section 28.085 entitled "Suburban Employment District" of the Madison General Ordinances is amended as follows:

"(4) Site Standards: New and Existing Development.

(a) All business activities shall be conducted within completely enclosed buildings, except:

1. Off-street parking and off-street loading.
2. Composting.
3. Bicycle-sharing facilities.

4. Outdoor display and outdoor storage.
5. Temporary outdoor events.
6. Agricultural activities.
7. Solar energy systems and wind energy systems.
8. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
9. ~~Vehicle access sales and service windows.~~ Drive-through windows.
10. Outdoor recreation.
11. Auto Service Stations.
12. Vacuuming and cleaning at car washes."

12. Subdivision (d) of Subsection (4) entitled "Site Standards" of Section 28.086 entitled "Suburban Employment Center District" of the Madison General Ordinances is amended as follows:

(d) All business activities shall be conducted within completely enclosed buildings except:

1. Off-street parking and off-street loading.
2. Outside storage and outdoor display.
3. Bicycle-sharing facilities.
4. Temporary outdoor events.
5. Outdoor eating, cooking, and service area associated with food and beverage establishments.
6. Agricultural activities.
7. Solar energy systems and wind energy systems.
8. Composting.
9. ~~Vehicle access sales and service windows.~~ Drive-through windows.
10. Outdoor recreation."

13. Subdivision (d) of Subsection (4) entitled "Site Standards" of Section 28.087 entitled "Employment Campus District" of the Madison General Ordinances is amended as follows:

(d) All business activities shall be conducted within completely enclosed buildings except:

1. Off-street parking and off-street loading.
2. ~~Vehicle access sales and service windows.~~ Drive-through windows.
3. Bicycle-sharing facility.
4. Outdoor storage and outdoor display.
5. Temporary outdoor events.
6. Agricultural activities.
7. Composting.

8. Outdoor eating, cooking, and service areas associated with food and beverage establishments.

9. Farmers' markets.

10. Outdoor recreation."

14. Subdivision (a) of Subsection (4) entitled "Site Standards" of Section 28.088 entitled "Industrial - Limited District" of the Madison General Ordinances is amended as follows:

(a) All business activities shall be conducted within completely enclosed buildings except:

1. Off-street parking and off-street loading, provided that all loading is internal to an IL District or, if not internal to an IL District, is screened from collector or higher classification streets and from lots that contain residential uses. Loading areas shall be screened as provided in M.G.O. Sec. 28.142(9)(c).

2. Outdoor display.

3. Outdoor eating, cooking, and service areas associated with food and beverage establishments.

4. Bicycle-sharing facilities.

5. Outdoor storage.

6. Farmers' markets.

7. Agricultural activities.

8. Composting.

9. Temporary outdoor events.

10. ~~Vehicle access sales and service windows.~~ Drive-through windows.

11. Solar energy systems and wind energy systems.

12. Outdoor recreation."

15. Subdivision (a) of Subsection (4) entitled "Site Standards" of Section 28.089 entitled "Industrial - Limited District" of the Madison General Ordinances is amended as follows:

(a) All business activities shall be conducted within completely enclosed buildings except:

1. Outdoor storage, subject to Sec. 28.142(10)(b).

2. Off-street parking and off-street loading, provided that all loading is internal to an IG District or if not internal to an IG District, is screened from collector or higher classification streets and from lots contain residential uses. Loading areas shall be screened as provided in M.G.O. Sec. 28.142(9)(c). (Am. by ORD-18-00116 , 11-9-18)

3. Outdoor eating, cooking, and service areas associated with food and beverage establishments. (Am. by ORD-13-00178, 10-23-13)

4. Temporary outdoor events.

5. Composting.

6. Agricultural activities.

7. ~~Vehicle access sales and service windows.~~ Drive-through windows.
8. Bicycle-sharing facilities.
9. Solar energy systems and wind energy systems.
10. Production and processing of woodchips.
11. Farmers' markets.
12. Outdoor display.
13. Outdoor recreation."

16. Subsection (8) entitled "Site Standards for Automobile Infrastructure" of Section 28.104 entitled "Transit Oriented Development Overlay District" of the Madison General Ordinances is amended as follows:

"(8) Site Standards for Automobile Infrastructure.

(a) Applicability. The following standards are applicable to non-residential uses, and buildings with over three (3) residential units when there is a new principal building or when there is a major expansion [fifty percent (50%) or more of building floor area] of a principal building. Additionally, new automobile infrastructure must comply and no increase in the nonconformity of existing automobile infrastructure is permissible.

(b) ~~Automobile parking, loading, drives, drive aisles, driveways, vehicle access sales and service windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities:~~ If located on the surface, automobile infrastructure must meet the following standards.

1. ~~Shall~~ Automobile infrastructure shall not be ~~allowed~~ located between the primary public or private street and the plane of the principal building's primary street-facing ~~façades and the primary public or private street~~ facade except for a driveway more or less perpendicular to the corresponding building street-facing facade, connecting directly from the street to other automobile infrastructure located in an allowable location.

2. On a corner lot, automobile infrastructure shall not be ~~allowed~~ located between the primary street and the plane of the principal building's primary street- facing facade ~~façades and the primary street~~ and shall not be ~~allowed~~ located between the secondary public or private street more or less perpendicular to the primary street and the plane of the secondary street-facing facade ~~façades and the secondary street more or less perpendicular to the primary street~~ except for a driveway more or less perpendicular to the corresponding building street-facing facade, connecting directly from the street to other automobile infrastructure located in an allowable location. On lots with more than one corner, only the corner with the primary and secondary (public or private) streets shall be required to meet this provision.

3. ~~Shall~~ Automobile infrastructure shall be setback from the primary and secondary street equal to or greater to than the principal building setback.

(c) ~~Vehicle access sales and service~~ Drive-through windows shall be located fully under ~~the building in which they are located~~ an occupiable conditioned story.~~, and~~

(d) When there is a drive-through window as part of the building, the building shall have commercial or residential uses as allowed in the base district along the primary street frontage.

(~~d~~e) Parking structures shall integrate active uses along at least fifty percent (50%) of the primary street-facing façade at the first floor."

17. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

"~~Vehicle Access Sales and Service~~ Drive-Through Windows.

(a) In CC-T, RMX, TE, DC, and UMX Districts drive-through windows shall be located to the side of~~,~~ or rear of~~,~~ buildings or fully under ~~buildings~~ an occupiable conditioned story, and shall not be located between the principal structure and a public street.

(b) In the TSS District, ~~vehicle access sales and service~~ drive-through windows shall be fully located under ~~the building in which it is located~~ an occupiable conditioned story, and the building shall have commercial or residential uses along the primary street frontage.

(c) ~~In all districts, vehicle access sales and service~~ Drive-through windows shall be at least sixty (60) feet from the closest point of any residentially zoned property or property with a residential building.

(~~b~~d) ~~Points~~ The location of points of vehicular ingress and egress shall be ~~located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property~~ as required by Traffic Engineering.

(~~c~~e) Plans for onsite circulation and driveway locations shall be reviewed where conditional use approval is required. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern. Adequate queuing lane space shall be provided without interfering with onsite parking/circulation.

(~~d~~f) Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.

(~~e~~g) Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.

(~~f~~) ~~A six- (6) foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.~~

(~~g~~h) Bicyclist use of sales and service windows shall not be prohibited.

(i) Pedestrian access to the establishment must also be provided."

18. Section 28.196 entitled "Nonconforming Site Condition" of the Madison General Ordinances is created as follows:

"**28.196 - NONCONFORMING SITE CONDITION**

A lawful nonconforming site condition existing prior to the effective date of this ordinance may continue in its existing condition and may be maintained. However, no increase in the nonconformity of the site condition is permissible, unless otherwise allowed within Chapter 28."

19. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended by amending therein the following:

“Automobile Infrastructure. An area on a lot used for the storage, parking, circulation, maneuvering or outdoor servicing of motor vehicles including, but not limited to, motor vehicle parking, loading, drives, drive aisles, driveways, backing areas, drive-through windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities.”

“~~Vehicle Access Sales and Service~~ Drive-Through Window. A facility consisting of a driveway and window, opening, canopy or other facility used for serving patrons in automobiles or on bicycles and the driveway immediately adjacent to it and which may be associated with principal uses such as restaurants, banks, drugstores or coffee shops. Car washes are not drive-through windows.”

PLANNING DIVISION STAFF REPORT

March 11, 2024

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: 81965 (Drive-Throughs) and 81966 (Demolition Standards)

Prepared By: Planning and Zoning Staff

81965 – This proposal amends various zoning code sections related to vehicle access sales and service windows, also known as drive-through or drive-thru windows. It also clarifies current application of the code regarding when compliance with current zoning code provisions is required, and it adds a new threshold for full compliance with automobile infrastructure requirements in the Transit Oriented Development (TOD) overlay.

Alder sponsors expressed interest in revising requirements for drive-throughs because requiring drive-throughs to be under building was not resulting in the sufficiently camouflaged drive-throughs in dense developments that were desired by policymakers. An under-building location is one of several drive-through location options in the CC-T, RMX, TE, DC, and UMX zoning districts and the only allowable drive-through location in the TSS zoning district and in the TOD overlay district. This amendment changes "under the building" to "fully under an occupiable conditioned story."

The amendment also prohibits drive-through only establishments. Allowing establishments which were only accessible to drivers and bicyclists was identified as an equity concern and counter to community goals regarding discouraging development that is exclusively car dependent and automobile oriented. Establishments with drive-throughs must also provide access to pedestrians. Options could include a walk-up window or a service area inside the building.

The code amendment also does two things regarding nonconforming existing site conditions: it clarifies existing application of the code when a new principal building is proposed or new elements are added to a site, and it adds a new threshold for when full compliance with the automobile infrastructure provisions in the TOD overlay is required.

When a new principal building is proposed on a site, the zoning code requires full compliance with the zoning code since this is considered a full site redevelopment. Additionally, if not otherwise exempted in the zoning code, new site elements are required to meet current code requirements. Language is added to the code to provide more clarity about these longstanding applications of the code.

Additionally, a new threshold is added to the TOD overlay. When there is an addition of 50% or more building floor area to a principal building, compliance with all requirements related to automobile infrastructure is required. Alders requested the addition of a threshold of site changes that would require compliance without preventing reinvestment and reuse of buildings on sites that were developed in compliance with the zoning code in place at the time of their development. Staff believes that a major expansion of 50% or more of building floor area would be a reasonable threshold that would balance community interests.

An example of a site that would require major redevelopment and reinvestment to meet current TOD overlay requirements is West Towne Mall. The site is currently car-oriented with a significant amount of automobile infrastructure located between buildings and primary and secondary streets. Changes in tenants and additions of less than 50%, like the addition for Von Maur, would continue to be allowed. However, a major expansion or new principal building will require compliance with the TOD overlay automobile infrastructure requirements.

Lastly, some cleanup and clarification of drive-through requirements is included in the amendment as listed below.

Summary of all changes included in the amendment:

- Changes “vehicle access sales and service window” to “drive-through window” throughout the code to make it easier for property owners, developers, and residents to find information about drive-throughs in the zoning code.
- Clarifies that when there is a new principal building in the TOD Overlay, any existing nonconforming automobile infrastructure must be brought into full compliance.
- Adds that when there is a major expansion (50% or more of building floor area) of a principal building in the TOD Overlay, any existing nonconforming automobile infrastructure must be brought into full compliance.
- Clarifies that when there is nonconforming automobile infrastructure in the TOD Overlay, all new automobile infrastructure must comply and there can be no increase in the nonconformity of existing automobile infrastructure.
- In the TOD Overlay, changes “under the building” drive-through window requirement to “fully under an occupiable conditioned story.”
- In the supplemental regulations for drive-through windows, changes “under the building” to “fully under an occupiable conditioned story.”
- Removes specific distance for drive-through ingress and egress and instead allows Traffic Engineering to evaluate and determine the appropriate distance. Traffic Engineering has their own more nuanced standards which can better handle the variety of sites and uses with proposed drive-throughs.
- Removes screening requirements in the Supplemental Regulations. This is already required by the Landscaping and Screening Requirements under MGO 28.142 (8), so this is a duplication in the code.
- Adds a requirement that all establishments with drive-throughs must also allow pedestrian access to the establishment. Drive-through only establishments would no longer be allowed. Pedestrians could be served through a walk-up window or a walk-in service area.
- Clarifies how to treat lawful nonconforming site conditions. They may continue in their existing condition. However, no increase in the nonconformity of the site condition is permissible, unless otherwise allowed within the zoning code.
- Clarifies that the drive-through window use does not include all drives on a property that a vehicle may travel through to reach the window. Drive-through window means the service window/door and the immediately adjacent drive.

- Clarifies that car washes are not considered drive-through windows. The car wash use in the code anticipates that most car washes are driven through and has specific, different requirements for the use.

Staff supports this amendment.

81966 – This proposed ordinance adds a new demolition approval standard in response to a request by the Plan Commission. In order to best weigh demolition requests for buildings or sites with historic significance or value (as determined by the Landmarks Commission), the Plan Commission would like to consider how the proposal relates to the implementation of the City's adopted plans.

Staff supports this amendment.

Plan Commission
Meeting of March 11, 2024
Agenda #10, Legistar #81965
Supplemental Comment Letter

In my comment letter, I mentioned I had asked the Zoning Administrator what was meant by "the driveway immediately adjacent to it." I included examples of six drive-thrus, and also outlined in red the area that would be deemed the driveway under the current ordinance.

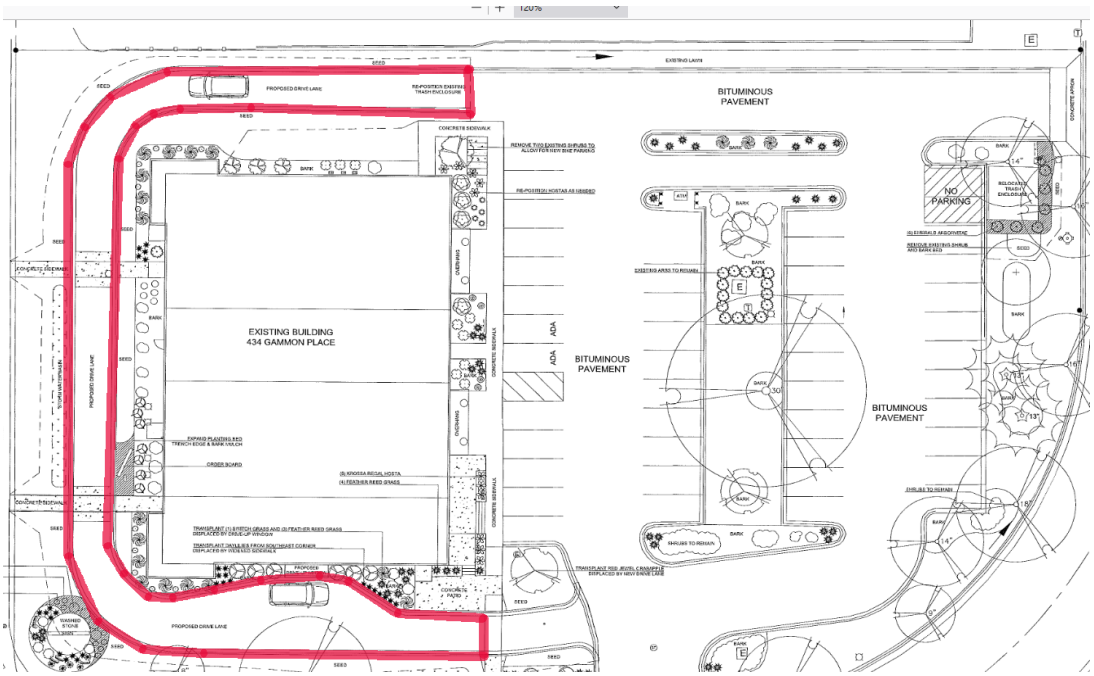
The Zoning Administrator replied today, saying: "It's the space next to the window, door, or opening where a vehicle or bicycle is being served. It does not include queuing areas where vehicles and bicycles are waiting to be served."

This is **not** how the definition of a vehicle access sales and service window has been interpreted in the past. ("A facility consisting of *a driveway* and window, opening, canopy or other facility used for serving patrons in automobiles or on bicycles and which may be associated with principal uses such as restaurants, banks, drugstores or coffee shops.")

As stated in a 2015 staff report:

> "By definition, a vehicle access sales and service window includes the service window(s), ordering position(s), and the lane providing ingress and egress."
> https://madison.legistar.com/View.ashx?M=F&ID=3747052&GUID=77000E4B-2670-4FBF-AF30-E526D52A3D73

That staff report then described that particular driveway: "The access lane will be 13 feet wide and enter at the northeastern corner of the building to navigate counterclockwise around the building, with an exit into the parking lot at the southeastern corner near one of the site's two driveways from Gammon Place." Below is a visual representation of that description. It clearly includes the asphalt devoted to the drive-thru lane.



At the UDC meeting for 1609 S Park on 8/16/2023, staff said:

> If we are talking about the TOD overlay requirements, I think that is exactly it, to have the drive-thru be as miniscule as possible in terms of its visibility and presence. And I think the intent was to make them as integrated as possible with the architecture of the building. A really good example of a really well integrated drive-thru use is on East Washington, there is a - I can't remember what the name of the coffee shop is - but you go under the building to go thru the drive-thru. And you don't even know it's there and that is the idea. [Identified a moment later as Cargo Coffee]

Cargo Coffee was provided as an example for the 1/23/2017 Plan Commission meeting when the zoning ordinance was changed to allow under the building drive-thrus in TSS districts. The Zoning Administrator was asked for an example that might be out there right now that would illustrate what this will allow. The Zoning Administrator provided two examples, one of which was Cargo Coffee. With respect to Cargo Coffee he said: "It's a facility that is entirely located underneath the building and you drive through the parking facility one side, exit out East Washington."

If the entire drive-thru facility does not need to be under the building (or under an occupiable conditioned story), then why bother with the under the building requirement for just the space where the patron is being served? If one is going to see the long lane(s) of queued vehicles, there does not seem to be any point in hiding just the window - it is not as though something shameful is going on that needs to be hidden.

Respectfully Submitted,
Linda Lehnertz

The proposed changes arose out of the approval of 1609 S Park. Although 1609 S Park was approved, there was some dissatisfaction with the Zoning Administrator's interpretation that "under the building" included a canopy addition. This proposed ordinance does not improve upon "under the building" and other changes make the overall situation worse.

Applicability of auto infrastructure requirements MGO 28.104(8)(a) (section 16, page 9)
Currently, MGO 28.104(8), Site Standards for Automobile Infrastructure, is applicable to "non-residential uses and buildings with over three residential units." In testimony at the 8/28 Plan Commission meeting on 1609 S Park, Zoning told the Plan Commission: "The TOD overlay applies to new auto infrastructure."

The proposed section would read:

> Applicability. The following standards are applicable to non-residential uses, and buildings with over three (3) residential units when there is a new principal building or when there is a major expansion [fifty percent (50%) or more of building floor area] of a principal building. Additionally, new automobile infrastructure must comply and no increase in the nonconformity of existing automobile infrastructure is permissible.

The start of the second sentence ("Additionally, new automobile infrastructure must comply …") is confusing. First, since the word "additionally" is used, does that mean new auto infrastructure must comply only when there is a new building or a major expansion? Second, what must new auto infrastructure comply with? A clearer way of writing this section would be:

(a) Applicability. The following standards are applicable to:
1. Non-residential uses, and buildings with over three (3) residential units when there is a new principal building or when there is a major expansion [fifty percent (50%) or more of building floor area] of a principal building, and
2. New automobile infrastructure.

The end of the second sentence ("no increase in the nonconformity of existing automobile infrastructure is permissible") does not belong under a section titled "applicability."

The meaning of new auto infrastructure is not clear. Does changing existing asphalt from a drive aisle (that sees a handful of cars per day) into a drive-thru lane (which will see a much higher traffic count and stacking) count as new auto infrastructure? Or is the fact that asphalt exists enough to deem that asphalt existing auto infrastructure no matter how it will be used?

Applicability of auto infrastructure requirements MGO 28.104(8)(c) (section 16, page 9)

Current: Vehicle access sales and service windows shall be located under the building in which they are located, and the building shall have commercial or residential uses as allowed in the base district along the primary street frontage.

Proposed: "Drive-through windows shall be *located fully* under an occupiable conditioned story."
See also:

- Proposed 28.151(a): "In CC-T, RMX, TE, DC, and UMX Districts drive-through windows shall be *located* to the side of, or rear of, buildings or *fully* under an occupiable conditioned story, and shall not be located between the principal structure and a public street."
- Proposed 28.151(b): "In the TSS District, drive-through windows shall be *fully located* under an occupiable conditioned story, and the building shall have commercial or residential uses along the primary street frontage."

Is there a difference between "located fully" and "fully located"? If not, why the change?

What is "an occupiable conditioned story"? It would be better to either define the meaning or to use an already defined term. For example, "Completely Enclosed Building" is defined as: "A building separated on all sides from the adjacent open space, or from other buildings or structures by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors."

All 4 lanes of this Atlanta Chick-fil-A, including the outside lanes, are under "an occupiable conditioned story." But the drive-thru is not within a "completely enclosed building."

USA Today

One might think this Chick-fil-A would not be allowed because MGO 28.104(d) would require, as does existing language, that "the building shall have commercial or residential uses as allowed in the base district along the primary street frontage." However, as happened with 1609 S Park, the drive-thru is not required to be screened from the primary street by commercial/residential uses. As long as a building has commercial/residential uses somewhere along the primary street frontage, then the requirement is met. This Chick-fil-A has commercial use along the primary street frontage on the second floor.

Heartland Credit Union on Williamson was approved as being "located under the building in which it is located." Under the proposed definition, this drive-thru would not be allowed.

<u>Applicability of auto infrastructure requirements MGO 28.104(8)(d)</u> <u>(section 16, page 10)</u>

Currently part of (c): Vehicle access sales and service windows shall be located under the building in which they are located, and the building shall have commercial or residential uses as allowed in the base district along the primary street frontage.

Proposed: When there is a drive-through window as part of the building, the building shall have commercial or residential uses as allowed in the base district along the primary street frontage.

Since, in the TOD, a drive-thru would be required to be "located fully under an occupiable conditioned story", all drive-thrus would be a part of the building. It would make more sense to leave this as it currently is, which is part of (c).

Also of interest is what is meant by "the building shall have commercial or residential uses as allowed in the base district along the primary street frontage." When this was adopted for TSS, it was part of the idea that drive-thrus should be hidden. Presumably, this phrase meant the location of the drive-thru should be screened by residential/commercial uses. However, that was not how it was interpreted for 1609 S Park.

<u>Supplemental Regulations MGO 28.151</u> <u>(section 17, page 10)</u>

Proposed (d) would remove the requirements that vehicular ingress and egress be located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property. Instead, it would be up to traffic engineering to determine the distance.

The minimum distance from residential property should remain. It is possible that what was once merely ingress/egress can be transformed into a vehicle stacking area. In the Chick-fil-A site plan below, the red was what was approved. But the drive-thru must have exceeded expectations because the area in green, formerly just an ingress/egress drive, was transformed into a stacking

area. This new stacking area is about 45' from residential property. I have seen vehicles backed up to the sidewalk, which is about 32 vehicles in line, which can have detrimental effects on residential property including both noise and pollution from idling vehicles.

Currently, (f) requires: "a six- (6) foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property." This would be deleted. Under MGO 28.142, Landscaping and Screening Requirements, paragraph (8) requires a screening between commercial/mixed-use/industrial districts and residential districts. That screening only consists of "a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height." Though the staff report claims (f) is a duplication, it is not - what would be lost with this change is the six-foot buffer area with screen planting.

Paragraph (i) would read: "Pedestrian access to the establishment must also be provided." To be consistent with the rest of the provision, this should read: "Pedestrian access to the establishment shall be provided."

<u>Nonconforming Site Conditions MGO 28.196</u> <u>(section 18, page 10)</u>

A new section would be created under Subchapter 28M, Nonconformities: "A lawful nonconforming site condition existing prior to the effective date of this ordinance may continue in its existing condition and may be maintained. However, no increase in the nonconformity of the site condition is permissible, unless otherwise allowed within Chapter 28."

Three things are wrong with this proposed language.

First, it is not needed. MGO 28.191(1) already addresses lawful nonconforming use of the land (site condition):

> "The lawful nonconforming use of a building, structure, *or land* existing on the effective date of this ordinance may be continued although it does not conform to the provisions of this ordinance, provided that:
> …
> (b) The nonconforming use shall not be extended or expanded.
> …
> (d) The nonconforming use of the land does not cease for a continuous period of twelve (12) months.

Second, it says "no increase in the nonconformity of the site condition is permissible." How that is addressed in MGO 28.191(1)(b) is that the nonconformity cannot be extended or expanded. The existing language tracks state statutes which say: "The nonconforming use may not be extended." There is a long legal history of what it means to extend a nonconforming use. There is not history with respect to the meaning of "no increase in the nonconformity."

Third, the nonconforming use could continue into perpetuity. Unlike MGO 28.191(1), proposed MGO 28.196 does not provide any termination date for the nonconforming site if the nonconforming use ceases for 12 months.

As mentioned above, nonconformities are added to proposed MGO 28.104(8)(a): "…and no increase in the nonconformity of existing automobile infrastructure is permissible." This should not be addressed in a paragraph addressing applicability. It also is not needed. Subchapter 28M applies across the Zoning Code and contains standard provisions.

Defintions MGO 28.211 (section 19, page 11)

Legistar 81963 was just adopted at Council, ORD-24-00018, which added a definition for "automobile infrastructure." This definition would change that definition, even though the proposed definition is presented as new language. Below is how that recently adopted version is being modified.

> Automobile Infrastructure. An area on a lot used for the storage, parking, circulation, maneuvering or outdoor servicing of motor ~~or movement of~~ vehicles including, but not limited to, motor vehicle ~~automobile~~ parking, loading, drives, drive aisles, driveways, backing areas, drive-through [~~vehicle access sales and service~~] windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities."

The other definition being changed is for Drive-Through Window: A facility consisting of a driveway and window, opening, canopy or other facility used for serving patrons in automobiles or on bicycles and the driveway immediately adjacent to it and which may be associated with principal uses such as restaurants, banks, drugstores or coffee shops. Car washes are not drive-through windows."

"Car washes are not drive-through windows." Once one thing is specifically excluded, then things not excluded are included. For example, would a Jiffy Lube where one drives their vehicle into a

bay be able to be deemed a drive-thru? Or, in Sun Prairie there is a veterinary clinic where one drives into a garage bay to get their pet treated. For both of these businesses, a person drives in on one side and out on the other side.

Driveway is used twice in the definition: "a driveway and window, opening, canopy or other facility" and the "driveway immediately adjacent to it." Are there two different driveways that come within the definition of a Drive-Through Window?

What is meant by "the driveway immediately adjacent to it?" I asked that of the Zoning Administrator last Thursday.

> I do not understand the meaning of "the driveway immediately adjacent to it" and am hoping you could explain the meaning.
>
> Sometimes pictures are better than words. Attached please find a document with 6 different types of drive-thrus. For each type of drive-thru I have included: (1) a site map or satellite image; and (2) that same image with the area devoted to the drive-thru outlined in red (the area that no other traffic can use). For one example, Chick-fil-A on E Washington, there are two sets of images since the drive-thru was expanded at some point in time.
>
> I would appreciate it if you could explain exactly what constitutes "the driveway immediately adjacent to it" for each of these drive-thrus – whether in words or just highlighting the portion of the site which would be deemed the "the driveway immediately adjacent to it." (Or, perhaps you may just agree with what I have outlined in red.)

Attachment A is the document I sent to the Zoning Administrator.

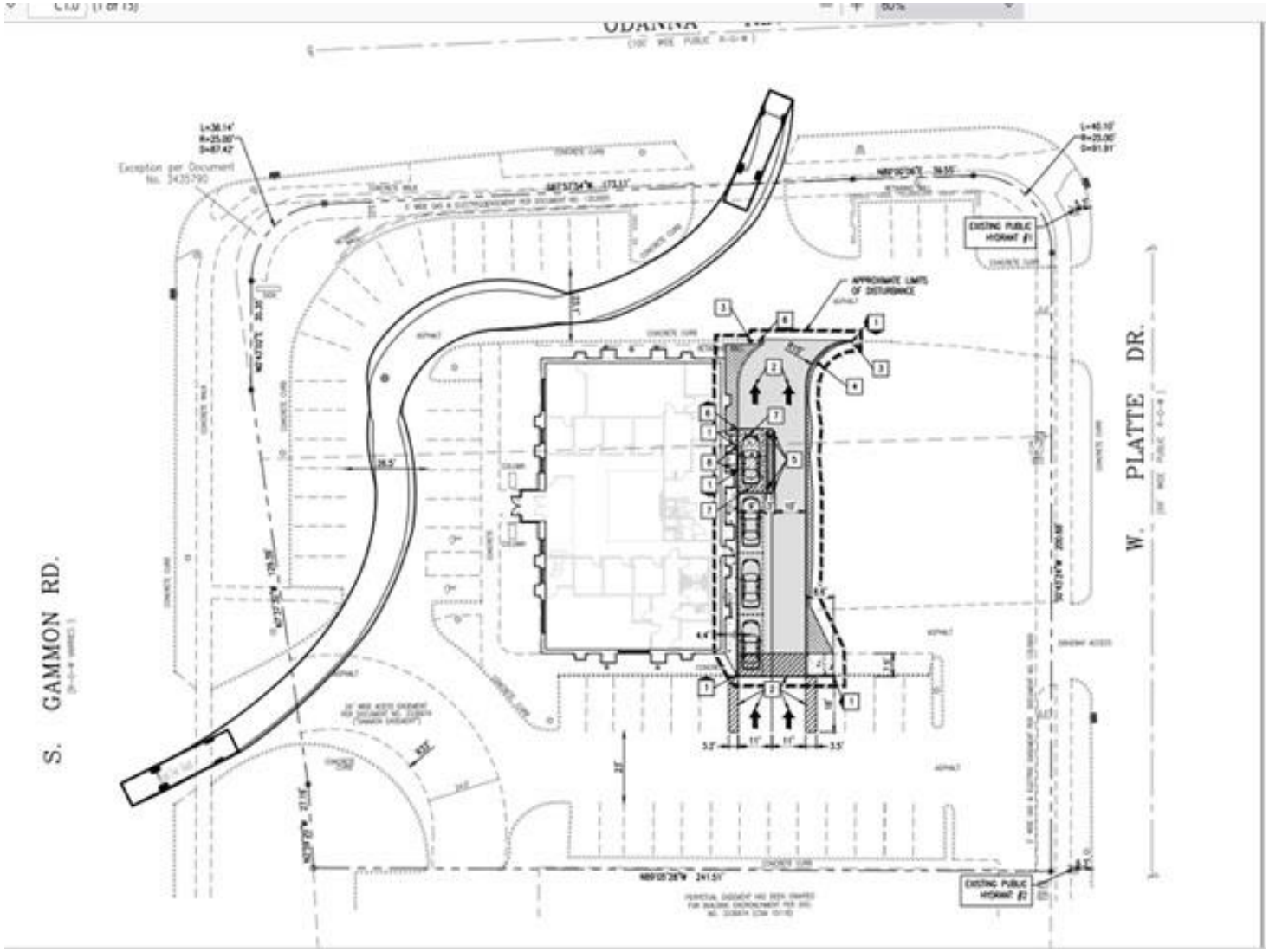
A clear definition of the driveway is needed. Otherwise, like with "under the building," the definition will be open to interpretation.

Perhaps the differences in intensity of types of drive-thrus should also be considered, with potentially different standards. A Chick-fil-A with stacking of 30 vehicles has a different impact than an ATM with scattered vehicle use.

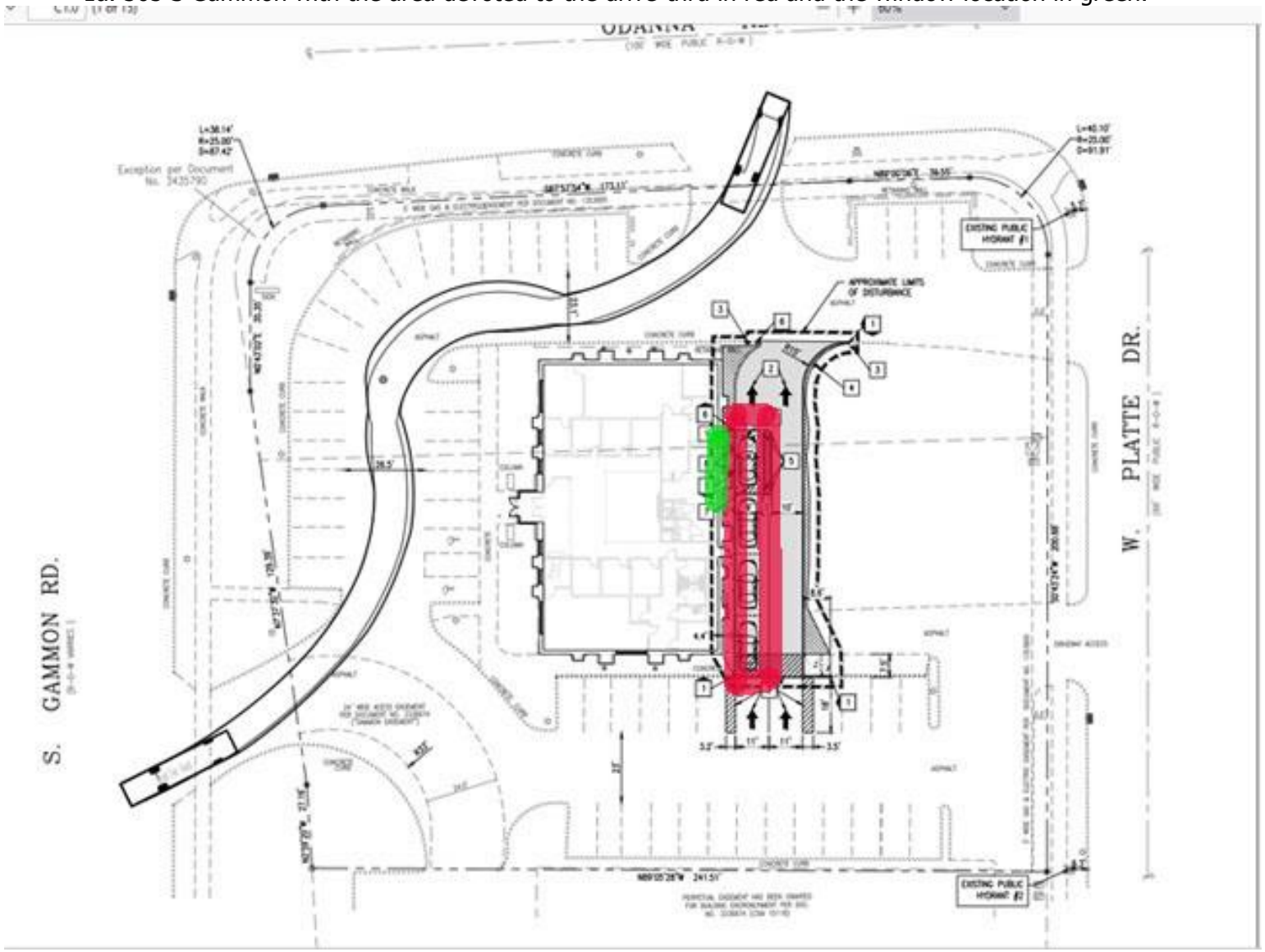
Respectfully Submitted,
Linda Lehnertz

ATTACHMENT A

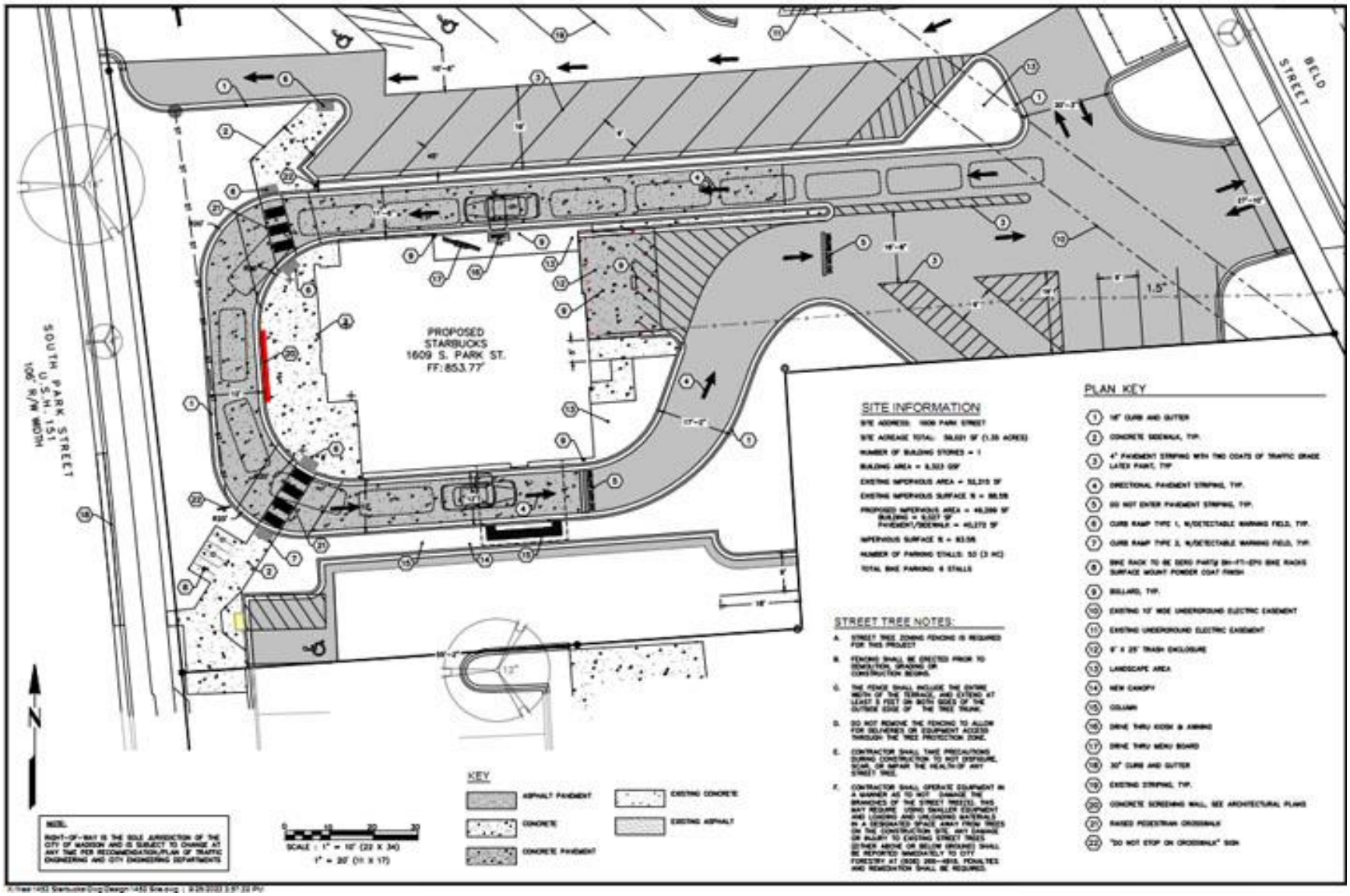
1. 505 S Gammon, bank ATM. Within TOD and application submitted after TOD was adopted.



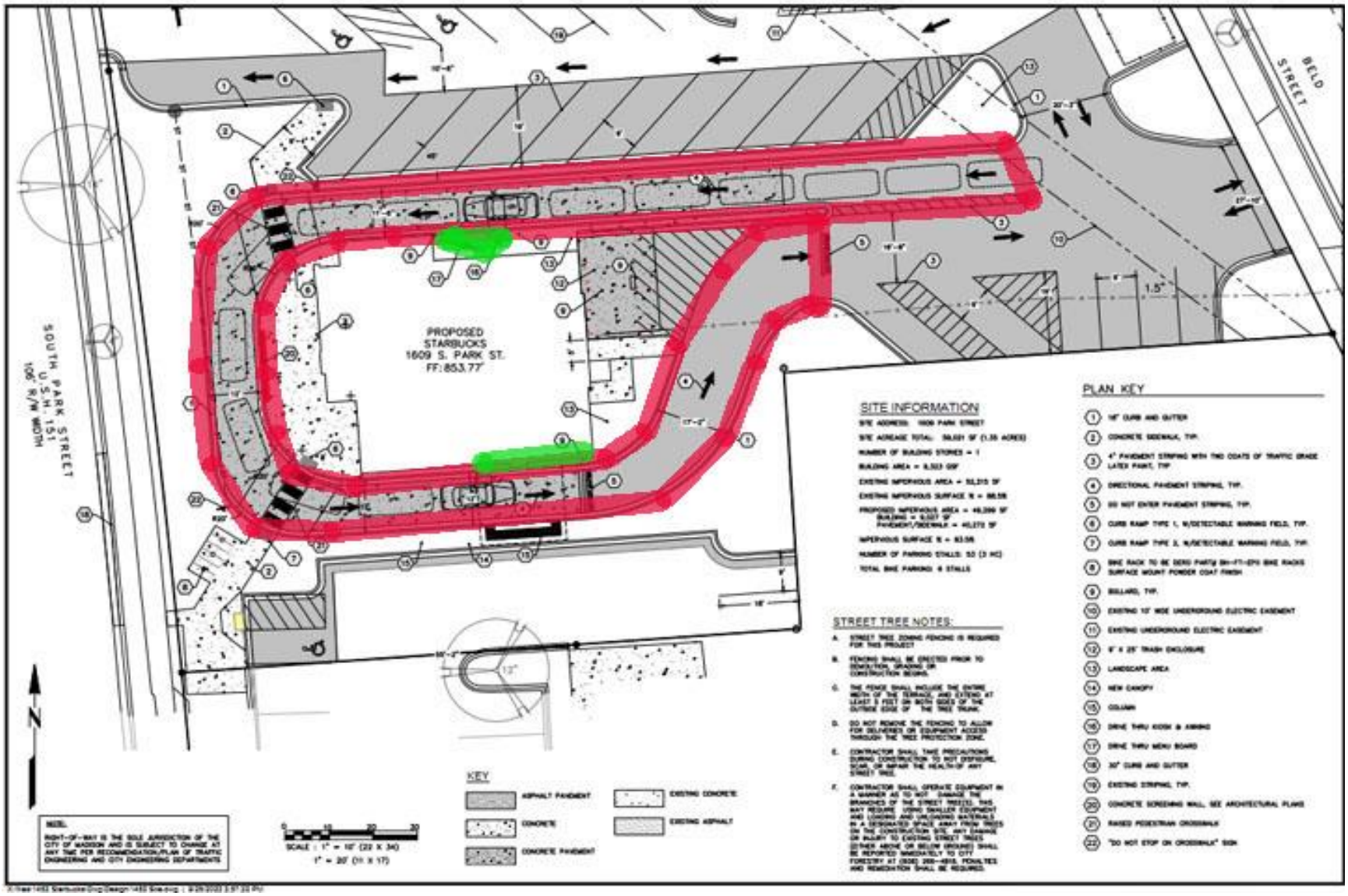
1a. 505 S Gammon with the area devoted to the drive-thru in red and the window location in green.



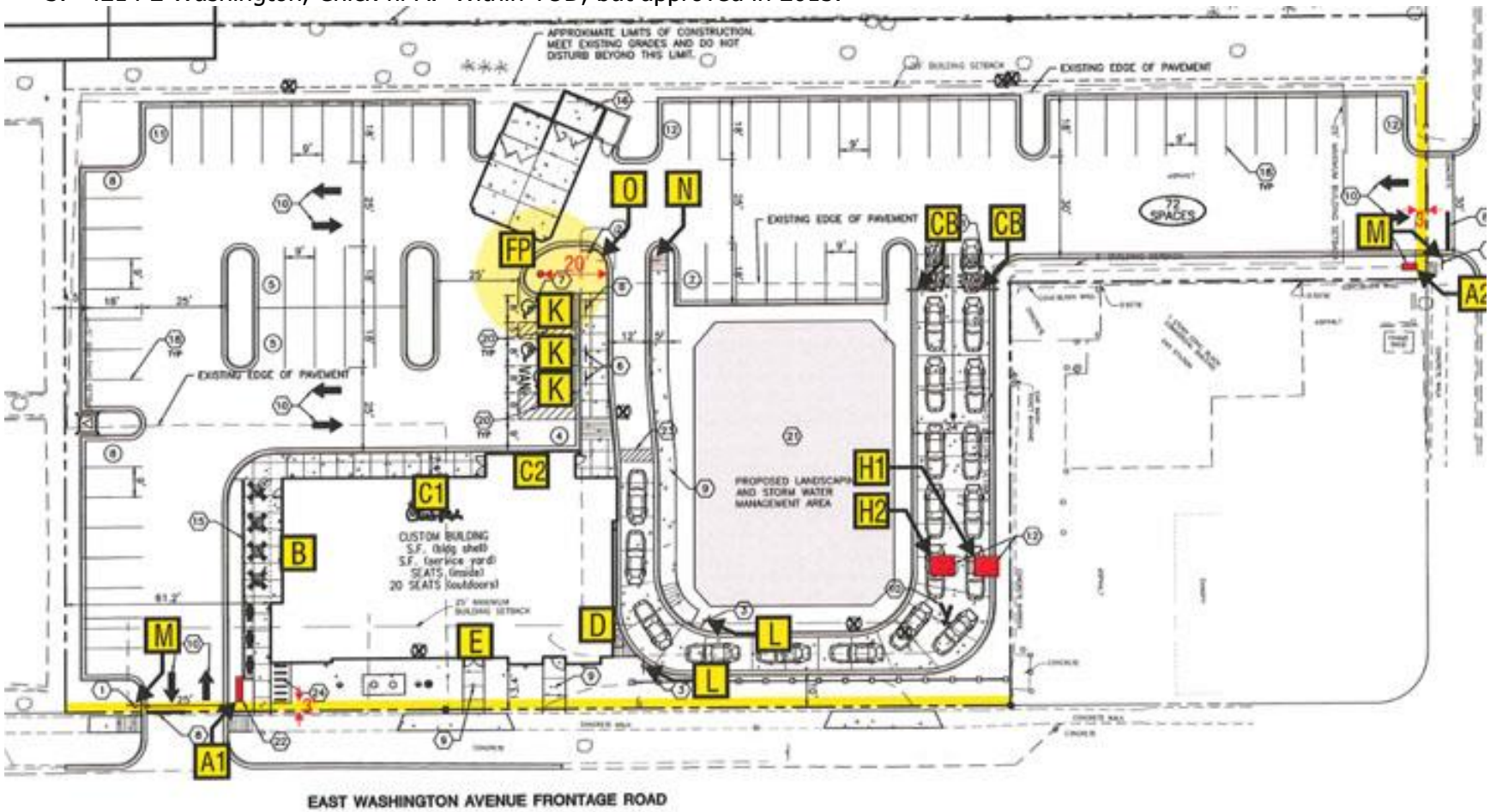
2. 1609 S Park, Starbucks. Within TOD and application submitted after TOD was adopted.



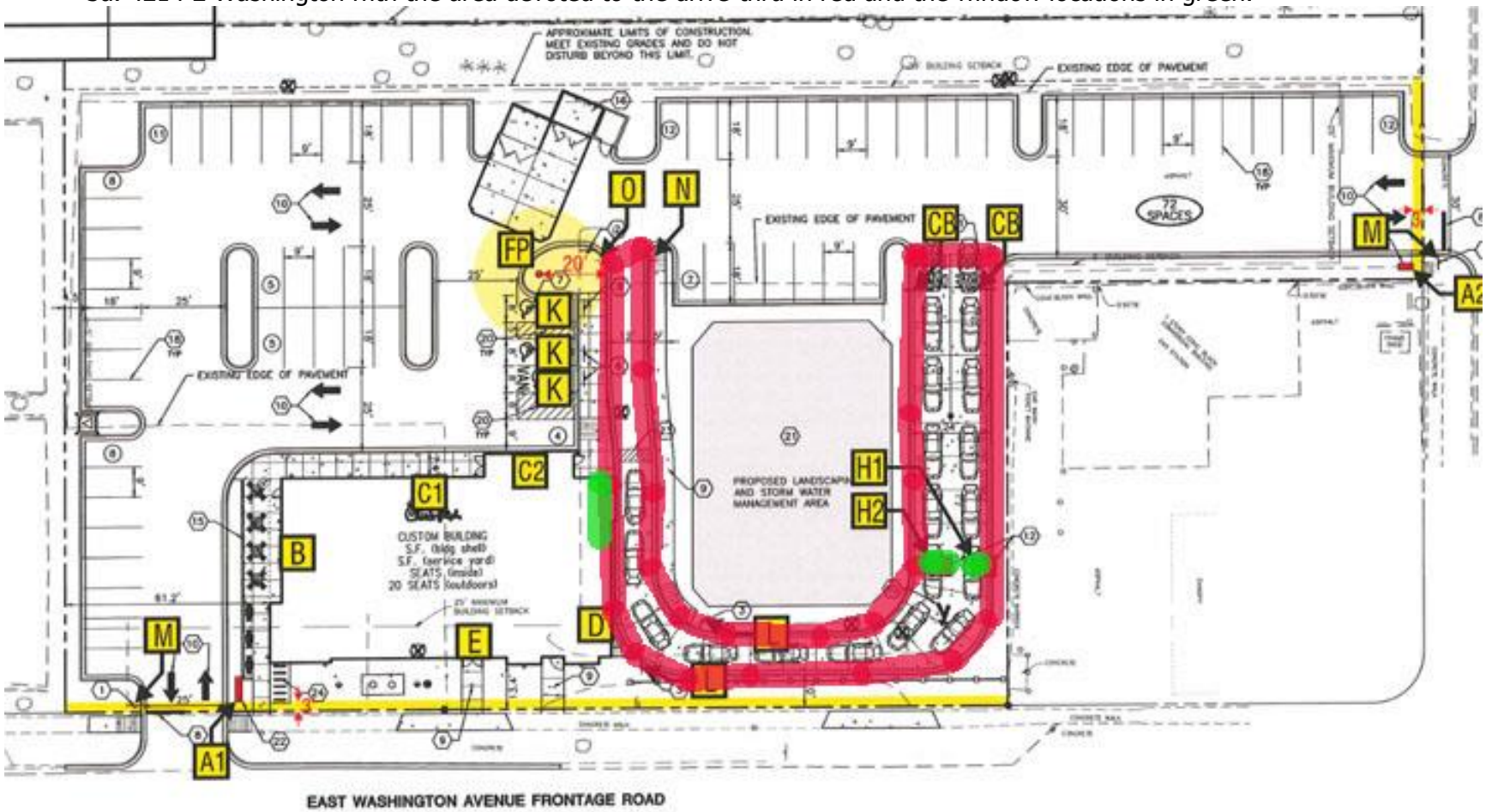
2a. 1609 S Park with the area devoted to the drive-thru in red and the window locations in green.



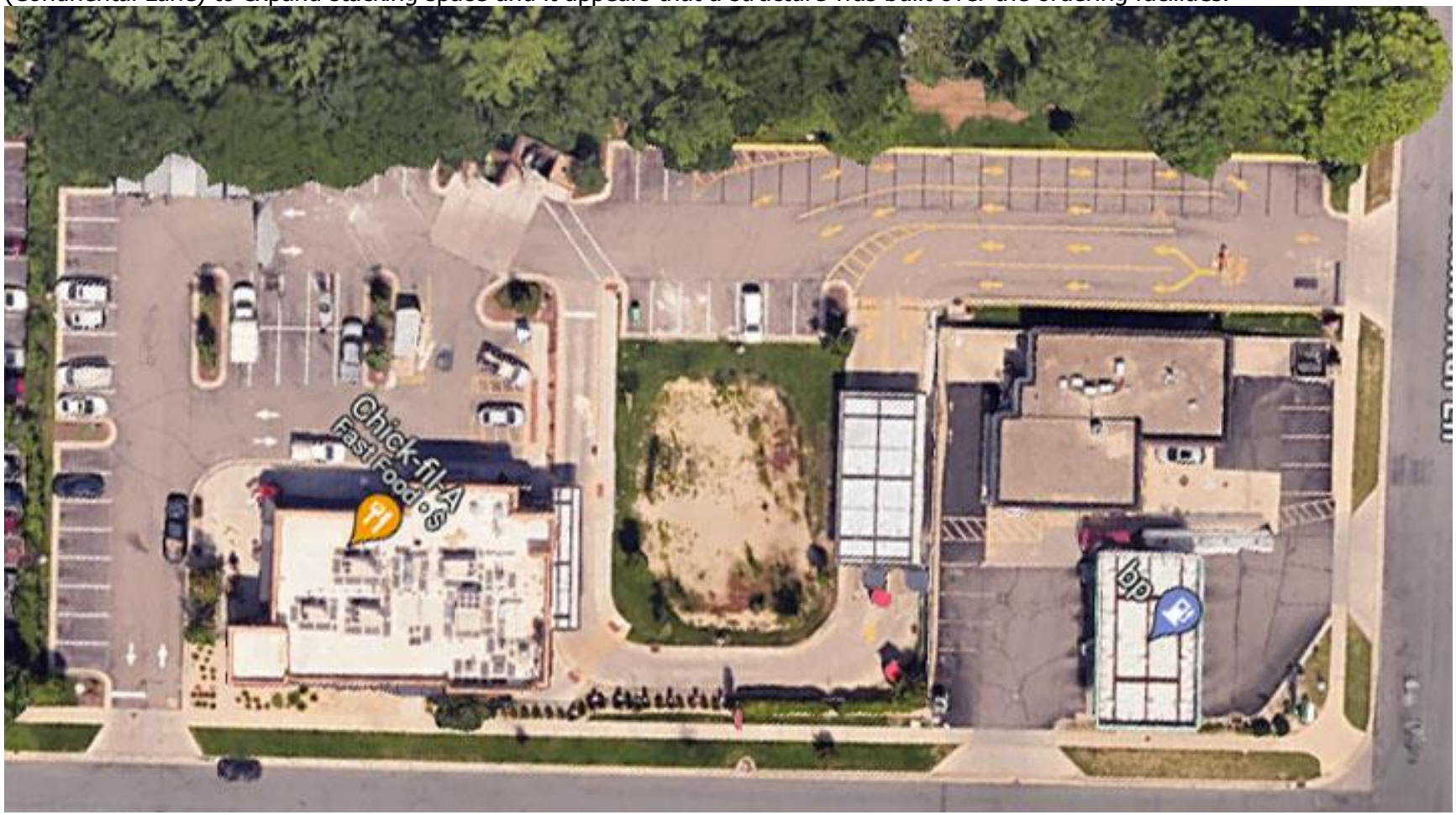
3. 4214 E Washington, Chick-fil-A. Within TOD, but approved in 2015.



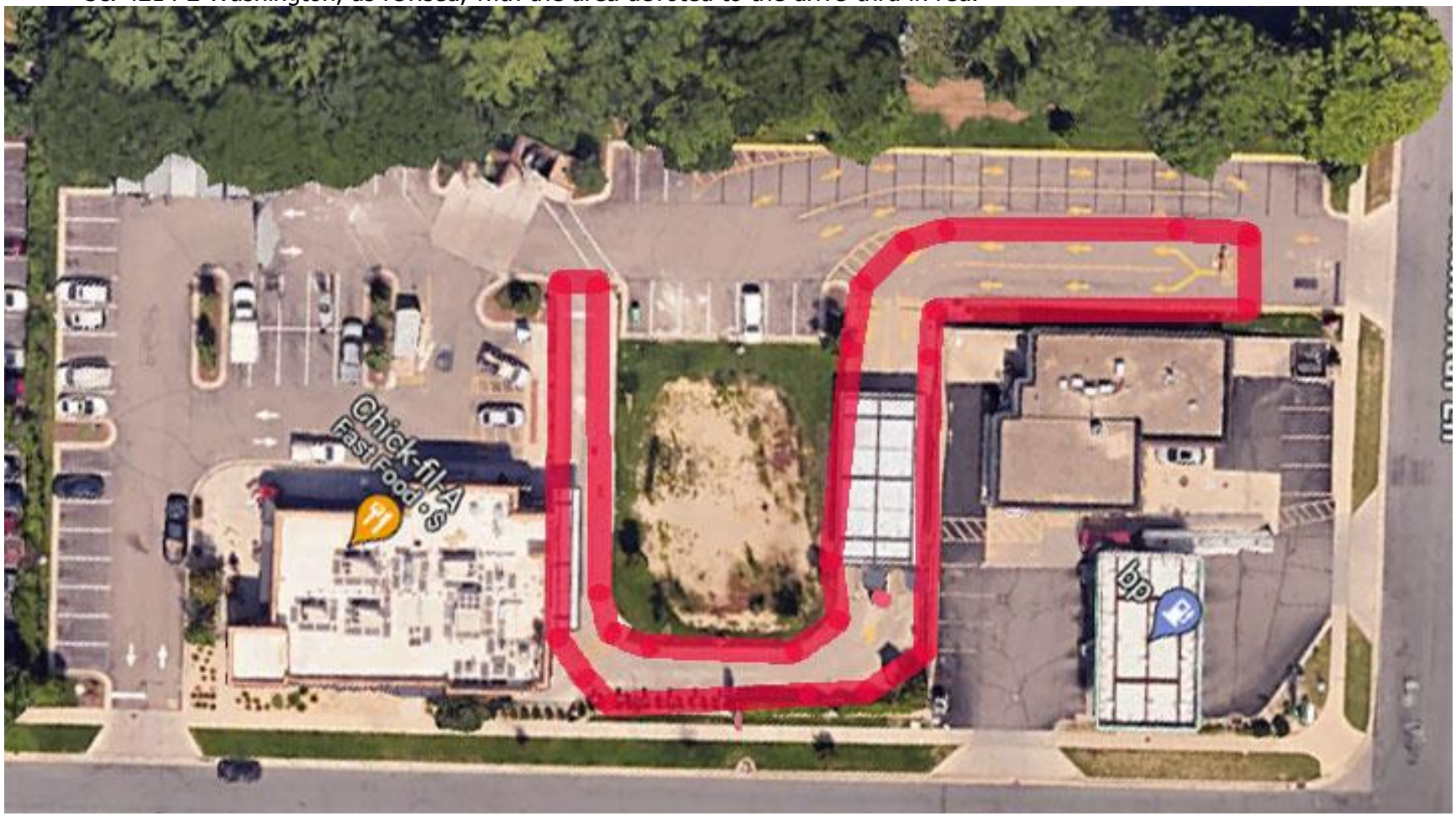
3a. 4214 E Washington with the area devoted to the drive-thru in red and the window locations in green.



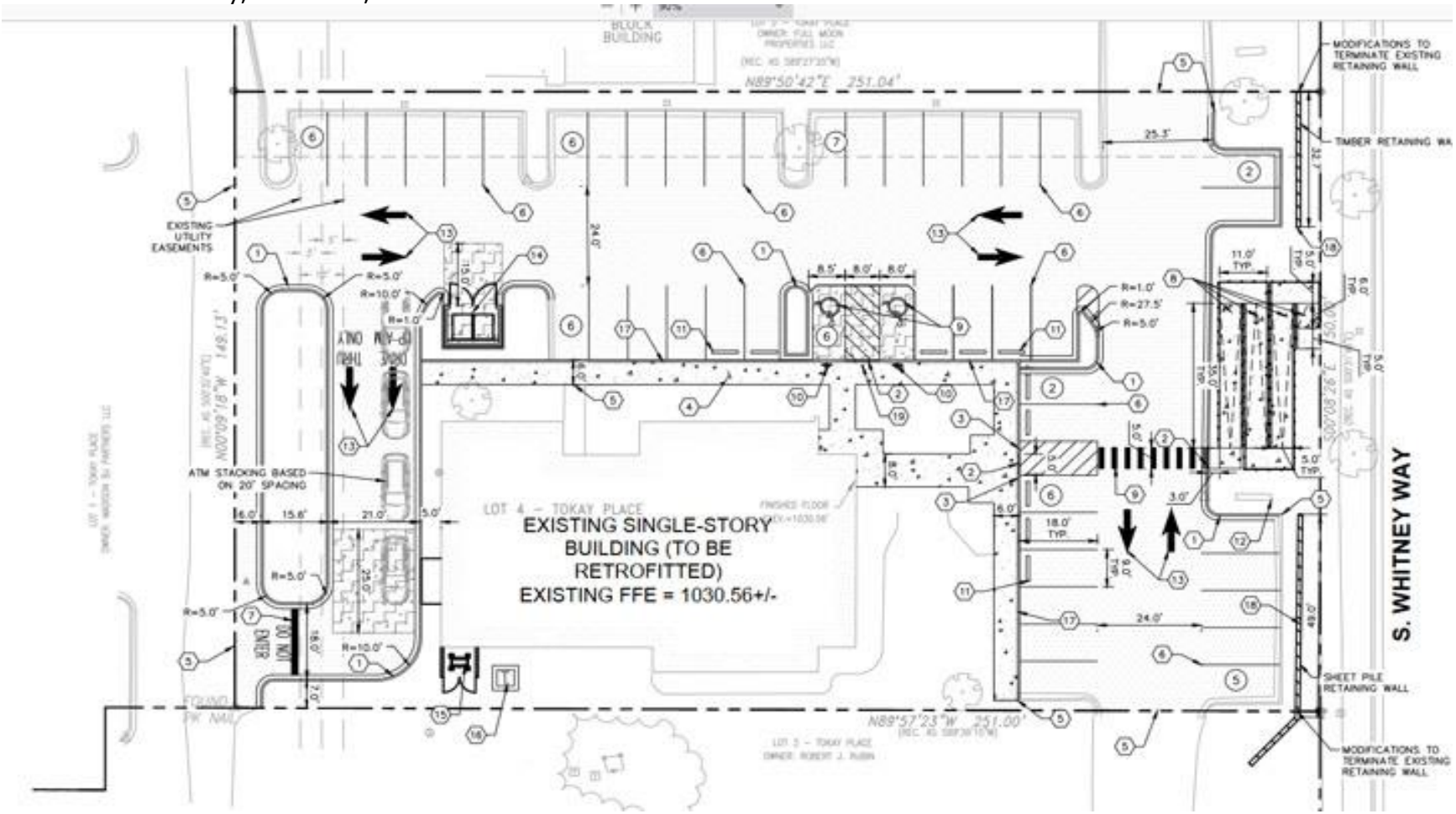
3b. 4214 E Washington. Satellite view of 4214 E Washington. At some point the site was modified at the east entry (Continental Lane) to expand stacking space and it appears that a structure was built over the ordering facilities.



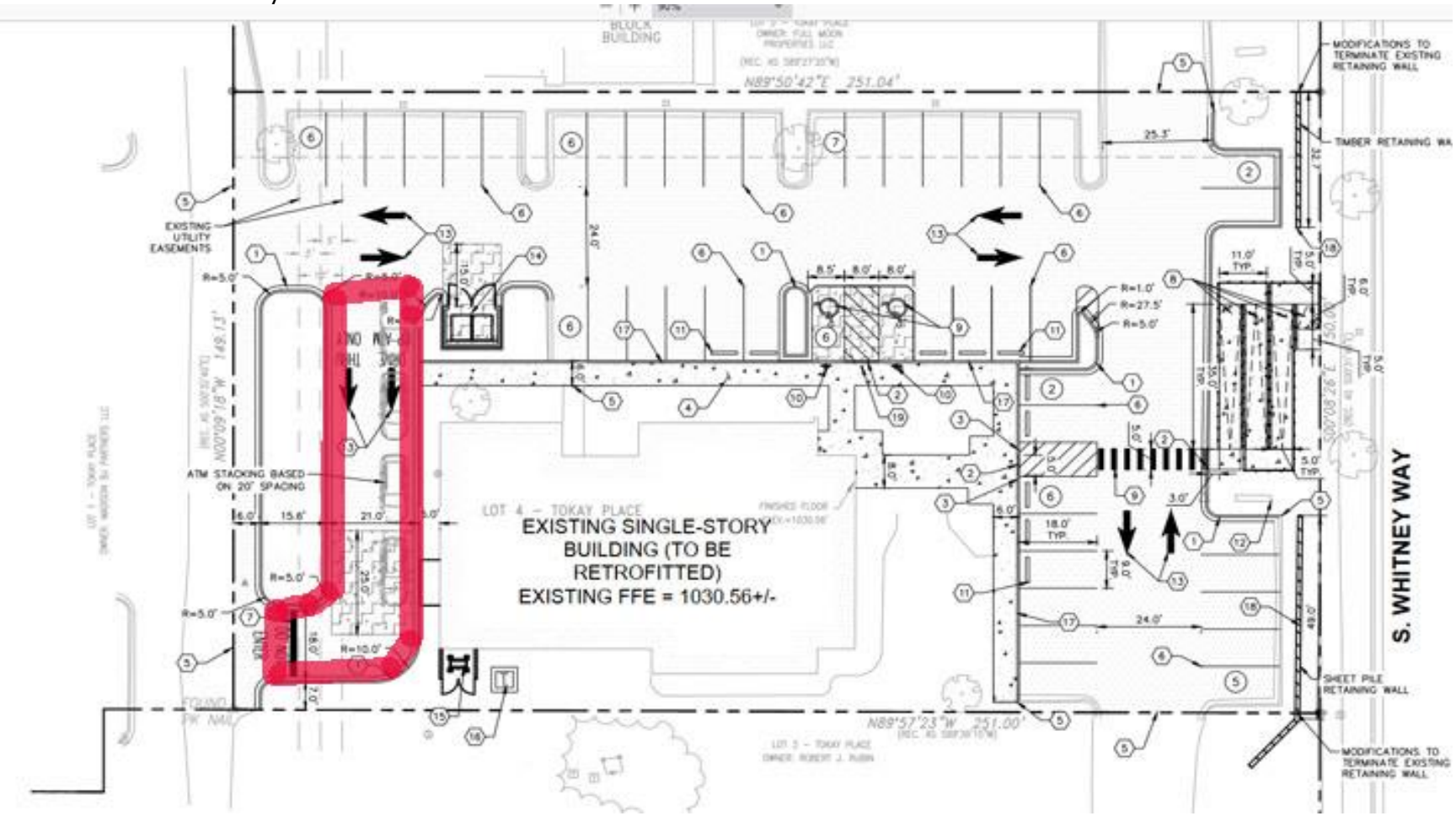
3c. 4214 E Washington, as revised, with the area devoted to the drive-thru in red.

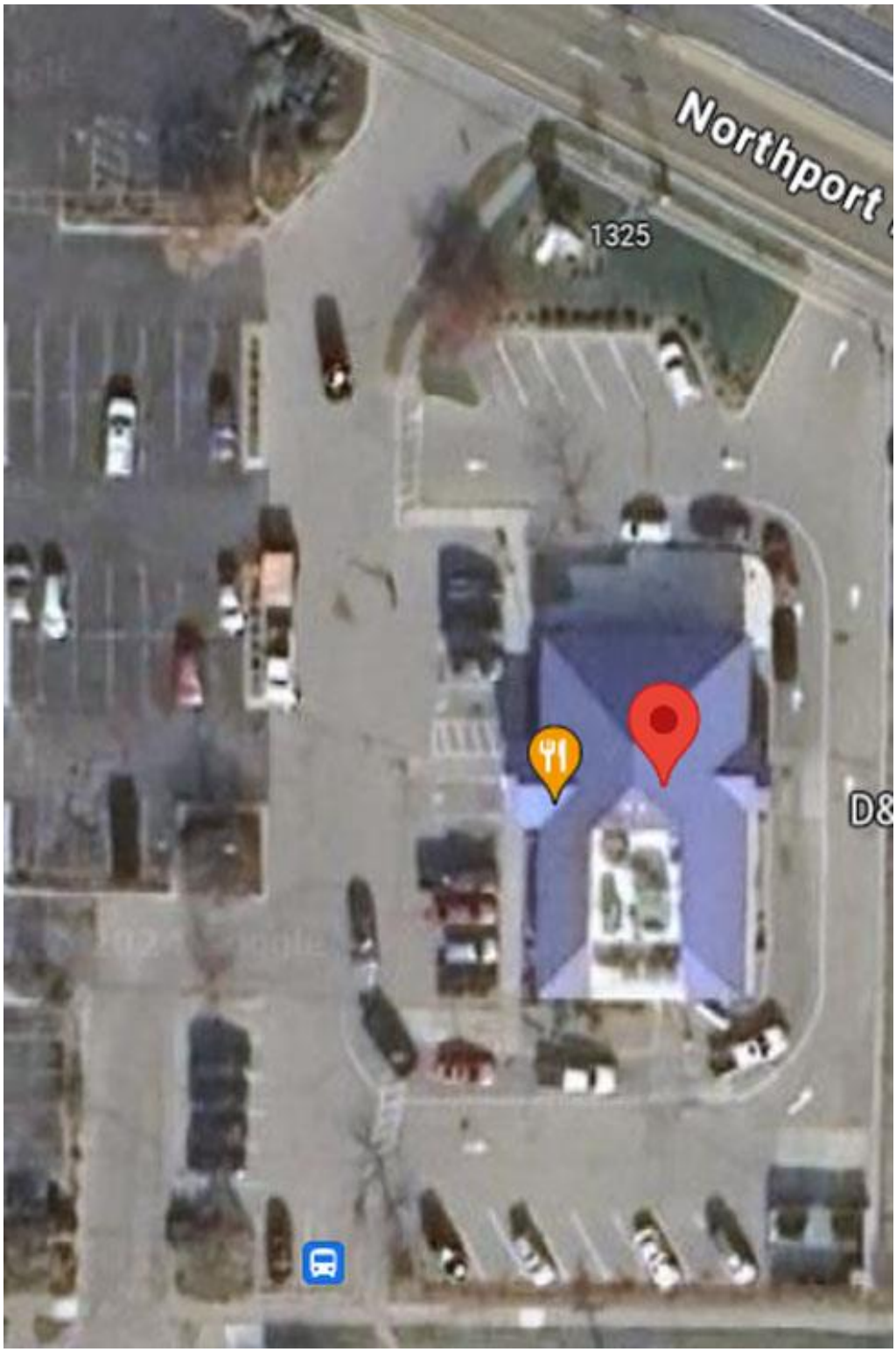


4. 660 S Whitney, bank ATM, Planned Multi-Use Site. About 350 feet outside TOD.



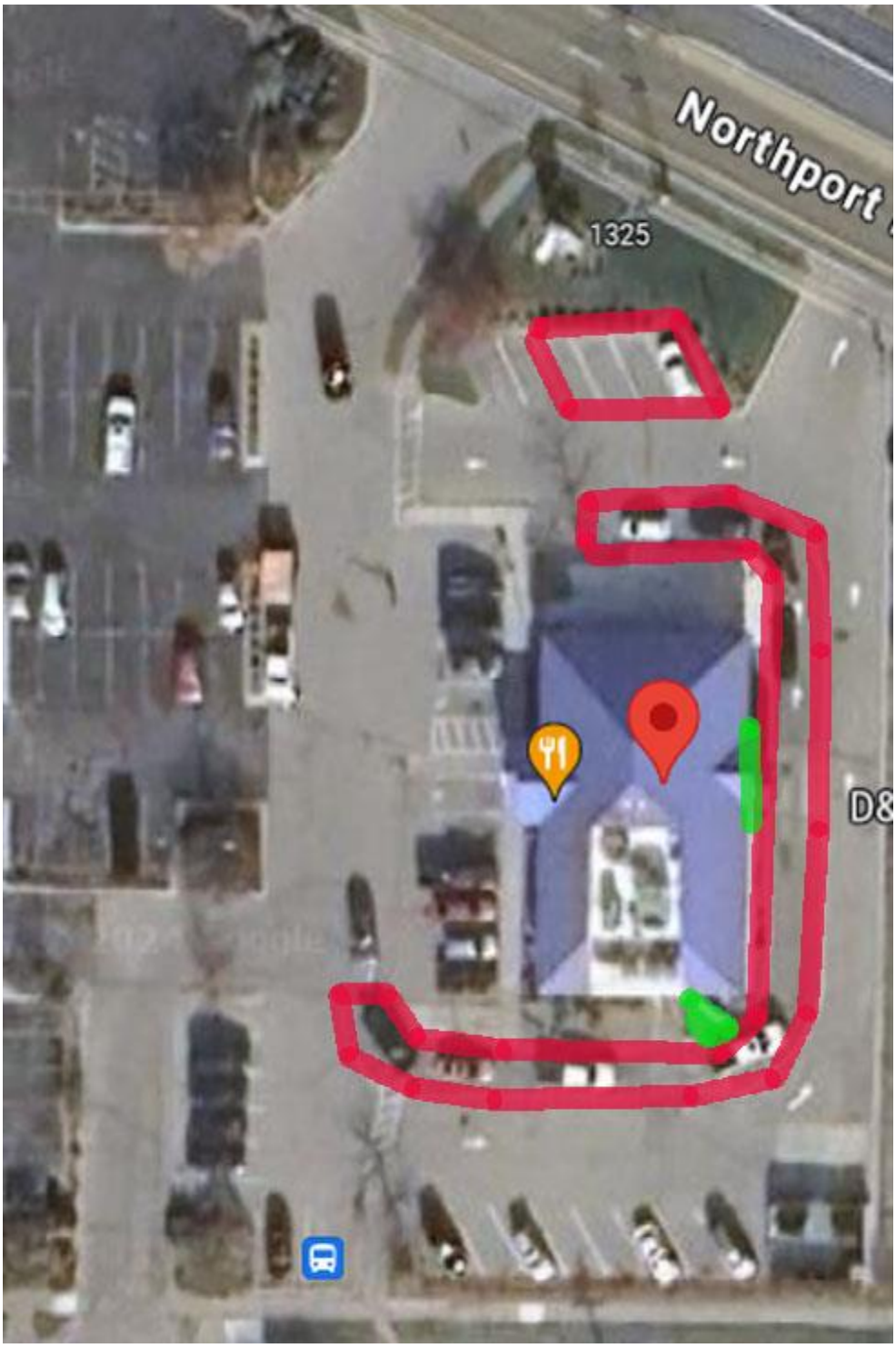
4a. 660 S Whitney with the area devoted to the drive-thru in red.



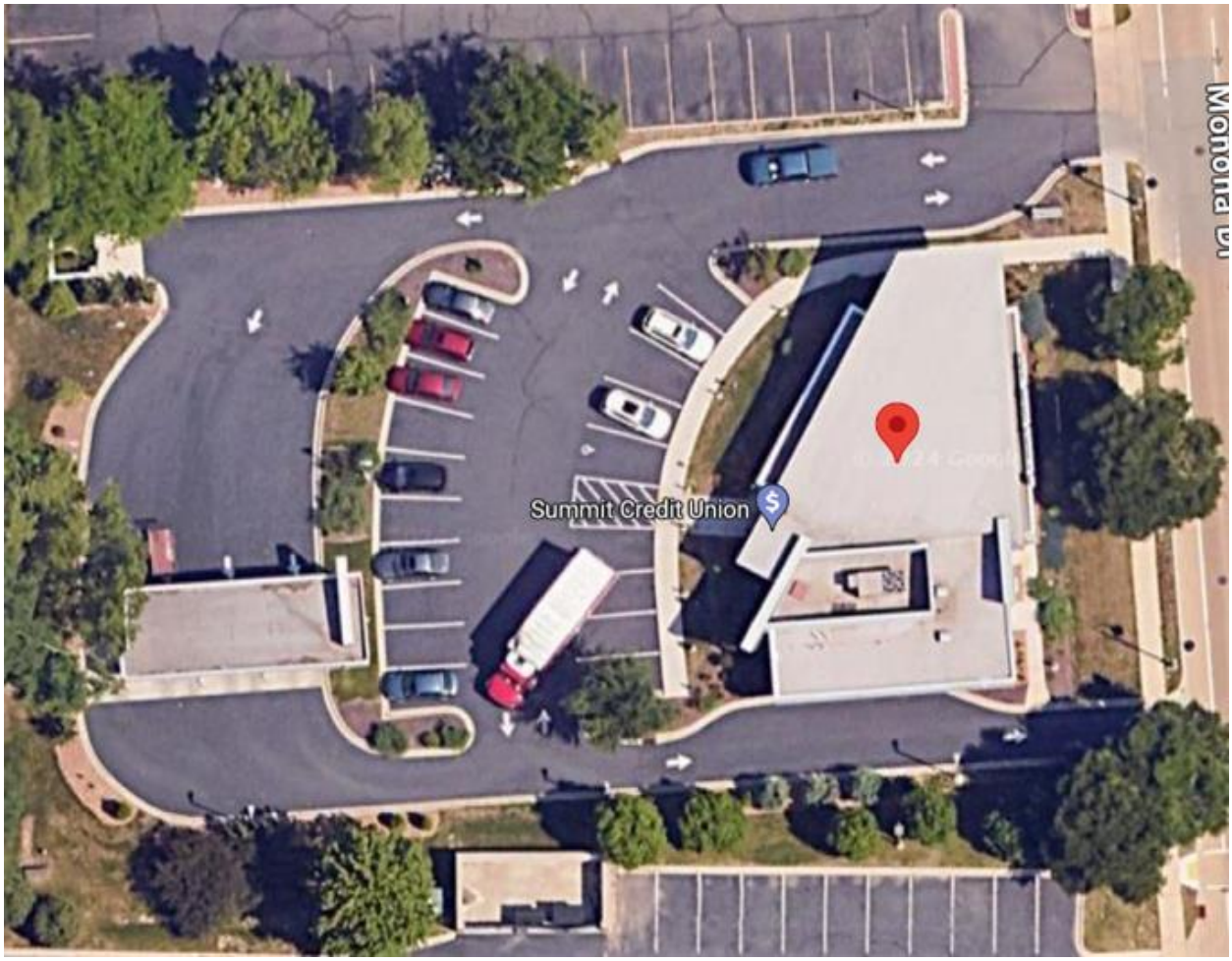


5. 1325 Northport Drive, Culvers. In TOD, approved circa 1995.

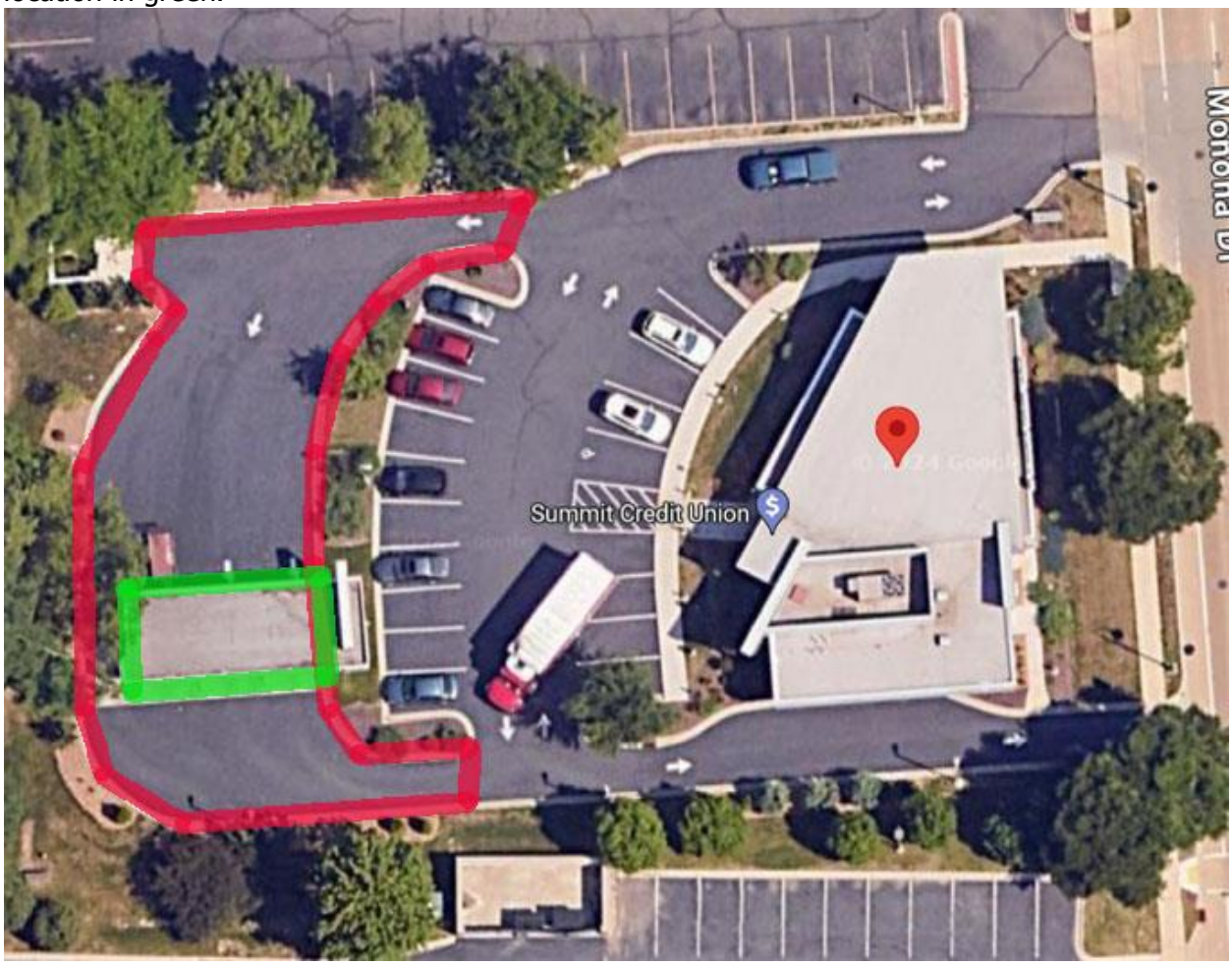
5a. 1325 Northport Dr., Culvers, with the area devoted to the drive-thru in red and the window locations in green. As can be seen from this view: stacking can extend to where cars are parked; vehicles wait in the front of the building for orders to be brought out to the vehicle; and, parking spaces between the building and Northport are labeled for drive–thru use (for when the delivery line gets too long).



6. Summit Credit Union, 5809 Monona Dr., located in Monona. This drive-thru is rather unique in that the drive-thru (ATM and video teller) is located apart from the primary building. The drive-thru is the structure to the left, located at the back of the lot. (Though this is in Monona, it does not seem that Madison ordinances would prohibit this type of site plan.)



6a. Summit CU, 5809 Monona Dr., with the area devoted to the drive-thru in red and the window location in green.



Public Comment Registrants Report

04/16/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 15 Amending Sections within Chapter 28 of the Madison General Ordinances related to drive-through windows.								
15 04/13/24 11:52 AM	**Nicholas Davies** District: 15 3717 Richard Street Madison, WI 53714	Support	No	No				
15 04/15/24 10:35 AM	**Blake Wasung** District: 19 1719 Laurel Crest Madison, WI 53705	Support	No	No				
		Support: 2 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 2						

Plan Commission
Meeting of May 6, 2024
Agenda #3, Legistar 81965

Requiring a drive-thru to be completely under a building (including stacking) does severely limit where a drive-thru can be located. But this is what was promised when drive-thrus were allowed in Traditional Shopping Street Districts.

Historically, drive-thrus were not allowed in TSS. In 2017 the ordinance was amended to allow drive-thrus if (1) located under the building in which it is located and (2) the building has commercial or residential uses along the primary street frontage. The intent was the whole drive-thru operation* be hidden from the street.

> *The definition of a drive-thru (a vehicle access sales and service window) includes the drive. As said in a 2015 staff report: "By definition, a vehicle access sales and service window includes the service window(s), ordering position(s), and the lane providing ingress and egress."
> https://madison.legistar.com/View.ashx?M=F&ID=3747052&GUID=77000E4B-2670-4FBF-AF30-E526D52A3D73

A question was asked of the Zoning Administrator at the Plan Commission meeting recommending approval of the change: "On the primary street the intent is that you not really be able to see it, am I understanding that correctly?" The Zoning Administrator replied "you are." Cargo Coffee was provided as an example of what would be allowed if drive-thrus were allowed in TSS (the entire operation is in the parking structure and only a glimpse of the window can be seen from the street). Only two drive-thrus have been approved in TSS since the ordinance change was adopted: a bank drive-thru in the underground parking area; and a drive-thru in a remodeled credit union building on Williamson.

As the staff report for that meeting explained:

> However, the Plan Commission should carefully discuss whether it is in the public interest to add this [drive-thru] as a conditional use in the TSS District (parts of Williamson Street, Atwood Avenue, Old University Avenue, South Park Street, Monroe Street, etc.) On the one hand, it would open up possibilities to fill first floor commercial spaces with businesses such as banks and certain restaurants that are heavily reliant on drive-thru service for their customers, and it limits the possibilities for VASSW's to areas under the buildings and hidden from the street in the TSS District. On the other hand, when the TSS District was created, the Plan Commission at the time determined that such facilities should not be allowed at all in this district, where the intent was to strongly support walking, biking, and transit as means of access and movement through these areas. Also, zoning lots in TSS are often shallower in width and depth than zoning lots in other districts that allow VASSW's. Usage of under-building area for VASSW's tends to consume large portions of the available floor plate for vehicle maneuvering, staging and queuing, which could result in a significant reduction of available floor area for the more desirable commercial/service/retail uses and apartment lobby space.
> https://madison.legistar.com/View.ashx?M=F&ID=4930249&GUID=1C1808C0-2C7C-43EC-9652-2C1E73C8CF5D

Should drive-thrus be allowed in Traditional Shopping Streets? TSS includes Atwood, Williamson, Regent, Monroe (5 blocks near camp Randall, and about 3 blocks near Wingra Park), S Park (From W Washington to Emerson), and University (near Campus Drive). With the changes proposed in Legistar 81965, drive-thrus in TSS will be treated the same as drive-thru's in, for example, CC-T or CC – queuing, and perhaps ordering positions, would not need to be under the building.

The proposed ordinance could easily be changed to keep existing practice for TSS districts.

1. Delete 28.104(8)(c) in section 16. As proposed, this reads: "Drive-through windows shall be located fully under an occupiable conditioned story."
    - If long line(s) of queued vehicles are visible, there does not seem to be any point in hiding just the window.
2. Proposed section 28.151(a) and (b) in section 17 could remain as is (other than using "drive-through"): "(a) In CC-T, RMX, TE, DC, and UMX Districts, drive-through windows shall be located to the side of, rear of, or under buildings, and shall not be located between the principal structure and a public street. (b) In the TSS District, drive-through windows shall be located under the building in which it is located, and the building shall have commercial or residential uses along the primary street frontage."
3. Modify section 19, the definition of Drive-Through Window, by deleting the bolded portion. "A facility consisting of a driveway and window, opening, canopy or other facility used for serving patrons in automobiles or on bicycles **and the driveway immediately adjacent to it** and which may be associated with principal uses such as restaurants, banks, drugstores or coffee shops. Car washes are not drive-through windows."
    - A driveway is already part of the definition, so "the driveway immediately adjacent to it" is not needed if the window is not required to be located fully under an occupiable conditioned story.

Respectfully Submitted,
Linda Lehnertz

City of Madison

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

Master

File Number: 82903

File ID:	82903	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/09/2024
File Name:	East Wilson, South Blair Rezoning			**Final Action:**	

Title: Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6)

Notes: 6860EastWilsonEtAlRZ

		CC Agenda Date:	05/21/2024
		Agenda Number:	7.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	506-518 E Wilson Street et al, Link to Demo File 81923, Link to Cond Use File 81925, Link to CSM File 81945	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/10/2024	Michael Haas	Approved as to Form	4/30/2024
1	2	4/10/2024	Ryan Pennington	Approve	4/30/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/09/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 5/6/24), Common Council (5/21/24)					
1	COMMON COUNCIL	04/16/2024	Referred for Public Hearing	PLAN COMMISSION			
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					

1	PLAN COMMISSION	05/06/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	06/10/2024	Pass

Action Text: A motion was made by Field, seconded by Mendez, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/10/2024. The motion passed by voice vote/other.

Notes: On a motion by Ald. Field, seconded by Mendez, the Plan Commission referred the zoning map amendment to June 10, 2024 pending approval of the project by the Landmarks Commission and a recommendation by the Urban Design Commission on ID 81925. The motion to recommend re-referral passed by voice vote/other.

Text of Legislative File 82903

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00669 of the Madison General Ordinances to change the zoning of properties located at 506-518 East Wilson Street and 134-150 South Blair Street, from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 6)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones properties located at 506-518 East Wilson Street and 134-150 South Blair Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District to allow construction of an eight-story, 178-unit apartment building on South Blair Street and a six-story, 100-room hotel on East Wilson Street with shared parking and open space.

****

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

1. Map Amendment 00669 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00669. The following described property is hereby rezoned to UMX (Urban Mixed-Use) District.

Part of Lots 5, 6, 7, 8 and 9, and all of Lots 10 and 11, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 10; thence S46°02’45”W, 221.50 feet; thence N43°49’01”W, 66.08 feet; thence N46°02’45”E, 0.83 feet; thence N43°49’01”W, 16.00 feet; thence S46°02’45”W, 44.83 feet; thence N43°49’01”W, 29.07 feet; thence N46°10’59”E, 58.51 feet; thence N41°41’40”W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14’34”E, 9.99 feet; thence N46°10’59”E, 12.32 feet; thence N43°52’27”W, 204.00 feet; thence N45°54’51”E, 187.27 feet; thence S43°50’17”E, 330.26 feet to the Point of Beginning. Contains 67,134 square feet (1.54 acres)”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

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

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

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

See Attachment(s): ____

Date to be Presented: 16 April 2024

Referral(s): Plan Commission: 6 May 2024; Common Council: 21 May 2024

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 506-518 E Wilson Street and 134-150 S Blair Street Alder District 6

From PD District To UMX District

Proposed Use: Rezoning property to allow construction of eight-story, 178-unit apartment building on S Blair Street and and six-story, 100-room hotel on E Wilson Street with shared parking and open space

By Direction Of: *William Fruhling*, Interim Director Date: 9 April 2024

City of Madison

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

Master

File Number: 83160

File ID:	83160	**File Type:**	Petition	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/26/2024
File Name:	Dahl family attachment			**Final Action:**	

Title: Petition received in the Madison City Clerk's Office on April 26, 2024 regarding attachment from the Town of Middleton to the City of Madison.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	8.
Sponsors:		**Effective Date:**	
Attachments:	petition	**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	04/26/2024	Referred for Introduction				
	Action Text:	This Petition was Referred for Introduction					
	Notes:	Common Council to accept 5/21/24					
1	COMMON COUNCIL	05/07/2024	Refer to a future Meeting to Accept	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Accept to the COMMON COUNCIL meeting of 5/21/24. The motion passed by voice vote/other.					

Text of Legislative File 83160

title
Petition received in the Madison City Clerk's Office on April 26, 2024

regarding attachment from the Town of Middleton to the City of Madison.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC. 7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

Date: April 24, 2024

To: Maribeth Witzel-Behl
City of Madison Clerk
215 Martin Luther King Jr. Blvd. #153
Madison, WI 53703

Re: Attachment Petition – Dahl Family, LLC

Enclosed you will find the following related information:

1. Original Petition for Attachment
2. Copy of Attachment Agreement

1 Number of copies

[x] For your approval and/or comment.
[ ] Per your request.
[ ] With our approval, as noted thereon.
[ ] For your information.
[ ] Preliminary only
[ ] Revised copy

RECEIVED
APR 26 2024
MADISON CITY CLERK

Remarks:
Please process as needed, and notify Tim Parks & Doran Viste

cc: Barbara Roesslein, Clerk
Matt Dahl

Sincerely yours,
D'Onofrio, Kottke and Associates, Inc.

Ronald R. Klaas, P.E.

FN: 19-05-124

PETITION FOR ATTACHMENT

To: Clerk, City of Madison
210 Martin Luther King Jr. Blvd., Rm. 103
Madison, WI 53703

Clerk, Town of Middleton
7555 W. Old Sauk Rd.
Verona, WI 53593

The undersigned do hereby petition the Common Council of the City of Madison, a municipal corporation located in Dane County, Wisconsin, for attachment by unanimous consent pursuant to Wis. Stat. Section 66.0307 as follows:

1. The undersigned are all of the owners of all of the real property described in the attached Exhibit A.

2. The undersigned hereby petition and request the territory described in the attached Exhibit A to be directly attached from the Town of Middleton, located in Dane County, Wisconsin, to the City of Madison, with a delayed effective date of 10/5/2027, as provided for by Section 10 of the City of Madison and Town of Middleton Cooperative Plan.

3. A scale map of the property to be attached, marked Exhibit B, showing the boundaries of such territory and the relation of the territory to the municipality to which attachment is requested, is attached hereto and incorporated by reference in this petition.

4. The tax parcels affected by this attachment are listed on the attached Exhibit C.

5. The area of the property to be attached is 273,517 square feet; 6.279 acres; 0.00981 square miles.

6. The current population of the territory to be attached is 0.

7. There are currently no dwelling units located on the property to be attached.

8. The undersigned hereby request that the property be assigned to the SR-C1 (Suburban Residential-Consistent 1) District concurrent with this attachment.

9. The undersigned state and affirm their unanimous approval of the proposed attachment.

M. Dahl

Dahl Family LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this 19th day of April, 2024, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 11-13-2024 Sarah Proctor

Notary Public, Dane County, Wisconsin

NOTARY PUBLIC
SARAH PROCTOR
STATE OF WISCONSIN

EXHIBIT "A"

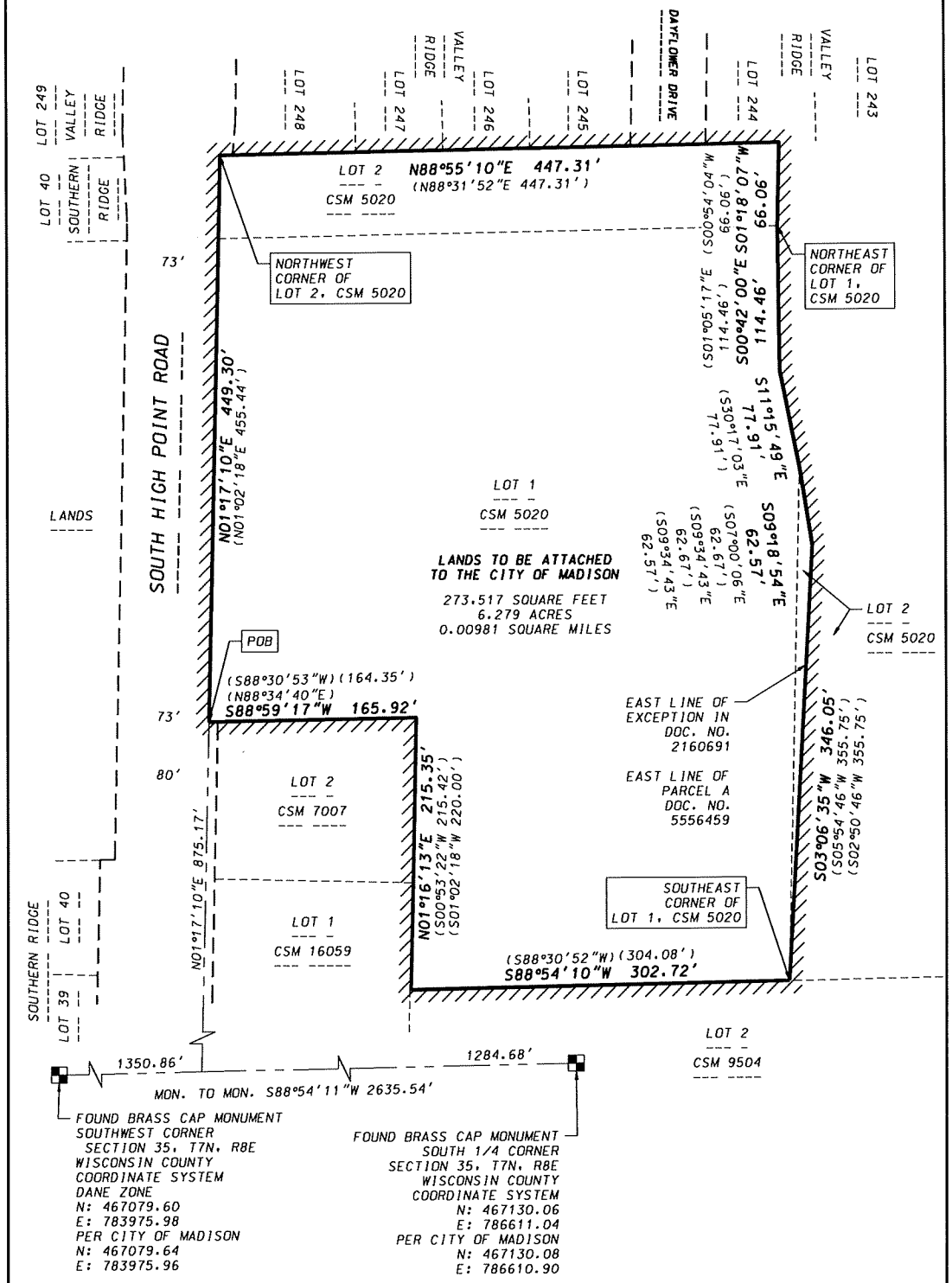
LEGAL DESCRIPTION OF LAND TO BE ATTACHED TO THE CITY OF MADISON

Part of Lots 1 and 2, Certified Survey Map No. 5020, recorded in Volume 22 of Certified Survey Maps on pages 233-235 as Document Number 1959511 in the Dane County Register of Deeds Office, located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:
Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1284.68 feet along the South line of said SW1/4; thence N01°17'10"E, 875.17 feet to a point on the East right-of-way line of South Highpoint Road, also being the most Westerly of the Southwesterly corners of said Lot 1, Certified Survey Map No. 5020 and the point of beginning, the remaining courses are along the existing Corporate boundary of the City of Madison; thence N01°17'10"E, 449.30 feet along said East right-of-way line to the Northwest corner of said Lot 2, Certified Survey Map No. 5020; thence N88°55'10"E, 447.31 feet along said East right-of-way line, South lines of Lots 244-248, Valley Ridge and the South right-of-way line of Dayflower Drive, also being the said North line of Lot 1, Certified Survey Map No. 5020; thence S01°18'07"W, 66.06 feet to the Northeast corner of said Lot 1, Certified Survey Map No. 5020; thence S00°42'00"E, 114.46 feet along the East line of said Lot 1; thence S11°15'49"E, 77.91 feet to a jog in the East line of said Lot 1, also being the most Northerly corner of exception in Warranty Deed recorded as Document Number 2160691 in the Dane County Register of Deeds Office; thence S09°18'54"E, 62.57 feet along the East line of said exception; thence S03°06'35"W, 346.05 feet along said East line to a point on the North line of Lot 2, Certified Survey Map No. 9504; thence S88°54'10"W, 302.72 feet along the North line of Lot 2, Certified Survey Map No. 9504 to a point on the East line of Lot 1, Certified Survey Map No. 16059; thence N01°16'16"E, 215.35 feet along the East line of said Lot 1 and the East line of Lot 2, Certified Survey Map No. 7007 to the Northeast corner of said Lot 2, Certified Survey Map No. 7007; thence S88°59'17"W, 165.92 feet along the North line of Lot 2, Certified Survey Map No. 7007 to the point of beginning.
Containing 273,517 square feet (6.279 acres).

EXHIBIT "B"

MAP OF LANDS TO BE ATTACHED TO THE CITY OF MADISON

SCALE 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

DATE: September 2, 2022

F.N.: 19-05-124

EXHIBIT "C"

TAX PARCEL NUMBERS OF LANDS TO BE ATTACHED TO THE CITY OF MADISON

Parcel Number: 038/0708-353-9850-5 and 038/0708-353-9641-1

ATTACHMENT AGREEMENT

Between the City of Madison and Dahl Family LLC

THIS AGREEMENT, entered into by and between the City of Madison, a Wisconsin municipal corporation (hereinafter "City"), 210 Martin Luther King Jr., Blvd., Madison, Wisconsin 53703, and Dahl Family LLC is effective as of the date by which all parties have signed hereunder.

WITNESSETH:

WHEREAS, Dahl Family LLC (hereinafter "Owner") is the sole owner of the property, identified with Tax Key Numbers 038-0708-353-9580-5 and 038-0708-353-9641-1, located at 3276 S. High Point Road in the Town of Middleton, Dane County, Wisconsin, described and illustrated in Exhibits A and B (hereinafter "Property"); and,

WHEREAS, Property currently is not connected to the City sanitary sewer or water services, although sanitary sewer and water mains run by the property under High Point Road; and,

WHEREAS, Owner now desires to connect Property to City water services; and,

WHEREAS, under the Final City of Madison and Town of Middleton Cooperative Plan ("the Plan"), approved on December 11, 2003 pursuant to Wis. Stat. §66.0307, Property is scheduled to attach to City on the February 3, 2042; and,

WHEREAS, under Sections 11.01, 12.01 and 14.03 of the Plan, Owner may request connection to the City water services prior to 2042, provided that the Owner agrees to pay for extension of the services to Property over a five-year period with interest, and Owner agrees to the attachment of the Property to the City at the end of the five-year period; and,

WHEREAS, Owner agrees to the terms of service and future attachment of the Property to the City under the terms and conditions outlined herein.

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, terms and conditions hereinafter set forth, Owner and City, with intent to be bound, do hereby agree as follows:

1. Owner shall petition for attachment of the Property to the City of Madison within one year of the connection to City water services. Five (5) years after the date that water services are first extended to the Property, the City may, pursuant to Section 14.03 of the Plan, attach the Property to the City by Attachment Ordinance without consent of the Owner or residents of the Property, subject to the procedural requirements of Section 12.01 of the Plan. If Owner wants to attach the Property to the City prior to the expiration of the five year period, Owner shall inform the City of this desire and the attachment may be moved up.

2. Upon the execution of this Agreement, Owner may connect Property to the City water services in the manner specified in the Madison General Ordinances and policies in effect at the time of filing the petition. Owner is responsible for all the costs to connect Property to the City services as well as the customary and ordinary connection charges imposed by the City. Prior to the attachment date, Owner may also connect Property to City sewer services on the same terms and conditions. Additionally, in the event of a sewer connection being made, Owner agrees to pay any sewer area charges levied by the Madison Metropolitan Sewerage District (MMSD) as determined by MMSD. Upon connection to

a City service, Owner will become a customer of the respective City utility, and agrees to be bound by the terms of service thereof.

3. Owner further agrees to pay for any costs that may be incurred by the City to extend service to the Property over a period of five (5) years, with interest. Costs for extension shall be determined on the same basis as costs generally applicable for extensions to similarly situated property within the City.

4. Owner agrees that any unpaid costs or special assessments associated with the water and/or sewer service, including any costs related to the extension of service to the Property, as set forth in Sections 2 and 3 of this Attachment Agreement, may be recovered by the City through the imposition of special assessments or special charges against the Property pursuant to Wis. Stat. Sec. 66.0707. Owner agrees not to contest the imposition of such special assessments or special charges against Property.

5. This Agreement shall run with the land, be recorded in the Office of the Dane County Register of Deeds and shall be binding upon Owner, as well as Owner's successors, assigns, heirs, or any other person taking any interest or right in the Property after the date on which this Agreement is executed.

6. This Agreement shall be subject to enforcement by specific performance in a court of law or equity should Owner refuse to abide by the terms and conditions of the Agreement. Owner shall pay all court costs and attorney's fees that the City expends in an action to enforce this Agreement.

7. In the performance of this Agreement, Owner agrees not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political belief or student status. Owner further agrees not to discriminate against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, or national origin.

8. This Agreement may be amended only by written instrument signed by both parties.

9. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by individuals and officers duly authorized on the dates noted below.

Matt Dahl

Matt Dahl, Dahl Family LLC

9/19/2022

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor — Date: 03/13/2023

Maribeth Witzel-Behl, City Clerk — Date: 3/10/2023

Countersigned:

David P. Schmiedicke, Finance Director — Date: 3/10/2023

Approved as to form:

Michael Haas, City Attorney — Date: 3/13/23

Execution of this Agreement by Madison is authorized by Resolution Enactment No. RES 22-00671, ID No. 73501, adopted by the Common Council of the City of Madison on October 11, 2022.

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND TO BE ATTACHED TO THE CITY OF MADISON

Part of Lots 1 and 2, Certified Survey Map No. 5020, recorded in Volume 22 of Certified Survey Maps on pages 233-235 as Document Number 1959511 in the Dane County Register of Deeds Office, located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

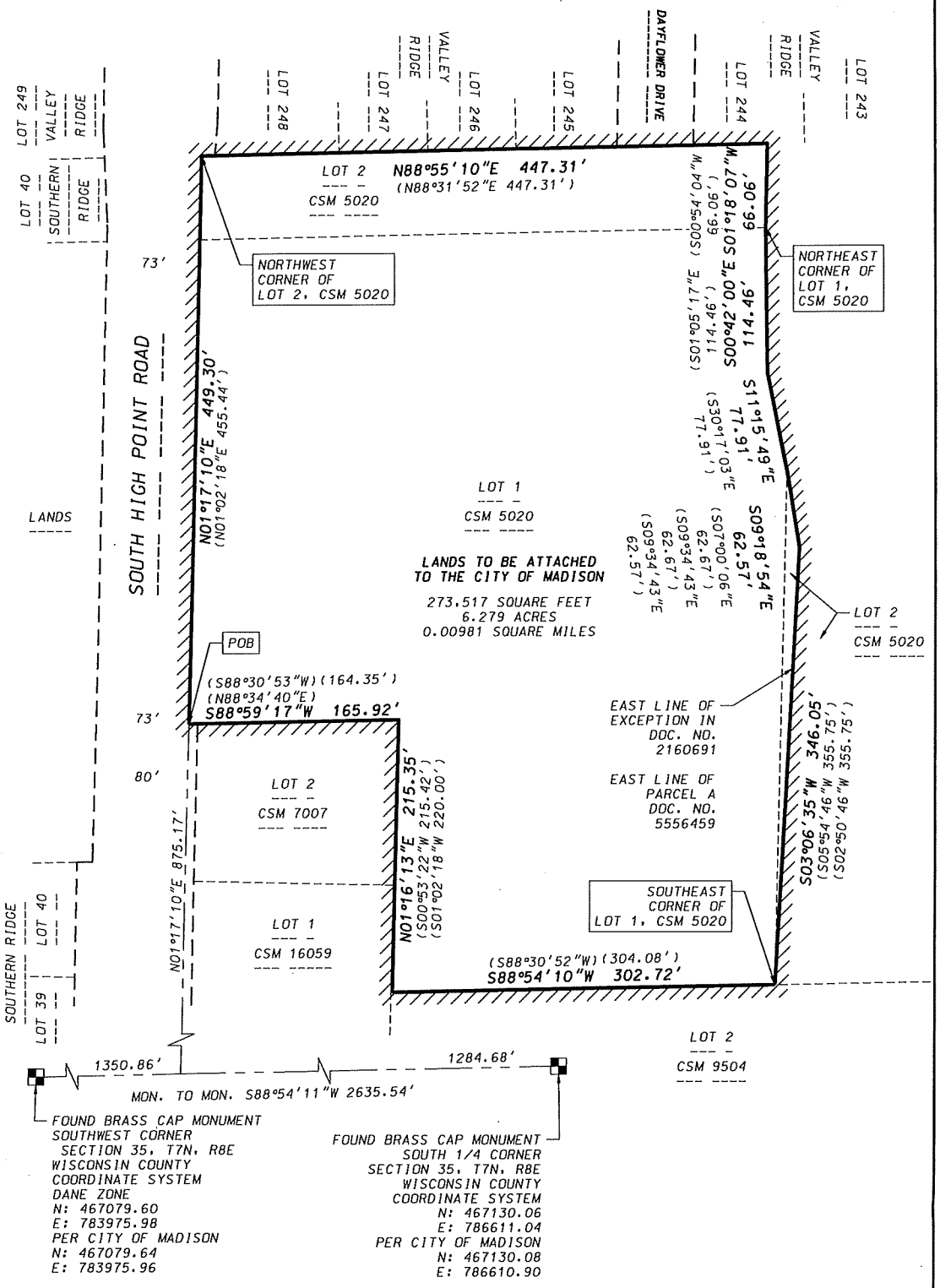
Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1284.68 feet along the South line of said SW1/4; thence N01°17'10"E, 875.17 feet to a point on the East right-of-way line of South Highpoint Road, also being the most Westerly of the Southwesterly corners of said Lot 1, Certified Survey Map No. 5020 and the point of beginning, the remaining courses are along the existing Corporate boundary of the City of Madison; thence N01°17'10"E, 449.30 feet along said East right-of-way line to the Northwest corner of said Lot 2, Certified Survey Map No. 5020; thence N88°55'10"E, 447.31 feet along said East right-of-way line, South lines of Lots 244-248, Valley Ridge and the South right-of-way line of Dayflower Drive, also being the said North line of Lot 1, Certified Survey Map No. 5020; thence S01°18'07"W, 66.06 feet to the Northeast corner of said Lot 1, Certified Survey Map No. 5020; thence S00°42'00"E, 114.46 feet along the East line of said Lot 1; thence S11°15'49"E, 77.91 feet to a jog in the East line of said Lot 1, also being the most Northerly corner of exception in Warranty Deed recorded as Document Number 2160691 in the Dane County Register of Deeds Office; thence S09°18'54"E, 62.57 feet along the East line of said exception; thence S03°06'35"W, 346.05 feet along said East line to a point on the North line of Lot 2, Certified Survey Map No. 9504; thence S88°54'10"W, 302.72 feet along the North line of Lot 2, Certified Survey Map No. 9504 to a point on the East line of Lot 1, Certified Survey Map No. 16059; thence N01°16'16"E, 215.35 feet along the East line of said Lot 1 and the East line of Lot 2, Certified Survey Map No. 7007 to the Northeast corner of said Lot 2, Certified Survey Map No. 7007; thence S88°59'17"W, 165.92 feet along the North line of Lot 2, Certified Survey Map No. 7007 to the point of beginning.

Containing 273,517 square feet (6.279 acres).

EXHIBIT "B"

MAP OF LANDS TO BE ATTACHED TO THE CITY OF MADISON

SCALE 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

DATE: September 2, 2022
F.N.: 19-05-124

City of Madison

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

Master

File Number: 83192

File ID:	83192	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/30/2024
File Name:	5-21-2024 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 5-7-2024; action 5-21-2024).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	9.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	05/01/2024	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 5/21/24					
1	COMMON COUNCIL	05/07/2024	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 83192

Title

Report of the Mayor submitting resident committee appointments (introduction 5-7-2024; action

5-21-2024).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

HOUSING STRATEGY COMMITTEE

JENNIFER MCGRATH (11th A.D.) - appoint to a three-year term to the position of Resident Member succeeding Jason Iverson. Jennifer McGrath is a self-employed contractor working in the areas of strategic planning and commercial real estate. She has worked at the Center on Wisconsin Strategy (COWS) and with the Mayors Innovation Project. She is active with the Westmorland Neighborhood Association.
TERM EXPIRES: 4-30-2027

PLAN COMMISSION

CHRIS MCCAHILL (15th A.D.) - appoint to the remainder of a three-year term succeeding Maurice Sheppard. Chris McCahill currently holds the First Alternate position and has served since 6-6-2023.
TERM EXPIRES: 4-30-2025

SARA R. SANDERS (15th A.D.) - appoint to a one-year term to the position of First Alternate succeeding Chris McCahill who is assuming a regular position. Sara Sanders is a budget and policy analyst with the State of Wisconsin Department of Health Services (DHS). She voluntary serves on the DHS budget subcommittee for the Health Equity, Diversity and Inclusion Committee and she serves as a mentor with the Wisconsin Women's Network.
TERM EXPIRES: 4-30-2025

ANJALI BHASIN (15th A.D.) - appoint to a one-year term to the position of Second Alternate succeeding Jason Hagenow. Anjali Bhasin is the civic engagement director for Wisconsin Conservation Voters. She formerly served on the Schenk-Atwood-Starkweather-Yahara (SASY) Neighborhood Association board and the City's Transportation Commission.
TERM EXPIRES: 4-30-2025

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 83483

File ID:	83483	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	05/15/2024
File Name:	6-4-2024 Resident committee appointments (CARPC & MAC)			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 5-21-2024; action 6-4-2024).

Notes:			
		CC Agenda Date:	05/21/2024
		Agenda Number:	10.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	05/15/2024	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 6/4/24					

Text of Legislative File 83483

Title

Report of the Mayor submitting resident committee appointments (introduction 5-21-2024; action 6-4-2024).

Body

I hereby submit, for your consideration and approval, the following resident committee

appointments.

CAPITAL AREA REGIONAL PLANNING COMMISSION (CARPC)

ALISON M. VOLK (15th A.D.) - appoint to a three-year term to the position of Mayoral Appointee succeeding David L. Wallner. Alison Volk is the deputy director of land protection projects for American Farmland Trust. She had 15 years of experience on land use matters and previously served on the City's Farmland Preservation Task Force.
TERM EXPIRES: 4-1-2027

MADISON ARTS COMMISSION

PAPA-KOBINA BREWOO (20th A.D.) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Annik N. Dupaty. Papa-Kobina Brewoo is the CEO/Director of the Hitterz Collective, a community of artists for artists that primarily focuses on hip-hop and street dance styles. Papa-Kobina Brewoo is trained in a variety of dance styles as well as having experience in dance education, artist services management, event coordination/promotion and youth & community outreach. He has performed/competed in Madison and across the U.S for over 10 years.
TERM EXPIRES: 4-30-2026

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 83484

File ID:	83484	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	05/15/2024
File Name:	5-21-2024 Alder committee appointments (MPO)			**Final Action:**	

Title: Report of the Mayor submitting alder committee appointments.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	11.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	05/15/2024	RECOMMEND TO COUNCIL TO CONFIRM				

Action Text: This Appointment was RECOMMEND TO COUNCIL TO CONFIRM
Notes: Confirm 5/21/24

Text of Legislative File 83484

Title

Report of the Mayor submitting alder committee appointments.

Body

I hereby submit, for your consideration and approval, the following alder committee appointments.

GREATER MADISON METROPOLITAN PLANNING ORGANIZATION (MPO)

ALD. BARBARA HARRINGTON-MCKINNEY, District 20 - reappoint to a two-year term to the position of Elected Official.
TERM EXPIRES: 4-30-2026

ALD. DEREK FIELD, District 3 - reappoint to a two-year term to the position of Elected Official.
TERM EXPIRES: 4-30-2026

ALD. CHARLES MYADZE, District 18 - reappoint to a two-year term to the position of Elected Official.
TERM EXPIRES: 4-30-2026

Respectfully submitted,

Satya Rhodes-Conway

City of Madison

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

Master

File Number: 82599

File ID:	82599	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	03/21/2024
File Name:	Confirming the Madison Common Council meeting formats through September 24, 2024			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through September 24, 2024:
6/4/24 - Hybrid (Virtual & CCB 201)
6/18/24 - Hybrid (Virtual & CCB 201)
7/2/24 - **Virtual**
7/16/24 - Hybrid (Virtual & CCB 201)
8/6/24 - Hybrid (Virtual & CCB 201)
9/10/24 - Hybrid (Virtual & CCB 201)
9/24/24 - Hybrid (Virtual & CCB 201)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	12.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	03/21/2024	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 82599

Title
Confirming the Madison Common Council meeting formats through September 24, 2024:
6/4/24 - Hybrid (Virtual & CCB 201)
6/18/24 - Hybrid (Virtual & CCB 201)
7/2/24 - **Virtual**
7/16/24 - Hybrid (Virtual & CCB 201)
8/6/24 - Hybrid (Virtual & CCB 201)
9/10/24 - Hybrid (Virtual & CCB 201)
9/24/24 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 83408

File ID:	83408	**File Type:**	Appointment	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	05/10/2024
File Name:	Report of the Common Council President submitting an alder committee appointment to Ethics Board			**Final Action:**	

Title: Report of the Common Council President submitting an alder committee appointment to Ethics Board

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	13.
Sponsors:	Yannette Figueroa Cole And John W. Duncan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Ald. Yannette Figueroa Cole	**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	05/10/2024	RECOMMEND TO COUNCIL TO CONFIRM				
	Action Text:	This Appointment was RECOMMEND TO COUNCIL TO CONFIRM					

Text of Legislative File 83408

Title

Report of the Common Council President submitting an alder committee appointment to Ethics Board

Body

I hereby submit, for your consideration and approval, the following alder committee appointment.

Ethics Board

ALD. MICHAEL VERVEER, District 4 - reappoint to a one-year term for the position of Alder Designee for the Council President.
TERM EXPIRES 4/15/25

Respectfully submitted,
Ald. Yannette Figueroa Cole
Common Council President

City of Madison

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

Master

File Number: 82844

File ID:	82844	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	04/08/2024
File Name:	3348 Mendota Yacht Club Burrows Park Lease			**Final Action:**	

Title: Authorizing the City's execution of a lease to allow the use of a portion of City-owned property located at 25 Burrows Road, commonly known as Burrows Park, by the Mendota Yacht Club, Inc. (District 12)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	14.
Sponsors:	Amani Latimer Burris	**Effective Date:**	
Attachments:	Attachment 1 - 3348 Lease 2024.pdf	**Enactment Number:**	
Author:	Jenny Frese, Real Estate Services Manager	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2024	Maggie McClain	Approve	4/26/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/08/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Park Commissioners (5/8/24), Finance Committee (5/6/24), Common Council (5/21/24)						
1	COMMON COUNCIL	04/16/2024	Referred	BOARD OF PARK COMMISSIONERS		05/08/2024	
	Action Text: This Resolution was Referred to the BOARD OF PARK COMMISSIONERS						
	Notes: Additional referral to Finance Committee (5/6/24)						
1	BOARD OF PARK COMMISSIONERS	04/16/2024	Referred	FINANCE COMMITTEE		05/06/2024	
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						

1	FINANCE COMMITTEE	05/06/2024	Return to Lead with the Recommendation for Approval	BOARD OF PARK COMMISSIONERS	05/08/2024	Pass
	Action Text:	A motion was made by Verveer, seconded by Vidaver, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.				
1	BOARD OF PARK COMMISSIONERS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	Motion made by Figueroa Cole, seconded by Miller Fienen, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.				

Text of Legislative File 82844

Fiscal Note

The proposed resolution authorizes the execution of an amendment to the lease of a portion of City-owned property at Burrows Park to the Mendota Yacht Club, Inc. The original lease was approved in 2015 (RES-15-00514, Leg file 38192). The revenues from this lease extension (starting at $2,852 per year) will be deposited into the Parks Division's Community Service revenue account: Munis account 51110-43522. This revenue was included in Parks' 2024 Adopted Operating Budget. No additional City appropriation required.

Title

Authorizing the City's execution of a lease to allow the use of a portion of City-owned property located at 25 Burrows Road, commonly known as Burrows Park, by the Mendota Yacht Club, Inc. (District 12)

Body

WHEREAS, the City and the Lessee (together, the "Parties") executed that certain lease dated July 9, 2015 and recorded in the office of the Dane County Register of Deeds on July 15, 2015, as Document No. 5168438, as amended (the "2015 Lease"), which was authorized by Resolution File ID 38192, RES-15-00514, adopted on June 16, 2015; and

WHEREAS, the 2015 Lease pertains to the property more particularly described on Exhibit A and depicted on Exhibit B (the "Leased Premises") of the new lease ("Lease") attached hereto; and

WHEREAS, in accordance with the terms of the 2015 Lease, the Lessee has erected on the Leased Premises a rail-track cart and storage system and related equipment, and two (2) piers maximum. The Lessee also requests the installation of a weather station, kiosk and small storage facility (all being collectively known as the "Facilities") providing for the launching, retrieval and exterior storage of sailboats approved to work with the Facilities on the Leased Premises (the "Boats"); and

WHEREAS, the 2015 Lease will expire on April 30, 2024, with no additional renewal terms, followed by a month-to-month hold-over period. The Lessee would like to continue to occupy and use the Leased Premises; therefore, the Parties have negotiated the terms for this Lease allowing for the Lessee's continued use of the Leased Premises.

NOW THEREFORE BE IT RESOLVED that the Parties mutually agreed to the terms and conditions of the Lease, as shown in Attachment 1 of this resolution.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute any and all additional documents that may be required to complete this transaction.

LEASE

(This document is a lease of less than 99 years and not a conveyance subject to Transfer Return and fee per Sec. 77.21(1) Wis. Stats.)

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/ 0709-121-0201-2 (part of)

This Lease is entered into on this _____ day of _____, 2024, by and between the **City of Madison**, a Wisconsin municipal corporation (the "City"), and **Mendota Yacht Club Inc.**, a Wisconsin non-stock corporation (the "Lessee").

W I T N E S S E T H:

WHEREAS, the City and the Lessee (together, the "Parties") executed that certain lease dated July 9, 2015 and recorded in the office of the Dane County Register of Deeds on July 15, 2015, as Document No. 5168438, as amended (the "2015 Lease"); and

WHEREAS, the 2015 Lease pertains to the property more particularly described on Exhibit A and depicted on Exhibit B (the "Leased Premises"), which exhibits are attached hereto and made a part of this Lease; and

WHEREAS, in accordance with the terms of the 2015 Lease, the Lessee has erected on the Leased Premises a rail-track cart and storage system and related equipment, and two (2) piers maximum. The Lessee also requests the installation of a weather station, kiosk and small storage facility (all being collectively known as the "Facilities") providing for the launching, retrieval and exterior storage of sailboats approved to work with the Facilities on the Leased Premises (the "Boats"); and

WHEREAS, the 2015 Lease expires on April 30, 2024, with no additional renewal terms, and the Lessee would like to continue to occupy and use the Leased Premises; therefore, the Parties have negotiated the terms for a new lease allowing for the Lessee's continued use of the Leased Premises.

NOW, THEREFORE, the Parties mutually agreed as follows:

1. Leased Premises. The City hereby leases to the Lessee the Leased Premises more particularly described on Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and made a part of this Lease.

2. Term. This Lease shall be for a term of two (2) years, subject to early termination pursuant to the terms of this Lease. This Lease shall commence as of May 1, 2024 (the "Effective Date") and expire on April 30, 2026. The term "Lease Year" shall mean a full one (1)-year

period. The first Lease Year shall begin on the Effective Date. Each succeeding Lease Year shall begin on the anniversary of the Effective Date.

3. Rent. The Lessee shall pay to the City annual rent as follows:

Lease Year	Term	Annual Rent
1	5/1/2024 - 4/30/2025	$2,852.00
2	5/1/2025 - 4/30/2026	$2,924.00

The first rent payment of $2,852.00 is due upon the execution of this Lease by the Lessee. Subsequent rent payments shall be due on or before the anniversary of the Effective Date of each year this Lease is in effect, with no proration of the rent for any partial year this Lease may be in effect. All payments are to be made to the City Treasurer and sent or personally delivered to the City at the address specified in Paragraph 24.

4. Renewal. If, at the end of the original term of this Lease or at the end of the previous renewal term, if applicable, the Lessee is not in default under the terms and conditions of this Lease, then this Lease shall auto-renew for four (4) additional terms of two (2) years each, under the same terms and conditions provided in the original term of this Lease, except that annual rent during the renewal periods shall be as set forth below, payable as provided in Paragraph 3.

	Lease Year	Period	Annual Rent
1st Renewal Term	3	5/1/26 - 4/30/27	$2,924.00
	4	5/1/27 - 4/30/28	$2,998.00
2nd Renewal Term	5	5/1/28 - 4/30/29	$2,998.00
	6	5/1/29 - 4/30/30	$3,073.00
3rd Renewal Term	7	5/1/30 - 4/30/31	$3,073.00
	8	5/1/31 - 4/30/32	$3,150.00
4th Renewal Term	9	5/1/32 - 4/30/33	$3,150.00
	10	5/1/33 - 4/30/34	$3,229.00

5. Use and Restrictions on Use of Leased Premises. The Lessee shall use the Leased Premises for the continued maintenance and operation of the Facilities. No ground storage of the Boats is permitted. The weather station, kiosks, or storage may be installed with the written approval of the City Parks Superintendent.

6. Hold Over. In the event the Lessee shall continue to occupy or use the Leased Premises after the expiration of this Lease, as renewed, such holding over shall be deemed to constitute a tenancy from month to month, upon the same terms and conditions as herein provided, and in no event shall the tenancy be deemed to be from one (1) year to one (1) year.

7. Construction. With the exception of the Facilities, including the placement of the piers, no construction, modification, improvement or alteration shall be undertaken on the Leased Premises without the prior written approval of the City's Parks Division, and any plans for any of the same are subject to the written approval of the City's Parks Division. All normal periodic repairs, maintenance, and replacement in kind may be performed by the Lessee without the prior written approval of the City. In all cases, the Lessee is responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any construction or maintenance activity.

8. Maintenance. The Lessee shall, at its own expense, keep and maintain the Leased Premises in a presentable condition consistent with good business practice and in a manner consistent with the preservation and protection of the general appearance and value of other premises in the immediate vicinity. Maintenance responsibilities include, but shall not be limited to, general repairs, removal of garbage and debris, and lawn mowing and landscape upkeep performed to a standard equivalent to that of the City of Madison Park's Division.

9. Utilities. The Lessee shall be solely responsible for and promptly pay all charges for any utility services used upon or furnished to the Leased Premises. Notwithstanding the foregoing, the City shall be responsible for any storm water utility charges accruing to the Leased Premises.

10. Construction or Mechanics Liens.

    a. The Lessee shall not suffer or permit any construction or mechanics' liens to be filed, or if filed, to remain uncontested, against the fee of the Leased Premises, nor against the Lessee's leasehold interest in the Leased Premises, by reason of work, labor services or materials supplied or claimed to have been supplied to the Lessee or anyone holding the Leased Premises or any part thereof through or under the Lessee; and nothing contained herein shall be deemed or construed in any way as constituting the consent or request of the City, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer or supplier for the performance of any labor or the furnishing of any materials for any specific improvement, alteration or repair of or to the Leased Premises or any part thereof, nor as giving the Lessee any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any mechanics' or construction liens against the fee of the Leased Premises. If any such lien is filed, the Lessee shall immediately cause the same to be discharged or released or shall upon request provide adequate and acceptable security or bond to protect the City's interest.

    b. If any such construction or mechanics' lien shall at any time be filed against the Leased Premises, the Lessee covenants that it will promptly take and diligently prosecute appropriate action to have the same discharged by payment, bonding or otherwise, and that it will hold the City free and harmless of and from any and all liability to any contractor, subcontractor, supplier, laborer or any other person

relating to or arising because of any improvements or alterations on or to the Leased Premises, and that it will also defend on behalf of the City, at the Lessee's sole cost and expense, any action, suit or proceeding which may be brought for the enforcement of any such lien, and that it will pay any damages and discharge any judgments entered therein. Upon the Lessee's failure to do any of the foregoing things, the City may take such action as may be reasonably necessary to protect the City's interest, in addition to any other right or remedy which it may have; and any amount paid by the City in connection with such action shall be repaid by the Lessee to the City upon demand, together with interest thereon at the rate of twelve percent (12%) per annum.

11. Assignment. The Lessee shall not assign this Lease without the prior written consent of the City, which consent the City may withhold in its sole discretion.

12. Subleasing of Leased Premises.

    a. The Lessee may sublease individual storage spaces and use of the piers upon the Leased Premises. The Lessee shall insure that any sublessee's use of the Leased Premises is consistent with all terms and conditions of this Lease and shall notify all sublessees of the terms and conditions of this Lease. No use of the Leased Premises by any sublessee shall exceed the rights granted to the Lessee under this Lease. Any use of the Leased Premises by any sublessee shall be considered to be a use by the Lessee, subject to all of the terms, conditions and provisions of this Lease. Subleasing shall not relieve the Lessee of any obligation or liability which it has under this Lease.

    b. The Lessee is responsible for informing all of its sublessees of all the terms and conditions of this Lease. Any breach of any provision, term or condition of this Lease by any sublessee shall be considered a violation by the Lessee and shall be enforceable by the City under the terms and conditions of this Lease.

    c. In the event all sailboat storage spaces are subleased, the Lessee shall maintain a waiting list for the subleasing of storage spaces as they become available. Names shall be placed on the waiting list in the order they are received by the Lessee. The Lessee shall maintain the waiting list continuously throughout the term of this Lease, with available storage spaces subleased in the order names appear on the waiting list. The Lessee further agrees that a minimum of fifty percent (50%) of the storage spaces shall be reserved for subleasing to residents of the City. The waiting list shall be available for inspection by the City.

    d. The Lessee shall use reasonable efforts to avoid subleasing spaces for non-active use.

13. Special Conditions.

a. No storage of material or equipment, trailers or parking of vehicles shall be permitted on the Leased Premises, except the temporary and orderly placement of items directly related to the Lessee's operations.

b. The Lessee shall, at the City's request, submit a current accounting of all income and expenses generated by its use of the Leased Premises.

c. The Lessee shall in no way encumber, or allow to be encumbered, the City's title to the Leased Premises.

d. The Lessee will annually install the Facilities for use prior to the sailing season, which runs from April 15 to November 15. The Lessee shall remove the Facilities that are placed in or over the water no later than November 15 of each year.

e. During such periods when the Facilities are not in use, the Facilities shall be stored or relocated off-premises; unless an on-site storage plan has been approved by the Parks Superintendent. In no event shall the Lessee be permitted to store the Facilities outside of the Leased Premises or within any other area of Burrows Park.

f. The placement of the Facilities shall not be permitted outside of the Leased Premises, as located in Burrows Park, and the piers must comply with State of Wisconsin Department of Natural Resources regulations. The Lessee shall, at its sole expense, obtain and keep current all licenses and permits necessary to comply with all State and City statutes, ordinances, rules and regulations.

g. The piers shall be open to public use except during those periods when the Boats are being launched or retrieved.

h. The Lessee shall employ reasonable precautions to secure Boats, Facilities and related equipment from unauthorized use.

14. Lessee Disclosures.

a. At the request of the City, the Lessee shall submit an up-to-date profit and loss statement of the operation associated with this Lease, and such statement shall conform to accepted accounting procedures.

b. Prior to July 1 of each year, the Lessee shall provide to the City a list of MYC officers, and names and addresses of all individuals renting storage spaces from the Lessee and their Wisconsin boat registration numbers.

c. The Lessee shall submit a copy of its current bylaws upon request of the City Park Superintendent.

15. Taxes and Assessments. The Lessee shall be responsible for all property taxes and personal property taxes that accrue to the Leased Premises. The City shall be responsible for all special assessments that accrue to the Leased Premises.

16. Indemnification. The Lessee 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 there from, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Lessee and/or its officials, officers, agents, employees, assigns, guests, invitees, or subcontractors, in the performance of this Lease, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, and employees.

17. Insurance. The Lessee shall carry commercial general liability insurance covering as insured the Lessee and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence. This policy shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Lease. As evidence of this coverage, the Lessee shall furnish the City with a certificate of insurance on a form approved by the City, and, if requested by the City Risk Manager, Lessee shall also provide copies of additional insured endorsements or policy. If the coverage required above expires while this Lease is in effect, Lessee shall provide a renewal certificate to the City for approval.

18. Hazardous Substances; Indemnification. The Lessee represents and warrants that its use of the Leased Premises will not generate any hazardous substance, and it will not store or dispose on the Leased Premises nor transport to or over the Leased Premises any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. The Lessee further agrees to hold the City harmless from and indemnify the City against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the City, its employees or agents. “Hazardous substance” shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

19. Compliance. The Lessee shall observe and promptly and effectively comply with all applicable statutes, rules, orders, ordinances, requirements and regulations of the City, the

County of Dane, the State of Wisconsin, the federal government and any other governmental authority having jurisdiction over the Leased Premises. The Lessee may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Lessee agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

20. Termination.

a. The City shall have the right, at its sole option, to declare this Lease void, terminate the same, reenter and take possession of the Leased Premises under the following conditions:

(1) By giving the Lessee thirty (30) days written notice, upon or after any one of the following events:

i. The filing by the Lessee of a voluntary petition in bankruptcy.

ii. The institution of proceedings in bankruptcy against the Lessee and the adjudication of the Lessee as a bankrupt pursuant to such proceedings.

iii. The taking by a court of competent jurisdiction of the Lessee's assets pursuant to proceedings brought under the provisions of any federal or state reorganization act.

iv. The appointment of a receiver of the Lessee's assets.

v. The divestiture of the Lessee's estate herein by other operation of law.

vi. The abandonment by the Lessee of the Leased Premises.

vii. The use of the Leased Premises for an illegal purpose.

viii. Upon lapse or failure of any insurance coverage required by this Lease.

ix. In the event the Lessee defaults in the performance of any other term or condition of this Lease.

The termination shall not be effective if, within such thirty (30) day period, the event giving rise to the City's right to terminate ceases to exist. In the event of a breach of a term, covenant or condition of this Lease which requires more than the payment of money to cure and which cannot, because of the nature of such default, be cured within said thirty (30) days, then the Lessee shall be

deemed to be complying with such notice if, promptly upon receipt of such notice, the Lessee immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

Notwithstanding the foregoing, and without prejudice to any other right or remedy, upon lapse or failure of any insurance coverage required by this Lease the City may, at its option, purchase or pay for any insurance coverage required by this Lease and charge the Lessee the cost of same as additional rent. Any amount paid by the City hereunder shall be repaid by the Lessee to the City upon demand, together with interest thereon at the rate of twelve percent (12%) per annum.

Failure of the City to declare this Lease terminated upon the breach or default of the Lessee for any reason set forth in this Paragraph 20.a.(1) shall not operate to bar or destroy any right of the City to terminate this Lease for any subsequent breach or default of any term or condition of this Lease.

(2) For any reason, by giving the Lessee thirty (30) days written notice of termination.

b. The Lessee shall have the right to terminate this Lease, for any reason, by giving the City a minimum of thirty (30) days written notice of termination.

21. Rights Upon Expiration or Termination. Upon the expiration or termination of this Lease for any cause, the Lessee's rights in the Leased Premises shall cease, and the Lessee shall immediately surrender the Leased Premises, subject to the provisions of Paragraphs 22 and 23.

22. Removal and Disposal of Personal Property. Upon the expiration or termination of this Lease for any cause, the Lessee shall remove all personal property from the Leased Premises. If the Lessee leaves any personal property on the Leased Premises, the City shall have the right to dispose of said property without liability thirty (30) days after the Lessee vacates or abandons the Leased Premises.

23. Restoration of Leased Premises. Upon the expiration or termination of this Lease for any cause, the Facilities and any and all other improvements installed by the Lessee on the Leased Premises shall be removed by the Lessee at no cost to the City. The Lessee shall also restore the Leased Premises to a condition equivalent to that which existed prior to the Lessee's first use of the Leased Premises. Removal and restoration shall be accomplished within three (3) days of termination of this Lease, except as may be adjusted by the City to allow for weather conditions. The termination of this Lease shall not become effective until removal and restoration has been accomplished to the satisfaction of the City, and during the removal and restoration period the Lessee's right to use the Leased Premises shall be limited to removal and restoration activities and no other use of the Leased Premises shall

be allowed. In the event the Lessee fails to accomplish said removal and restoration, the City may cause the removal and restoration to be accomplished at the Lessee's expense. The City reserves the right to recover from the Lessee all costs incurred by the City for the removal of the improvements and restoration of the Leased Premises. The City may waive or alter this removal and restoration requirement at its sole discretion.

24. 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 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 Lease.

For the City: City of Madison
Economic Development Division
Office of Real Estate Services
Attn.: Manager
P. O. Box 2983
Madison, WI 53701-2983
Jfrese@cityofmadison.com; ores@cityofmadison.com

For the Lessee: Lake Mendota Yacht Club, Inc.
Attn.: Commodore
P.O. Box 2062
Madison, WI 53701-2062
burrows_lease@mendotayc.org, and
treasurer@mendotayc.org

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notice shall be given.

25. Definition of City and Lessee. The terms "City" and "Lessee" when used herein shall mean either singular or plural, as the case may be, and the provisions of this Lease shall bind the Parties mutually.

26. Severability. If any term or provision of this Lease or the application thereof to the City or the Lessee or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to the City or the Lessee or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of the Lease shall be valid and be enforceable to the fullest extent permitted by law.

27. Non-Discrimination in Employment. In the performance of the services under this Lease, the Lessee agrees not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level

or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Lessee further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this Lease because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

28. Accessibility. The Leased Premises shall conform where applicable to COMM 61.05 of the Wisconsin Administrative Code, Madison General Ordinance 39.05, and the Americans with Disabilities Act, regarding accessibility, with all costs of compliance to be paid by the Lessee.

29. Subordination.

    a. This Lease is subordinate to rights and privileges granted by the City to public and private utilities across, over or under the Leased Premises.

    b. The Lessee shall subordinate its rights in this Lease, without compensation, at the request of the City to provide rights, privileges, easements and rights-of-way for all current or future public and private utilities across or along the Leased Premises, provided that neither such subordination nor such easements shall interfere, except temporarily during construction or temporarily pursuant to rights which accrue to such easements or rights-of-way, with the use of the Leased Premises under the terms of this Lease.

30. Right of Entry. The City or its representatives shall have the right to enter upon the Leased Premises at any reasonable time for the following purposes:

    a. To make any inspection it may deem expedient to the proper enforcement of any term or condition of this Lease or in the exercise of its police powers.

    b. For the purpose of performing work related to any public improvement provided that the City restores the Leased Premises to a condition equivalent to that which existed on the date the City initiated the installation of the public improvement. The Lessee agrees to hold the City harmless for any loss of access which may occur during the period of installation of the public improvement.

31. Signs. Any signs on the Leased Premises shall be in conformity with the provisions of Chapter 31, Sign Control Ordinance, of Madison General Ordinances and shall be subject to the prior written approval of the City's Park Superintendent or the Superintendent's designee. Signage for advertising purposes shall not be permitted.

32. Entire Agreement. All terms and conditions and all negotiations, representations and promises with respect to this Lease are merged into this Lease. No alteration, amendment, change, or addition to this Lease shall be binding upon the Parties unless in writing and signed by them.

33. 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.

34. Lessee Waivers of Eminent Domain Benefits and Award.

    a. In the event of the Lessee's vacation of the Leased Premises or if the City terminates this Lease pursuant to the provisions of this Lease, the Lessee hereby waives any rights against the City that may be construed to accrue to the Lessee, its successors and assigns, by provisions of Section 32.19 of the Wisconsin Statutes, as amended.

    b. In the event the City condemns the Lessee's interest in the Leased Premises, the Lessee agrees that the award, including damages, for all of its interests shall be Zero Dollars ($0), and further waives all relocation benefits of every kind and nature.

    c. In the event the Leased Premises or any part thereof shall be needed either permanently or temporarily for any public or quasi-public use or purposes by any authority in condemnation proceedings or by any right of eminent domain, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of the leasehold, reversion and fee, shall belong to the City without any deduction therefrom for any present or future estate of the Lessee, and the Lessee hereby assigns to the City all of its right, title and interest to any such award. However, the Lessee shall have the right to recover from any condemning authority, other than the City, such compensation as may be separately awarded to the Lessee for moving and relocation expenses.

35. Public Record. This Lease will be recorded by the City in the office of the Dane County Register of Deeds after it is executed by the Parties.

[See next 2 pages for signatures]

IN WITNESS WHEREOF, the Parties have entered into this Lease as of the date first set forth above.

MENDOTA YACHT CLUB INC., a Wisconsin non-stock corporation

By: _____
(signature)

By: _____
(print or type name and title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2024, the above named _____ (name), _____(title) of the Mendota Yacht Club Inc., a Wisconsin non-stock corporation, known to be the person who executed the above foregoing instrument and officer of said corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said corporation by its authority.

_____
Notary Public, State of Wisconsin

_____
(print or type name of notary)
My Commission expires:_____

CITY OF MADISON

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Maribeth Witzel-Behl, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, as the Mayor, and Maribeth Witzel-Behl, as the City Clerk, on behalf of the City of Madison, are authenticated on this _____day of _____, 2024.

_____
Name: Doran Viste, Assistant City Attorney
Title: Member, State Bar of Wisconsin

Approved:

_____ _____
David Schmiedicke Date
Finance Director

Approved:

_____ _____
Eric Veum, Date
Risk Manager

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Lease is authorized by Resolution Enactment No. RES-24-_____, File ID No. _____, adopted by the Common Council of the City of Madison on _____, 2024.

Drafted by the City of Madison Office of Real Estate Services Project No. 3348

EXHIBIT A

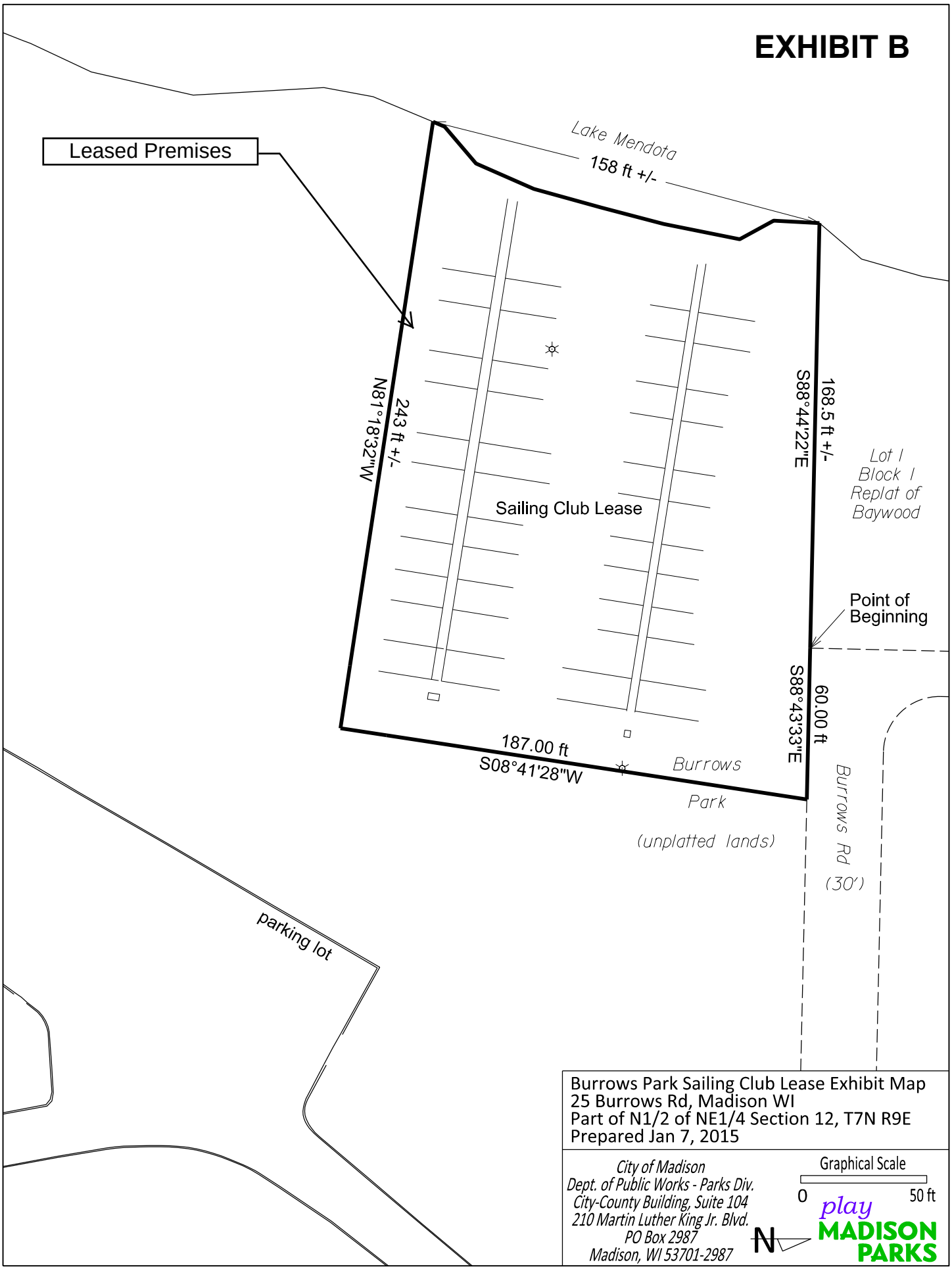
Description of the Leased Premises:

Part of Burrows Park located in the fractional North 1/2 of the Northeast 1/4 (also known as Government Lot 1) of Section 12, T7N R9E, City of Madison, Dane County, Wisconsin, described as follows:

> Commencing at the southeast corner of Lot 1, Block 1, Replat of Baywood (Document No. 438963, Dane County Registry); thence S88°43'33"E along the south right-of-way of Burrows Road, 60.00 feet; thence S08°41'28"W, 187.00 feet; thence N81°18'32"W, 243 ft more or less to the shoreline of Lake Mendota; thence northerly along said shoreline to the south line of Lot 1, Block 1, Replat of Baywood (straight line distance 158 feet, more or less); thence S88°44'22"E along the south line of Lot 1, Block 1, Replat of Baywood, 168.5 feet more or less to the Point of Beginning. Containing 38,500 square feet, more or less.

Bearings referenced to the Dane County Coordinate System (WISCRS), NAD 83(2007) datum.

EXHIBIT B



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City of Madison

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

Master

File Number: 83159

File ID:	83159	**File Type:**	Appointment	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	04/26/2024
File Name:	Approving Park Commission Present Member and Resident Appointments to the Subcommittees of the Board of Park Commissioners			**Final Action:**	

Title: Approving Park Commission Present Member and Resident Appointments to the Subcommittees of the Board of Park Commissioners

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	15.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Lisa Laschinger	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PARK COMMISSIONERS	05/08/2024	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS				Pass

Action Text: Assistant Superintendent Lisa Laschinger noted an update to the May 3rd published agenda that the proposed Habitat Stewardship Subcommittee appointment is Brock Woods.

Motion made by Williams, seconded by Miller Fienen, to RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055. Motion passed by voice vote/other.

Text of Legislative File 83159

Title
Approving Park Commission Present Member and Resident Appointments to the Subcommittees of the Board of Park Commissioners

Body
Facilities Programs & Fees Subcommittee:
Catie McDonald (District 12) - reappoint to the position of Park Commission Member of the Facilities, Programs and Fees Subcommittee.
TERM EXPIRES WITH TERM OF BOARD OF PARK COMMISSIONERS: 4/30/2029

Long Range Planning Subcommittee:
Catie McDonald (District 12) - appoint to the position of Park Commission Member of the Parks Long Range Planning Subcommittee.
TERM EXPIRES WITH TERM OF BOARD OF PARK COMMISSIONERS: 4/30/2029

Habitat Stewardship Subcommittee:
Brock Woods (District 9) - reappoint to the position of Resident Representative of the Habitat Stewardship Subcommittee.
TERM EXPIRES 4/30/2027

City of Madison

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

Master

File Number: 83182

File ID:	83182	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	04/30/2024
File Name:	12862 Disposal of Surplus Property at 3614 Milwaukee Street			**Final Action:**	

Title: Authorizing the City's execution of a Purchase and Sale Agreement between Starkweather, LLC, and the City of Madison for the disposal of City-owned vacant land located at 3614 Milwaukee Street. (District 15)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	16.
Sponsors:	Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	Attachment - Agreement.pdf, Attachment - Background.pdf, Attachment - RESJI.pdf	**Enactment Number:**	
Author:	Andy Miller, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/30/2024	Maggie McClain	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/30/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Park Commissioners (5/8/24), Finance Committee (5/13/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	BOARD OF PARK COMMISSIONERS		05/08/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, 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	05/07/2024	Referred	FINANCE COMMITTEE		05/13/2024	

Action Text: This Resolution was Referred to the FINANCE COMMITTEE

1	BOARD OF PARK COMMISSIONERS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER		Pass

Action Text: Laschinger provided an overview of the proposed surplus. Laschinger and Andy Miller of Real Estate were available to answer questions.

Richard Arneson and Jillian Hayes of Stone House Development answered questions.

Jillian Hayes was available to answer questions on behalf of Stone House Development

Motion made by Miller Fienen, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.

1	FINANCE COMMITTEE	05/13/2024	Return to Lead with the Recommendation for Approval	BOARD OF PARK COMMISSIONERS	Pass

Action Text: A motion was made by Rummel, seconded by Figueroa Cole, 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 83182

Fiscal Note

The proposed resolution authorizes the execution of the Purchase and Sale Agreement of City of Madison-owned vacant land at 3614 Milwaukee St. The City will pay a portion of closing related costs, as detailed in the Purchase and Sale Agreement, and the balance of proceeds from the $266,700.00 purchase price shall be deposited into Munis project 14714 (2024 Park Land Acquisition). No additional City appropriation is required.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between Starkweather, LLC, and the City of Madison for the disposal of City-owned vacant land located at 3614 Milwaukee Street. (District 15)

Body

WHEREAS, the City of Madison ("Seller") is the owner of the property located at 3614 Milwaukee Street, Madison, Wisconsin, Parcel No. 251/0710-042-0093-8, totaling approximately 66,672 square feet of vacant land ("Property"); and

WHEREAS, Starkweather, LLC ("Buyer"), desires to purchase the Property for assemblage with adjacent lands the Buyer has under contract to purchase, all to be include in their proposed preliminary Starkweather Plat and development project, as detailed further in File ID No. 78642; and

WHEREAS, City of Madison Parks Division staff have confirmed that, based on the Buyer's proposed development plan, which includes substantially improved parkland and access to the existing Starkweather Park, the Property is not needed for any future park purposes and therefore can be considered surplus to City needs; and

WHEREAS, the Property is grant restricted by the Wisconsin Department of Natural Resources ("WI DNR"), thus Parks Division staff have obtained WI DNR approval of the

proposed sale of the Property, provided certain conditions of park access and expansion are met, which conditions have been agreed upon by the City and Buyer; and

WHEREAS, per the City's Disposal of Surplus Property Ordinance (MGO 8.075), the following has occurred:

- All City Departments have been notified of this surplus property; and, no City Departments have expressed an interest in the Property.
- The Economic Development Division Director has completed an Economic Feasibility Analysis of the Property and determined that there are no viable or independent uses for the Property given its small size and configuration.
- A RESJI Analysis, attached hereto as Attachment - RESJI, has been completed, which generally supports proceeding with the surplus of the property to the Buyer.
- The Economic Development Division Director and Department of Planning, Community, and Economic Development Director, in consultation with the District Alder, have determined that it is in the best interest of the City of Madison to offer a direct sale of the Property to the Buyer.
- See Attachment - Background for additional background information.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City to negotiate and execute, as Seller, a Purchase and Sale Agreement ("Agreement") with the Buyer, and/or its successors and assigns, for the disposal of the Property, substantially, though not exclusively, on the terms and conditions in the Agreement attached hereto as Attachment - Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City's execution of the Agreement subject to materially, though not exclusively, the terms and conditions found in the Agreement.

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.

ATTACHMENT - AGREEMENT

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2024, by and between the **City of Madison**, a Wisconsin municipal corporation (the "Seller") and **Starkweather, LLC**, a Wisconsin limited liability company (the "Buyer").

This Agreement provides terms and conditions for the acquisition by the Buyer of the City-owned real property located at 3614 Milwaukee Street, Madison, Wisconsin, as legally described in the attached Exhibit A and depicted on attached Exhibit B (the "Property"), for assemblage into the Buyer's anticipated mixed-use residential and commercial project including the Property and certain other parcels of land adjacent to the Property, as detailed in Subparagraph 5.b. (the "Project").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller (together, the "Parties") hereto covenant and agree as follows:

1. Property. The Buyer shall purchase, and the Seller shall sell and convey by Quit Claim Deed (the "Deed") fee simple ownership in the Property.

2. Effective Date. The "Effective Date" shall be the later date of execution of this Agreement by the Seller or the Buyer, as indicated on the signature page.

3. Purchase Price. The total purchase price for the Seller's interest in the Property (the "Purchase Price") shall be Two Hundred Sixty-Six Thousand Seven Hundred Dollars ($266,700.00). The Purchase Price shall be payable in cash at the date of conveyance (the "Closing"), subject to the adjustments and prorations herein provided.

4. Delivery of Documents. Within ten (10) days of the Effective Date and throughout the Due Diligence Period as described in Paragraph 6, the Seller will reproduce at the Seller's expense and send, either electronically or by hard copy, to the Buyer at the Buyer's office, copies of the following documents in the Seller's possession or control: all environmental studies, reports, permits, applications and remediation plans or assessments of the Property.

5. Contingencies. This Agreement and the conveyance of the Property at Closing from the Seller to the Buyer are contingent upon the Buyer providing evidence satisfactory to the Seller, at the Seller's reasonable discretion, that the Buyer has completed the following (the "Contingencies"):

    a. Not later than December 31, 2024, prepared a subdivision plat that includes the Property and the area of the Project (the "Plat"), as well as obtained all needed Plat approvals and signatures so the Plat is ready to record prior to or at Closing. As a condition for Seller to proceed with the Closing, Buyer must record the Plat, in its entirety, at or before Closing.

    b. Not later than December 31, 2024, acquired the following parcels, to be included in the Plat:

Parcel Address	Tax Parcel No.
3420 Milwaukee Street	251-0710-051-1017-8
3450 Milwaukee Street	251-0710-051-1019-4
3490 Milwaukee Street	251-0710-051-1020-1
3510 Milwaukee Street	251-0710-051-1021-9
3590 Milwaukee Street	251-0710-042-0078-0

c. Not later than December 31, 2024, Buyer shall provide Seller evidence that Buyer has obtained or will obtain all Municipal development, zoning and/or rezoning approvals for the Project.

d. Not later than one hundred fifty (150) days after the date of this Agreement, prepared an "Access Plan", which has been approved at the reasonable discretion of the Seller and Wisconsin Department of Natural Resources, identifying how the Buyer will maintain access to the parcel of Seller-owned park land depicted on Exhibit B as the "Park Parcel", until long-term access can be granted from the anticipated future portion of Chicago Avenue to be constructed as part of the Project. Any access agreements, access easement, or other instruments included in the Access Plan shall be approved by the Seller, at the Seller's reasonable discretion. The Access Plan shall require access for use and maintenance similar to the current access over and across the Property (i.e. not paved or improved) and the Buyer shall have the right to alter the path of access to the Park Parcel as the Plat, and the improvements within the Plat, are completed from time to time.

Buyer shall have the right to extend each of the contingencies set forth in this Paragraph 5, except subparagraph d., for up to two hundred seventy (270) days upon written notice to Seller.

6. Due Diligence Period. The Buyer shall have one hundred twenty (120) days from the Effective Date (the "Due Diligence Period") to review, test and inspect all aspects of the Property, at its sole cost and expense. If within the Due Diligence Period the Buyer determines, in its sole discretion, that it does not desire to purchase the Property, the Buyer may provide written notice to the Seller of such desire and this Agreement shall terminate immediately.

The Buyer agrees that upon termination of this Agreement, as provided herein, or failure to close the transaction contemplated hereby for any reason, then, the Buyer shall deliver to the Seller, at no cost to the Seller, complete and accurate copies of all of the Buyer's due diligence materials other than any attorney work product or attorney-client privileged documents.

The Buyer shall keep the Property free of all liens in connection with its inspection of the Property and shall cause all such liens to be removed immediately upon being notified of same.

If the Buyer does not provide written notice terminating this Agreement on or prior to the one hundred twentieth (120th) day of the Due Diligence Period, this Agreement shall remain in full force and effect, the Buyer shall accept the Property as-is, and the Parties shall proceed to close the transaction as provided herein.

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 date shall occur on or before thirty (30) days from the date the Seller receives such notice, unless the Parties agree in writing to another date.

The Due Diligence Period may be extended upon written agreement of the Parties.

7. Access to Property. The Buyer and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall be permitted access to the Property for the purpose of conducting the inspections and testing during the Due Diligence Period including, but not limited to, a Phase 1 or 2 environmental assessment of the Property and/or a physical inspection of the Property at reasonable times with at least twenty-four (24) hour notice to the Seller. The Buyer's and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors access to, and inspection of, the Property shall be at the Buyer's sole risk and expense and the Seller shall have no responsibility therefor. The Buyer will repair, at the Buyer's and the Buyer's authorized agents, engineers, consultants, appraisers, and contractors cost, all damages caused by its inspections or testing so that the condition of the Property is returned to as good or better.

8. Indemnification. The Buyer shall be liable to and agrees to indemnify, defend and hold harmless the Seller, 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 Seller or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Buyer or its officers, officials, agents, employees, assigns, guests, invitees or subcontractors, in the performance of this Agreement, whether caused by or contributed to by the negligence of the Seller, its officers, officials, agents, or employees.

9. Insurance. The Buyer and any of its authorized agents, engineers, consultants, appraisers, and contractors performing work on the Property shall carry commercial general liability insurance covering as insured the Buyer and naming the Seller, its officers, officials, agents and employees as additional insured's, with a minimum limit of $1,000,000 per occurrence as may be adjusted, from time to time, by the Seller's Risk Manager. These policies shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide the Seller thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Agreement. As evidence of this coverage, the Buyer and any of its authorized agents, engineers, consultants, appraisers, and contractors shall furnish the Seller with a certificate of insurance on a form approved by the Seller, and, if requested by the Seller's Risk Manager, the Buyer and any of its authorized agents, engineers, consultants, appraisers, and contractors shall also provide copies of additional insured endorsements or policy to the Seller prior to the performance of any work on the Property. If the coverage required above expires while this Agreement is in effect, the Buyer and any of its authorized agents, engineers, consultants, appraisers, and contractors shall provide a renewal certificate to the Seller for approval.

10. Lease. The Seller shall represent that the Property is currently not leased and the Seller shall agree that it shall not enter into any lease or rental for the Property, or any portion thereof, or allow occupation of during the Due Diligence Period and through the date of Closing, without the prior written consent of the Buyer.

11. Personal Property. The transaction contemplated by this Agreement does not include any personal property.

12. Limited Representations and Warranties; AS-IS Condition. Except as otherwise provided herein, the Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations or statements by the Seller, its agents or employees, in entering into this Agreement or in closing the transaction described herein. Except as provided below, the Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that the Buyer is satisfied with the condition of and title to the Property.

13. Broker Representation. The Seller shall acknowledge that it is not represented by a licensed real estate broker on its behalf in respect of the transaction contemplated herein. The Buyer shall acknowledge that it is not represented by a licensed real estate broker on its behalf in respect of the transaction contemplated herein.

14. Closing.

    a. The Closing shall occur the later of: (a) thirty (30) days after the date both Parties are satisfied that all the Contingencies are satisfied; or (b) thirty (30) days after the expiration of the Due Diligence Period; or (c) the date set forth in Buyer's written notice to Seller requesting an earlier closing date; or (d) such other date agreed to in writing by the Parties.

    b. The Seller agrees to execute and deliver to the Buyer at Closing the Deed conveying the Property to the Buyer.

    c. The Buyer shall pay all recording/filing fees, including fees for the Plat, 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. All real estate taxes for the year of Closing with respect to the Property shall be prorated between the Buyer and Seller as of the date of the Closing based upon the period of ownership of the Parties and the latest known assessment and latest known mill rate.

    e. The Seller shall be responsible for any and all special assessments, area assessments, interceptor charges or any other charges payable to any municipality or utility with regard to the Property as of the date of Closing.

    f. The Seller shall pay any Wisconsin Real Estate Transfer fee or taxes due in connection with the conveyance of the Property.

g. The Seller or Title Company shall prepare and deliver at Closing the Wisconsin Transfer Return due in connection with conveyance of the Property.

h. The Parties shall execute and record at Closing any access agreement, access easement, or other instruments called for in the Access Plan described in Subparagraph 5.d.

i. The Seller shall provide, and the Buyer shall approve and execute at Closing, an Option to Purchase to be recorded at the Dane County Register of Deeds, containing, but not limited to, the following terms and conditions:

i) The Buyer must commence construction of any portion of the Project, defined as completion of footings and foundations for at least one building of the Project, within ten (10) years of the date of the Closing (the "Construction Deadline");
ii) If the Construction Deadline is not met, the Seller shall have the right, but not the obligation, to purchase the Property back from the Buyer at the Purchase Price (the "Option");
iii) If the Buyer does meet the Construction Deadline, the Seller may extend up to two (2) years, at the Seller's sole discretion, the term of the Option in the event the Buyer is able to reasonably demonstrate to the Seller that starting construction was not financially feasible due to general market conditions;
iv) Any transfer back to the Seller shall be completed within sixty (60) days of the date the Seller provides notice to the Buyer of the Seller's intent to exercise the Option;
v) The Option to Purchase shall automatically terminate and be null and void upon the recording of the final Plat.
vi) The Buyer shall pay all costs related to exercising the Option.

j. Prior to Closing, Seller shall obtain any necessary consents or releases from Wisconsin Department of Natural Resources, for portions of the Property which are subject to the conditions of a Stewardship Grant (URGP2-249).

k. Prior to Closing, the Seller shall obtain authorization from the City of Madison Common Council for the approval and execution of this Agreement by the Seller.

15. Notices. All notices to be given under the terms of this Agreement shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below. If electing to utilize electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Agreement.

For the Seller: City of Madison
Economic Development Division
Office of Real Estate Services
Attn: Manager
P.O. Box 2983
Madison, WI 53701-2983
acmiller@cityofmadison.com & ores@cityofmadison.com

For the Buyer: Starkweather, LLC
c/o Stone House Development, Inc.
1010 East Washington Ave., Suite 101
Madison, WI 53703
Attn: Jillian Hayes
Email: jillian@stonehousedevelopment.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.

16. Default. If the Seller defaults in the full and timely performance of any of its obligations hereunder, the Buyer shall be entitled to all remedies available hereunder or otherwise at law or in equity, including, without limitation, the right to terminate this Agreement or seek specific performance. If the Buyer defaults in the full and timely performance of any of its obligations hereunder, the Seller shall be entitled to all remedies available hereunder or otherwise at law or in equity, including, without limitation, the right to terminate this Agreement or seek specific performance.

17. Entire Agreement. This Agreement contains the entire agreement between the Parties and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, regarding the transaction contemplated hereby. This Agreement may be amended only by a further written document signed by each of the Parties.

18. Successors and Assigns. The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators and legal representatives.

19. Captions. The captions of the paragraphs in this Agreement have been inserted for convenience of reference only and shall in no way modify or restrict any provision hereof or be used to construe any of the provisions hereof.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the invalidity or unenforceability shall be limited to the particular provision(s) involved and shall not affect the validity or enforceability of the remaining provisions.

23. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, and all such executed counterparts shall constitute the same Agreement. A signed copy of the Agreement transmitted by facsimile electronic scanned copy (.pdf) or similar technology and shall be as valid as original. This Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

24. Time of the Essence. Time is of the essence for the performance of this Agreement.

Signatures on following two pages.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the later date of signature by the Buyer or the Seller as indicated below.

BUYER: STARKWEATHER, LLC, a Wisconsin limited liability company

By: _____

Name: _____

Title: _____

Date: _____

SELLER: CITY OF MADISON

By: _____ Date:_____
Name: Satya Rhodes-Conway
Title: Mayor

By: _____ Date:_____
Name: Maribeth Witzel-Behl
Title: City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael P. Haas, City Attorney Date

Execution of this Purchase and Sale Agreement by the City is authorized by Resolution Enactment No. RES ___-_____, File I.D. No. _____, adopted by the Common Council of the City of Madison on _____ ___, 2024.

Drafted by the City of Madison Office of Real Estate Services Project No. 12862

EXHIBIT A

Legal Description of the Property

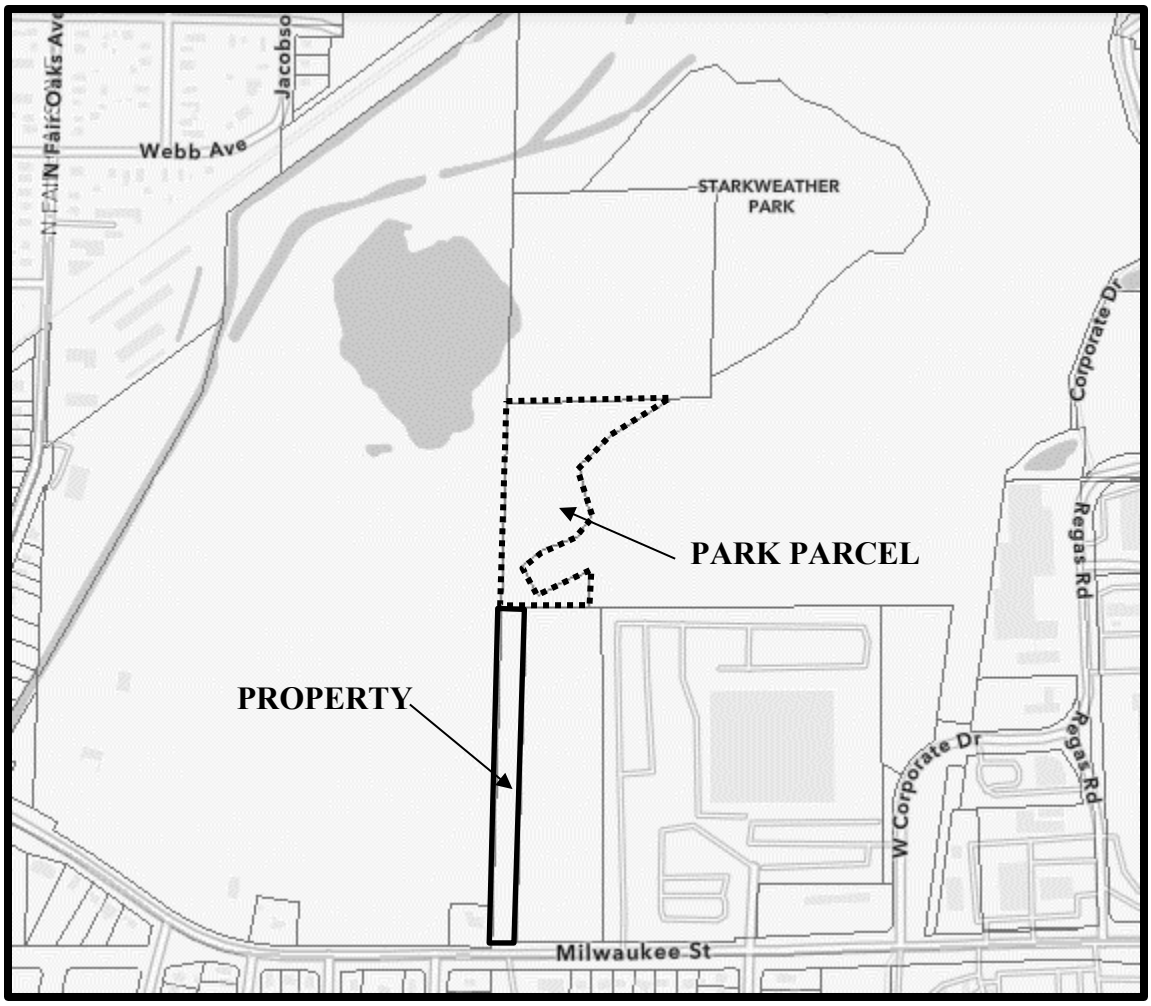
Land being located in the NW ¼ of the NW ¼ of Section 4, Township 7 North. Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West ¼ corner of said Section 4; thence N01°11'40"E, 47.07 feet to the point of beginning; then continuing N01°11'40"E, 953 feet; thence N89°15'10"E, 70 feet; thence S01°11'40"W, 953 feet; thence S89°15'10"W, 70 feet to the point of beginning.

The area contains approximately 66,672 square feet (1.53 acres).

EXHIBIT B

Depiction of Property and Park Parcel



Not to scale.

Department of Planning & Community & Economic Development
Economic Development Division
Matthew B. Mikolajewski, Director
P.O. Box 2983
Madison, WI 53701-2983
Phone: (608) 266-4222 | Fax: (608) 261-6126
cityofmadison.com

Office of Business Resources
Office of Real Estate Development
Office of Real Estate Services

To: **Common Council**

From: **Matthew B. Mikolajewski**

Subject: **3614 Milwaukee Street Background Memo**

Date: **May 7, 2024**

Property

3614 Milwaukee Street is a 1.53-acre property owned by the Parks Division. It was acquired nearly 20-years ago and serves to connect Milwaukee Street to a larger Parks property to the north via a gravel driveway. It was a major consideration and required for access to Starkweather Marsh Park, which was purchased using Wisconsin DNR funding. As such, the property is considered grant encumbered and WI DNR approval is required for this sale as further described below. The property is only 70 feet wide, and therefore, not able to be developed as a stand-alone site.

Starkweather LLC

Starkweather LLC approached the City of Madison in early 2023 about purchasing 3614 Milwaukee Street to incorporate the property into a larger redevelopment of the Voit Farm property to the west. Starkweather currently has legal control of the Voit Farm property through a purchase option. Starkweather's proposal includes the construction of nearly 700 units of market rate and affordable housing on the combined Voit Farm and 3614 Milwaukee Street property. Starkweather's proposal calls for approximately 17 acres of parkland dedication to the City for purposes of serving the anticipated new housing units on the northern portion of the Voit Farm site. The proposed development plan also includes the construction of a new street grid to serve the new neighborhood and new and existing park.

Surplus Property Ordinance (MGO 8.075)

The sale of City property is guided by the Surplus Property Ordinance (MGO 8.075), a process led by the Economic Development Division. The Surplus Property Ordinance process includes the following steps:

- The agency that owns the property, in this case the Parks Division, declares it surplus to their needs.
- The Economic Development Division Director requests interest on the part of other City Departments to purchase the property. This was completed on July 11, 2023 via email and a presentation at a Mayor's Management Team meeting. No other Departments expressed interest in the site.

- The Economic Development Division Director conducts an Economic Feasibility Analysis (EFA) to determine a potential viable and independent use of the property. Given the size and configuration of the property, the Economic Development Division Director quickly determined that an independent viable use of the site is not possible.
- The District Alder, Director of the Department of Planning, Community, and Economic Development, and the Economic Development Division Director confer to determine and recommend a method of sale for the property that is in the best interest of the City. Possible methods of sale include a direct sale, a formal Request for Proposal process open to anyone, or a formal Request for Proposal process only open to adjacent property owners.
- A Racial Equity and Social Justice Initiative ("RESJI") Analysis can be used to help inform the method of sale in the best interest of the City.

3618 Milwaukee Street

There are two private properties adjacent to 3614 Milwaukee Street. The first is the previously described Voit Farm under contract for purchase by Starkweather. The second is 3618 Milwaukee Street, a vacant privately owned property immediately to the east. Upon learning of the City's openness to selling 3614 Milwaukee Street, the owner of 3618 Milwaukee Street formally expressed interest in purchasing the property from the City on August 28, 2023.

3618 Milwaukee Street is a somewhat narrow parcel and its owner was concerned about the viability of developing the site without 3614 Milwaukee Street. As the City is interested in seeing this property also develop, the City agreed work with the owner of 3618 Milwaukee Street to confirm viability of the site for development without 3614 Milwaukee Street. During the intervening eight months, City staff from multiple departments worked with the owner of 3618 Milwaukee Street on a draft development concept that City staff believes can be implemented independent of 3614 Milwaukee Street. The owner of 3618 Milwaukee Street; however, remains interested in purchasing 3614 Milwaukee Street.

Recommendation

In accordance with the Surplus Property Ordinance (MGO 8.075), Ald. Martinez-Rutherford, DPCED Director Matt Wachter, and EDD Director Matt Mikolajewski recommend that a direct sale of 3614 Milwaukee Street to Starkweather LLC is in the best interest of the City for the following reasons:

- Starkweather LLC approached the City with an already prepared development concept and plat, with an interest in purchasing 3614 Milwaukee Street. We have been able to negotiate a Purchase & Sale Agreement with the Starkweather LLC that is satisfactory to City staff.
- The Purchase & Sale Agreement requires Starkweather LLC to purchase the Voit Farm property prior to purchasing the Park property.
- The Purchase & Sale Agreement requires Starkweather LLC to record the new plat for the newly combined Voit Farm/Park property at the time of sale of 3614 Milwaukee Street. The new street right-of-way identified in the new plat, as well as new parkland to the north of the property, will therefore be dedicated to the City at the time of sale.
- The proposed Starkweather LLC plan includes approximately 17 acres of parkland dedication. As such, the City will gain a larger park property with direct access from a new Chicago Avenue. The proposed plan substantially improves the size, potential and quality of parkland in this area and preserves unique

natural and manmade features on the property. This improved access to a larger park property is a principal reason that the Parks Division considered the proposed development and approached the Wisconsin Department of Natural Resources (WI DNR) to request consideration of removal of grant restrictions for this parcel.

- The WI DNR has indicated that they are willing to approve the sale and grant restrictions of this Park property subject to access conditions outlined in the PSA. This access parcel was required for Parks to secure WI DNR funding for the acquisition of the existing Starkweather Park. Starkweather, LLC has agreed to the DNR provisions regarding access drafted within the PSA.
- The Board of Park Commissioners received an informational briefing on February 14, 2024 regarding the potential surplus of this property and were generally supportive of proceeding with the process.
- The anticipated future plat by Starkweather LLC will enable hundreds of new housing units to be constructed, which have been pledged to include a mix of affordable and market rate.
- As 3614 Milwaukee Street is not independently viable for development, a Request for Proposal process open to anyone is not appropriate in this case.
- Development of 3618 Milwaukee Street can occur independently of 3614 Milwaukee Street. The proposed development plans of 3618 Milwaukee Street do not provide significantly improved park land or access to the address the needs of this area when fully developed. A compelling case has not been made that it is in the best interest of the City to sell 3614 Milwaukee Street to the owner of 3618 Milwaukee Street when compared with a sale to Starkweather LLC.
- An RESJI Analysis supports the recommendation of a direct sale.

ATTACHMENT - RESJI ANALYSIS FOR DISPOSAL OF 3614 MILWAUKE STREET

RACIAL EQUITY AND SOCIAL JUSTICE TOOL

FAST TRACK VERSION

Racial Equity
& Social Justice Initiative

Racial Equity and Social Justice Initiative
Racial Equity Analysis Tool
Fast-Track Version

INSTRUCTIONS

This abbreviated version of the Comprehensive RESJI Racial Equity Analysis Tool is intended for issues on a short timeline or without a widespread impact.

Examples:
- *single piece of legislation already drafted and introduced.*
- *creation of a single position description and job posting for an open position*
- *development of a single budget item proposal*

For broader policies and legislation in its beginning phase, please use the full version of the RESJ Toolkit.

This tool should be completed by people with different racial and socioeconomic perspectives. When possible, involve those directly impacted by the issue. Include and document multiple voices in this process. The order of questions may be re-arranged to suit your situation.

Mission of the Racial Equity and Social Justice Initiative (RESJI): To establish racial equity and social justice as core principles in all decisions, policies and functions of the City of Madison.

Equity is just and fair inclusion into a society in which all, including all racial and ethnic groups, can participate, prosper, and reach their full potential. Equity gives all people a just and fair shot in life despite historic patterns of racial and economic exclusion (*www.policylink.org*).

Purpose of this Tool: To facilitate conscious consideration of equity and examine how communities of color and low-income populations will be affected by a proposed action/decision of the City.

The *"What, Who, Why, and How"* questions of this tool are designed to lead to strategies to prevent or mitigate adverse impacts and unintended consequences on marginalized populations.

BEGIN ANALYSIS

Name of topic or issue being analyzed:

Disposition of Surplus Starkweather Park Access Parks Property

Main contact name(s) and contact information for this analysis:

Matt Frater, Community Development Specialist, Community Development Division mfrater@cityofmadison.com

Names and affiliations of others participating in the analysis:

Maria Davila-Martinez, Community Development Division Julie Spears, Community Development Division John Vogt, Community Development Division Breana Collins, Planning Division Lisa McNabola, Planning Division

Have stakeholders from different racial/ethnic and socioeconomic groups—especially those most affected—been informed, involved and represented in the development of this proposal or plan? Who is missing and how can they be engaged?

There has been significant stakeholder engagement in this general area over the past few years, both in planning and predevelopment. Voit Farm has been a high-profile site for potential redevelopment, and the Milwaukee Street area in general received stakeholder information and public conversation as the Amazon facility was located. The Starkweather Group redevelopment proposal in particular has undergone extensive public information, engagement, and discussion, which has included robust coverage in actively moving towards redevelopment of the Voit Farm parcel in a timely manner.

1. WHAT

a. What is the policy, plan or proposal being analyzed, and what does it seek to accomplish?

The City of Madison Surplus Property ordinance (MGO 8.075 – Disposal of Surplus City Real Property) provides a guide for disposition of City property and parcels that are not needed for a City approved plan or project and through which no other City Department has expressed interest in using though are under ownership of the City. One of the requirements of a direct transfer to adjacent property owner(s) includes an Equity Analysis of the proposed disposal of property.

This analysis is intended to give guidance on equity issues affecting the plan or project, or on best uses of the property, to serve under-represented communities.

This focus of this analysis is the direct transfer of a Parks-owned parcel directly adjacent to the Voit Farm property. Under DNR regulations, access must be maintained to the Starkweather Park site. The parcel, directly east of Voit farm (3614 Milwaukee Street), currently contains an unimproved access path. Any redevelopment of the area must include continued access to the Parks parcel north of Milwaukee Street.

Direct transfer of this parcel must support orderly development of the City, continued park access, and must actively serve under-represented communities. Under the ordinance, both adjacent property owners may be offered acquisition of the property.

Because both adjacent property owners are potential beneficiaries of this policy, this analysis covers both general considerations of disposal of the property to support housing, as well as a comparison of the positives and negatives of use of the parks parcel by either potential ownership entities based on the proposed plan from the Starkweather Group, potential discussed plan from the Ritter Group, and conversations with various agencies in DPCED.

b. What does available data tell you about this issue? (See page 3 for guidance on data resources.)

Available data for this issue primarily consisted of existing parcel boundaries, the surplus property disposal ordinance, and potential redevelopment plans for both adjacent parcels and how they would plan to incorporate the parks parcel into their redevelopment plans. Other data was considered, including data through Imagine Madison, the City's Comprehensive Plan, and all available housing and data reports that support criteria for equitable residential redevelopment.

c. What data are unavailable or missing?

Regardless of disposal of the property, the group generally wanted potential developers and policymakers to consider the following information, whether available or not:

1. Consider the effects of development adjacent to industrial uses, as well as ways to mitigate potential unintended consequences in future land approvals process. What are the design and site layout considerations that need to be taken into account when residing in close proximity to trucking/delivery/warehouse operations facilities or light industrial more generally?
2. Are there specific impacts related to noise, exhaust, lighting/brightness, etc. that any developments should more closely consider, or be encouraged to add through the land approvals process?

Though the existing Voit Farms development proposal from Starkweather will maintain park access, and expand parkland through dedication, the group requested consideration of data for both potential beneficiaries such as the impact of losing direct access off Milwaukee Street, maintaining access during development, counts of users, and whether existing users will face differing barriers to use. There was no determination made on these points, as this information is generally unavailable without significant study.

2. WHO

a. Who (individuals or groups) could be impacted by the issues related to this policy, plan or proposal?

In general, there are several groups identified who could be impacted by this proposal, regardless of who is the beneficiary of the City's disposal process. Some of these groups include:

- Neighboring communities/residents adjacent to the area (both through expanded park/wetland access and redevelopment)
- Park users (maintaining/expanding access)
- Future residents of the area, on either and/or both sites
- People struggling to find housing in Madison (more generally – increasing access to housing options for residents)
- Former Temporary Permissible Encampment residents (residents experiencing houselessness who may still reside in the area, though no residents are reported as currently utilizing the site for camping)
- Business owners in the area
- Adjacent property owners (both)
- City (not having final approved plans for either site)

b. Who would benefit?

In general, and in no specific order, some of the groups that would benefit include:

- The City, which gains access and public benefit through redevelopment
- The City, through supporting orderly and predictable development
- Adjacent property owners (either), by gaining access and use to the parcel
- Future of the site itself benefits by being brought back into a more productive use
- Residents looking for housing more generally benefit by utilizing this parcel to support redevelopment
- Park users benefit by increasing access to the park site, which if Starkweather plan moves forward will be significantly expanded
- City plans/future residents benefit, which identified this area and support residential use at medium to high densities as the City continues to gain population

Additional benefits coming with transfer to Starkweather Group:

- Group has engaged with and discussed providing income- and rent-restricted development that meets the City's definition of low-cost housing, so lower-income residents stand to benefit directly through increased affordable housing opportunities
- Development timeline is clear and has already begun, which provides greater certainty in both outcomes and efficiency
- Likely supports local non-profit development partners that have historically worked to provide affordable housing opportunities to residents, both in rental and in owner-occupied housing
- Has committed to developing new-construction owner-occupied development opportunities that could advance homeownership goals of the City
- More orderly and predictable development by virtue of a clear, comprehensive redevelopment plan
- Supports a "transformational/catalytic" redevelopment opportunity that will significantly improve housing supply, access, and quality of life opportunities for current and future residents
- Considered by group to be more "shovel ready", more likely to move forward given extent of development conversations with City staff
- Have already done significant engagement with the community, interest groups, and others which have shaped a clear proposal of the site
- Transfer to this group supports increased/expanded park access as well as awareness and use of existing park through expansion

Additional benefits coming with transfer to Ritter Group:

- Workforce/potentially market income target, though the analysis group identified a strong priority to support affordable development in City investments and policies

c. Who would be burdened?

There are several groups that have the potential to be burdened through disposal and redevelopment:

- Unhoused residents that may or may not currently be residing in and/or have access to the park site
- Neighboring community (adjacent development can at times be marginally disruptive to full enjoyment of adjacent property)
- Indigenous residents, nations, and the first inhabitants of this land are continually burdened through not having opportunity in shaping land from which they were dispossessed.

d. Are there potential disproportionate impacts on communities of color or low-income communities?

There are several disproportionate impacts to be considered, both positive and negative:

Positive impacts:

- Especially in disposal/transfer to the Starkweather Group, the property transition supports low-cost income- and rent-restricted housing opportunities that are planned to be created on this site. Increasing availability of both renter- and owner-occupied affordable housing directly disproportionately benefits low-income households, but also households of color who are positively overrepresented in affordable housing completion reports of similar developments. Positively represented, meaning, in practice, that many BIPOC households have been able to access income- and rent-restricted housing, allowing for housing stability and potential wealth-accumulation through a reduction in housing costs – while living in newer, healthier housing than may otherwise be available in the market.
- Orderly and comprehensive redevelopment of the adjacent site, especially the Voit Farm site, provides opportunity for comprehensive environmental justice remediation, and ensure future residents of the site and all park users have access to a clean and safe environment to both live and recreate.

Negative impacts:

- As a temporary permissible encampment, this site was a location for residents experiencing houselessness, which are disproportionately residents of color. The site is not well-suited to long-term camping, as due to the wetlands and geography are a major obstacle to safe and healthy camping. There are currently no residents camping on the site, though this was considered in the analysis.

3. WHY

a. What are potential unintended consequences (social, economic, health, environmental or other)?

Potential unintended consequences include:

- Loss of open space access, even if temporary
- Potential loss of access to Starkweather Park directly off Milwaukee Street, though access will eventually be restored
- There are many unknowns with potential redevelopment of adjacent parcels, and no development plans are finalized
- Due to unknowns, there are less potential unintended consequences with the Starkweather Group development proposal, as they are further along in the development process and have done significant community engagement
- There remain questions on the frequency of transit access for either redevelopment that includes this site to ensure that future residents can access all daily need amenities
- Development of either parcel is close to rail line, industrial, etc., which may impact short-term livability if considerations are not taken into account in the redevelopment planning process

4. HOW: RECOMMENDATIONS SECTION

a. Describe recommended strategies to address adverse impacts, prevent negative unintended consequences and advance racial equity (program, policy, partnership and/or budget/fiscal strategies):

In review of the Disposal of Surplus Properties Ordinance, the analysis group noted that the current ordinance lacks any potential process or intent for the City to engage in conversation with indigenous Nations that were dispossessed of this land, and that acknowledgement and potential to return lands to Nations that have inhabited this place since time immemorial should be considered in future disposal processes. Though out of the purview of this review, the team wants to note and support review and potential revision of this ordinance as a process that has significant potential to return lands taken from indigenous Nations, returning lands for no to nominal fee when possible, should engagement with Nations determine that they be interested in such parcels.

After review of available materials, City plans, and likelihood of redevelopment (gauged by stage of the development and approvals process), the analysis review team noted several significant advantages for transfer to the Starkweather Group coming out of the RESJI Analysis. Some of these potential advantages include:

- The potential to utilize disposal of surplus property to support community investments that uphold community engagement, both in City plans and in neighborhood meetings such as inclusion of significant owner-occupied opportunities, inclusion of affordable housing opportunities, etc.
- The mix of unit type potential, with the inclusion of this parcel, support complete neighborhoods with a wide range of housing types, tenures, and price points
- Consistent with plans, and supports orderly development that is commendable in development of new neighborhoods
- Beneficial to the City in supporting the needs of residents that lack access to low-cost income- and rent-restricted housing opportunities
- Supports and increases access to parkland and park facilities through leveraging this parcel to connect with larger parkland dedication through redevelopment
- Timelines of redevelopment are more predictable and consistent, allowing for a greater level of certainty in redevelopment outcomes

Though the analysis team generally believes that redevelopment of the property and inclusion of a diversity of housing types and tenures supports the RESJI goals of the City most closely, the team also recommends that in all cases (not specific to any development), that development at significant density in this area should be followed closely with Metro review for potential for improvements in transit access to the area. Though transit access is already frequent, the ability to further leverage multiple City investments in ways that support residents (especially lower-income residents and residents with less access to private transportation) should be reviewed pending any land use approvals and construction following from disposal of this parcel for redevelopment.

DATA RESOURCES FOR RACIAL EQUITY AND SOCIAL JUSTICE IMPACT ANALYSIS

City of Madison

- Neighborhood Indicators (UW Applied Population Lab and City of Madison):
  http://madison.apl.wisc.edu
- Open Data Portal (City of Madison):
  www.cityofmadison.com/data
- Madison Measures (City of Madison):
  https://www.cityofmadison.com/finance/documents/MadisonMeasures-2016.pdf
- Census reporter (US Census Bureau):
  http://censusreporter.org/profiles/06000US5502548000-madison-city-dane-county-wi

Dane County

- Geography of Opportunity: A Fair Housing Equity Assessment for Wisconsin's Capital Region (Capital Area Regional Planning Commission):
  www.capitalarearpc.org
- Race to Equity report (Wisconsin Council on Children and Families):
  http://racetoequity.net
- Healthy Dane (Public Health Madison & Dane County and area healthcare organizations):
  www.healthydane.org
- Dane Demographics Brief (UW Applied Population Lab and UW-Extension):
  www.apl.wisc.edu/publications/Dane_County_Demographics_Brief_2014.pdf

State of Wisconsin

- Wisconsin Quickfacts (US Census):
  U.S. Census Bureau QuickFacts: United States
- Demographics Services Center (WI Dept of Administration):
  DOA Demographic Services Center (wi.gov)
- Applied Population Laboratory (UW-Madison):
  www.apl.wisc.edu/data.php

Federal

- US Census:
  Explore Census Data
- 2010 Census Gateway (US Census):
  www.census.gov/2010census

City of Madison

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

Master

File Number: 83025

File ID:	83025	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	04/17/2024
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Southern Addition to Birchwood Point - Phase 6, Private Contract No. 9217			**Final Action:**	

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Southern Addition to Birchwood Point - Phase 6, Private Contract No. 9217 (District 9).

Notes: Tim Troester

		CC Agenda Date:	05/21/2024
		Agenda Number:	17.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9217 Street Schedule A excluding bituminous.pdf, Southern Add to Birchwood Point Ph 6 Sanitary Schedule A Unit Cost.pdf, Southern Add to Birchwood Point Ph 6 Storm Schedule A Unit Cost.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Robert Mulcahy	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/17/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024

1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83025

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Southern Addition to Birchwood Point - Phase 6, Private Contract No. 9217 (District 9).

Body

WHEREAS, VH BIRCHWOOD SOUTH, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Southern Addition to Birchwood Point - Phase 6.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	83,645.05
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	83,645.05
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	83,645.05

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $75,972.96

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Barn Swallow Circle from 307 FT S of Amber Nest Road to Amber Nest Road.
- Amber Nest Road from 130 FT W of Barn Swallow Circle to Barn Swallow Circle.
- Barn Swallow Circle from Amber Nest Road to Hazy Sky Parkway.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 14343 by $ 72,199.23 for a useful life of 40 years.

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Southern Addition to Brichwood Point - Phase 6
14343

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Barn Swallow Circle	**307 FT S of Amber Nest Road**	**Amber Nest Road**	335	LF	$ 80.00	$ 26,800.00
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 3,216.00
MS Link 26207				***Total Cost***		$ 30,016.00
Amber Nest Road	**130 FT W of Barn Swallow Circle**	**Barn Swallow Circle**	103	LF	$ 151.00	$ 15,553.00
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 1,866.36
MS Link 26208				***Total Cost***		$ 17,419.36
Barn Swallow Circle	**Amber Nest Road**	**Hazy Sky Parkway**	240	LF	$ 80.00	$ 19,200.00
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 2,304.00
MS Link 26206				***Total Cost***		$ 21,504.00
				Engineering @ 12%		
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				Total Cost		
GRAND TOTAL COST						$ 68,939.36

TOTAL STREET IMPROVEMENTS $ 72,199.23

Prepared By: aek
Date: 4/16/2024

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STREET PLANT VALUE
SIDEWALKS

Southern Addition to Brichwood Point - Phase 6
14343

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
Barn Swallow Circle Sidewalk	**307 FT S of Amber Nest Road**	**Amber Nest Road**	350	SF	$ 4.20	$ 1,470.00
5' concrete sidewalk			*Engineering @ 12%*			$ 176.40
MS Link 26207				***Total Cost***		$ 1,646.40
Barn Swallow Circle Sidewalk	**Amber Nest Road**	**Barn Swallow Circle**	236	SF	$ 4.20	$ 991.20
5' concrete sidewalk			*Engineering @ 12%*			$ 118.94
MS Link 26206				***Total Cost***		$ 1,110.14
Amber Nest Road Sidewalk	**Barn Swallow Circle**	**130 FT W of Barn Swallow Circle**	107	SF	$ 4.20	$ 449.40
5' concrete sidewalk			*Engineering @ 12%*			$ 53.93
MS Link 26208				***Total Cost***		$ 503.33
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
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			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 3,259.87

Prepared By: aek
Date: 4/16/2024

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SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Pipes)

Southern Addition to Birchwood Point Ph 6

14343

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
8" PVC	894	LF	$53.72	$ 48,025.68
Engineering @ 12%				$ 5,763.08
Total Cost			$ 60.17	$ 53,788.76
Sanitary Trench Compaction	894	TF	$ 1.00	$ 894.00
Engineering @ 12%				$ 107.28
Total Cost			$ 1.12	$ 1,001.28
Engineering @ 12%				
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Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 54,790.04

Prepared By: EEA
Date: 4/9/2024

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Structures)

Southern Addition to Birchwood Point Ph 6

14343

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	6	EA	$ 3,900.00	$ 23,400.00
Engineering @ 12%				$ 2,808.00
Total Cost			$ 4,368.00	$ 26,208.00
Extra Manhole Depth	13.13	VF	$ 180.00	$ 2,363.40
Engineering @ 12%				$ 283.61
Total Cost			$ 201.60	$ 2,647.01
Engineering @ 12%				
Total Cost				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 28,855.01

Prepared By: EEA

Total Sanitary Sewer Improvments: $ 83,645.05

Date: 4/9/2024

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Southern Addition to Birchwood Point Phase 6

14343

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	7	EACH	$ 2,800.00	$ 19,600.00
Engineering @ 12%				$ 2,352.00
Total Cost			$ 3,136.00	$ 21,952.00
12" RCP Apron End	1	EACH	$ 2,000.00	$ 2,000.00
Engineering @ 12%				$ 240.00
Total Cost			$ 2,240.00	$ 2,240.00
18" RCP Apron End	4	EACH	$ 2,500.00	$ 10,000.00
Engineering @ 12%				$ 1,200.00
Total Cost			$ 2,800.00	$ 11,200.00
Engineering @ 12%				
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Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 35,392.00

Prepared By: EEA

Total Storm Sewer Improvements: $ 75,972.96

Date: 4/9/2024

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Southern Addition to Birchwood Point Phase 6

14343

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12"	457	LF	$ 58.00	$ 26,506.00
Engineering @ 12%				$ 3,180.72
Total Cost			$ 64.96	$ 29,686.72
18"	84	LF	$ 79.00	$ 6,636.00
Engineering @ 12%				$ 796.32
Total Cost			$ 88.48	$ 7,432.32
Storm Sewer Trench Compaction	541	TF	$ 1.00	$ 541.00
Engineering @ 12%				$ 64.92
Total Cost			$ 1.12	$ 605.92
30 Deg Field Bend	1	EACH	$ 2,550.00	$ 2,550.00
Engineering @ 12%				$ 306.00
Total Cost			$ 2,856.00	$ 2,856.00
Engineering @ 12%				
Total Cost				
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Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 40,580.96

Prepared By: EEA
Date: 4/9/2024

City of Madison

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

Master

File Number: 83124

File ID:	83124	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2024
File Name:	Accepting street improvements (sidewalk) constructed by Private Contract In 4612 Hammersley Road, Private Contract No. 9019			**Final Action:**	

Title: Accepting street improvements (sidewalk) constructed by Private Contract In 4612 Hammersley Road, Private Contract No. 9019 (District 10).

Notes: Tim Troester

		CC Agenda Date:	05/21/2024
		Agenda Number:	18.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9019 Sidewalk Schedule A.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 83124

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting street improvements (sidewalk) constructed by Private Contract In 4612 Hammersley Road, Private Contract No. 9019 (District 10).

Body

WHEREAS, 4612 Hammersley Road Madison LLC, has satisfactorily completed the installation of street improvements (sidewalk) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 4612 Hammersley Road.

NOW, THEREFORE, BE IT RESOLVED

1. That the street improvements, **sidewalk**, on the following streets be and are hereby accepted:

- Hammersley Road Sidewalk from Heritage Circle to Pontiac Trail.
- Heritage Circle Sidewalk from Hammersley Road to E of 4612 Hammersley Road.
- Pontiac Trail Sidewalk from Hammersley Road to S of 1209 Pontiac Trail.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13461 by $ 504.00 for a useful life of 40 years.

STREET PLANT VALUE
SIDEWALKS

4612 Hammersley Road
13461

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
Hammersley Road Sidewalk	**Heritage Circle**	**Pontiac Trail**	40	SF	$ 5.00	$ 200.00
5' concrete sidewalk			*Engineering @ 12%*			$ 24.00
MS LINK 6394				***Total Cost***		$ 224.00
Heritage Circle Sidewalk	**Hammersley Road**	**E of 4612 Hammersley Road**	46	SF	$ 5.00	$ 230.00
5' concrete sidewalk			*Engineering @ 12%*			$ 27.60
MS LINK 6589				***Total Cost***		$ 257.60
Pontiac Trail Sidewalk	**Hammersley Road**	**S of 1209 Pontiac Trail**	4	SF	$ 5.00	$ 20.00
5' concrete sidewalk			*Engineering @ 12%*			$ 2.40
MS LINK 6583				***Total Cost***		$ 22.40
			Engineering @ 12%			
				Total Cost		
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			Engineering @ 12%			
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			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 504.00

Prepared By: aek
Date: 4/22/2024

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City of Madison

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

Master

File Number: 83125

File ID:	83125	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	04/25/2024
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Village at Autumn Lake - Phase 13, Private Contract No. 9100			**Final Action:**	

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Village at Autumn Lake - Phase 13, Private Contract No. 9100 (District 17).

Notes: Tim Troester

CC Agenda Date: 05/21/2024

Agenda Number: 19.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9100 Street Schedule A excluding bituminous.pdf, Village at Autumn Lake Ph 13 Sanitary Schedule A Unit Cost UPDATED Mar2023.pdf, Village at Autumn Lake Ph 13 Storm Schedule A Unit Cost UPDATED Mar2023.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Robert Mulcahy	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024

1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83125

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Village at Autumn Lake - Phase 13, Private Contract No. 9100 (District 17).

Body

WHEREAS, VAL, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Village at Autumn Lake - Phase 13.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	$130,514.76
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	$130,514.76
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	$130,514.76

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $268,976.98

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Autumn Lake Parkway from N of Lot 1183 to Waterfall Way.
- Fountain Mist Circle from Autumn Lake Parkway to E of Lot 1183.
- Autumn Lake Parkway from Waterfall Way to Felland Road.
- Waterfall Way from Autumn Lake Parkway to Springs Dreams Lane.
- Waterfall Way from Springs Dreams Lane to N of Lot 1268.
- Springs Dreams Lane from Waterfall Way to 357 FT N of Sanctuary Drive.
- Waterfall Way - Felland RD Alley from Felland Road to Waterfall Way.
- Outlot 70 Sidewalk from S of Lot 1155 to Waterfall Way.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13857 by $329,808.58 for a useful life of 40 years.

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Village at Autumn Lake Phase 13
13857

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Autumn Lake Parkway	**N of Lot 1183**	**Waterfall Way**	540	LF	$ 180.00	$ 97,200.00
Type 'B' Pavement 48' wide				*Engineering @ 12%*		$ 11,664.00
MS LINK 25865				***Total Cost***		$ 108,864.00
Fountain Mist Circle	**Autumn Lake Parkway**	**E of Lot 1183**	22	LF	$ 142.00	$ 3,124.00
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 374.88
MS LINK 25864				***Total Cost***		$ 3,498.88
Autumn Lake Parkway	**Waterfall Way**	**Felland Road**	350	LF	$ 180.00	$ 63,000.00
Type 'B' Pavement 50' wide				*Engineering @ 12%*		$ 7,560.00
MS LINK 23397				***Total Cost***		$ 70,560.00
Waterfall Way	**Autumn Lake Parkway**	**Springs Dreams Lane**	300	LF	$ 142.00	$ 42,600.00
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 5,112.00
MS LINK 26546				***Total Cost***		$ 47,712.00
Waterfall Way	**Springs Dreams Lane**	**N of Lot 1268**	300	LF	$ 142.00	$ 42,600.00
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 5,112.00
MS LINK 26652				***Total Cost***		$ 47,712.00
Spring Dreams Lane	**Waterfall Way**	**357 FT N of Sanctuary Drive**	307	LF	$ 64.00	$ 19,648.00
OL 71 Alley 12' wide				*Engineering @ 12%*		$ 2,357.76
MS LINK 26653				***Total Cost***		$ 22,005.76
Waterfall Way - Felland RD Alley	**Felland Road**	**Waterfall Way**	270	LF	$ 64.00	$ 17,280.00
OL 69 Alley 12' wide				*Engineering @ 12%*		$ 2,073.60
MS LINK 26548				***Total Cost***		$ 19,353.60
				Engineering @ 12%		
				Total Cost		
				Engineering @ 12%		
				Total Cost		
				Engineering @ 12%		
				Total Cost		
				Engineering @ 12%		
				Total Cost		
				Engineering @ 12%		
				Total Cost		
				Engineering @ 12%		
				Total Cost		
GRAND TOTAL COST						$ 319,706.24

TOTAL STREET IMPROVEMENTS $ 329,808.58

Prepared By: aek
Date: 4/17/2024

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STREET PLANT VALUE
SIDEWALKS

Village at Autumn Lake Phase 13
13857

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
Autumn Lake Parkway Sidewalk	**N of Lot 1183**	**Waterfall Way**	535	SF	$ 4.85	$ 2,594.75
5' concrete sidewalk			*Engineering @ 12%*			$ 311.37
MS LINK 25865				***Total Cost***		$ 2,906.12
Fountain Mist Circle Sidewalk	**Autumn Lake Parkway**	**Lot 1183**	7	SF	$ 4.85	$ 33.95
5' concrete sidewalk			*Engineering @ 12%*			$ 4.07
MS LINK 25864				***Total Cost***		$ 38.02
Autumn Lake Parkway Sidewalk	**Waterfall Way**	**Felland Road**	320	SF	$ 4.85	$ 1,552.00
5' concrete sidewalk			*Engineering @ 12%*			$ 186.24
MS LINK 23397				***Total Cost***		$ 1,738.24
Waterfall Way Sidewalk	**Autumn Lake Parkway**	**Springs Dreams Lane**	300	SF	$ 4.85	$ 1,455.00
5' concrete sidewalk			*Engineering @ 12%*			$ 174.60
MS LINK 26546				***Total Cost***		$ 1,629.60
Waterfall Way Sidewalk	**Springs Dreams Lane**	**N of Lot 1268**	298	SF	$ 4.85	$ 1,445.30
5' concrete sidewalk			*Engineering @ 12%*			$ 173.44
MS LINK 26652				***Total Cost***		$ 1,618.74
OL 70 Sidewalk	**S of Lot 1155**	**Waterfall Way**	247	SF	$ 7.85	$ 1,938.95
7' concrete sidewalk			*Engineering @ 12%*			$ 232.67
				Total Cost		$ 2,171.62
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 10,102.34

Prepared By: aek

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Date: 4/19/2024

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Structures)

Village at Autumn Lake Phase 13

13857

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	8	EA	$ 3,394.75	$ 27,158.00
Engineering @ 12%				$ 3,258.96
Total Cost			$ 3,802.12	$ 30,416.96
Extra Manhole Depth	46	VF	$ 276.04	$ 12,697.84
Engineering @ 12%				$ 1,523.74
Total Cost			$ 309.16	$ 14,221.58
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 44,638.54

Prepared By: EEA

Total Sanitary Sewer Improvments: $ 130,514.76

Date: 4/16/2024

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Pipes)

Village at Autumn Lake Phase 13

13857

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
8" PVC	1304	LF	$51.32	$ 66,921.28
Engineering @ 12%				$ 8,030.55
Total Cost			$ 57.48	$ 74,951.83
Sanitary Trench Compaction	1304	TF	$ 7.48	$ 9,753.92
Engineering @ 12%				$ 1,170.47
Total Cost			$ 8.38	$ 10,924.39
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 85,876.22

Prepared By: EEA

Date: 4/16/2024

ENTER UNIT COST, RETURNS TOTAL COST

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Village at Autumn Lake Phase 13

13857

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12"	494	LF	$ 53.22	$ 26,290.68
Engineering @ 12%				$ 3,154.88
Total Cost			$ 59.61	$ 29,445.56
15"	43	LF	$ 62.54	$ 2,689.22
Engineering @ 12%				$ 322.71
Total Cost			$ 70.04	$ 3,011.93
18"	659	LF	$ 62.46	$ 41,161.14
Engineering @ 12%				$ 4,939.34
Total Cost			$ 69.96	$ 46,100.48
21"	45	LF	$ 79.82	$ 3,591.90
Engineering @ 12%				$ 431.03
Total Cost			$ 89.40	$ 4,022.93
24"	196	LF	$ 83.08	$ 16,283.68
Engineering @ 12%				$ 1,954.04
Total Cost			$ 93.05	$ 18,237.72
Storm Sewer Trench Compaction	1437	TF	$ 3.31	$ 4,756.47
Engineering @ 12%				$ 570.78
Total Cost			$ 3.71	$ 5,327.25
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 106,145.86

Prepared By: EEA
Date: 4/16/2024

ENTER UNIT COST, RETURNS TOTAL COST

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Village at Autumn Lake Phase 13

13857

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	19	EACH	$ 3,670.32	$ 69,736.08
Engineering @ 12%				$ 8,368.33
Total Cost			$ 4,110.76	$ 78,104.41
3X3 SAS	5	EACH	$ 5,381.80	$ 26,909.00
Engineering @ 12%				$ 3,229.08
Total Cost			$ 6,027.62	$ 30,138.08
4X4 SAS	4	EACH	$ 6,799.66	$ 27,198.64
Engineering @ 12%				$ 3,263.84
Total Cost			$ 7,615.62	$ 30,462.48
Terrace Inlet Type II	2	EACH	$ 9,435.82	$ 18,871.64
Engineering @ 12%				$ 2,264.60
Total Cost			$ 10,568.12	$ 21,136.24
24" RCP Apron End	1	EACH	$ 2,669.57	$ 2,669.57
Engineering @ 12%				$ 320.35
Total Cost			$ 2,989.92	$ 2,989.92
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 162,831.12

Prepared By: EEA

Total Storm Sewer Improvements: $ 268,976.98

Date: 4/16/2024

City of Madison

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

Master

File Number: 83126

File ID:	83126	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2024
File Name:	Declaring the City of Madison's intention to exercise its police powers establishing the N. Rusk Avenue Assessment District - 2025			**Final Action:**	

Title: Declaring the City of Madison's intention to exercise its police powers establishing the N. Rusk Avenue Assessment District - 2025 (District 14).

Notes: Reid Stiteley

		CC Agenda Date:	05/21/2024
		Agenda Number:	20.
Sponsors:	Isadore Knox Jr.	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 83126

Fiscal Note

No Funds Required.

Title

Declaring the City of Madison's intention to exercise its police powers establishing the N. Rusk Avenue Assessment District - 2025 (District 14).

Body

BE IT HEREBY RESOLVED:

1. That the Common Council of the City of Madison hereby establishes an assessment district known as the N. Rusk Avenue Assessment District - 2025, to serve W. Badger Road from Pedestrian overpass to N. Rusk Avenue, and N. Rusk Avenue from W. Badger Road to Nygard Street; 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 asphalt pavement and road base, replace sanitary sewer main and laterals, replace storm sewer and private storm connections, install curb and gutter, install sidewalk and replace drive aprons as needed.

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
www.cityofmadison.com

Master

File Number: 83132

File ID:	83132	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2024
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Northeast Addition to Grandview Commons Phase 2, Private Contract No. 8341			**Final Action:**	

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Northeast Addition to Grandview Commons Phase 2, Private Contract No. 8341 (District 3).

Notes: Tim Troester

		CC Agenda Date:	05/21/2024
		Agenda Number:	21.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8341 Northeast Add to GVC Ph 2 Sanitary Schedule A Unit Cost UPDATED Dec2021.pdf, 8341 Northeast Add to GVC Ph 2 Storm Schedule A Unit Cost UPDATED Dec2021.pdf, 8341 Street Schedule A excluding bituminous.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024

1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83132

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract in Northeast Addition to Grandview Commons Phase 2, Private Contract No. 8341 (District 3).

Body

WHEREAS, VH GVC NE, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Northeast Addition to Grandview Commons Phase 2.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	137,573.23
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	137,573.23
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	137,573.23

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $36,844.02

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- North Star Drive from South line, Lot 1117 to Ragan Street.
- North Star Drive from Ragan Street to North line, Lot 1164.
- Ragan Street from West line, Lot 1116 to North Star Drive.
- Ragan Street from North Star Drive to East line, Lot 1049.
- Outlot 50 from North Star Drive to East line, Lot 1063.
- Outlot 54 from Ragan Street to North line, Lot 1164.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 12521 by $ 236,143.69 for a useful life of 40 years.

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Structures)

Northeast Addition to Grandview Commons Phase 2

12521

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	11	EA	$ 2,139.10	$ 23,530.10
Engineering @ 12%				$ 2,823.61
Total Cost			$ 2,395.79	$ 26,353.71
Extra Manhole Depth	72.9	VF	$ 167.12	$ 12,183.05
Engineering @ 12%				$ 1,461.97
Total Cost			$ 187.17	$ 13,645.01
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 39,998.73

Prepared By: EEA

Total Sanitary Sewer Improvments: $ 137,573.23

Date: 1/3/2023

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Pipes)

Northeast Addition to Grandview Commons Phase 2

12521

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
8" PVC	178	LF	$34.70	$ 6,176.60
Engineering @ 12%				$ 741.19
Total Cost			$ 38.86	$ 6,917.79
10" PVC	1645	LF	$ 42.08	$ 69,221.60
Engineering @ 12%				$ 8,306.59
Total Cost			$ 47.13	$ 77,528.19
Sanitary Sewer Trench Compaction	1823	TF	$ 6.43	$ 11,721.89
Engineering @ 12%				$ 1,406.63
Total Cost			$ 7.20	$ 13,128.52
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 97,574.50

Prepared By: EEA
Date: 1/3/2023

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Northeast Addition to Grandview Commons Phase 2

12521

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	6	EACH	$ 2,065.94	$ 12,395.64
Engineering @ 12%				$ 1,487.48
Total Cost			$ 2,313.85	$ 13,883.12
3X3 SAS	1	EACH	$ 2,065.94	$ 2,065.94
Engineering @ 12%				$ 247.91
Total Cost			$ 2,313.85	$ 2,313.85
Engineering @ 12%				
Total Cost				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 16,196.97

Prepared By: EEA
Date: 1/3/2023

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Northeast Addition to Grandview Commons Phase 2

12521

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	330.5	LF	$ 43.24	$ 14,290.82
Engineering @ 12%				$ 1,714.90
Total Cost			$ 48.43	$ 16,005.72
15" RCP	53	LF	$ 45.99	$ 2,437.47
Engineering @ 12%				$ 292.50
Total Cost			$ 51.51	$ 2,729.97
Storm Sewer Trench Compaction	383.5	TF	$ 4.45	$ 1,706.58
Engineering @ 12%				$ 204.79
Total Cost			$ 4.98	$ 1,911.36
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 20,647.05

Prepared By: EEA
Date: 1/3/2023

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

North East Addition to Grandview Commons - Phase 2
PROJECT NUMBER 12521, Contract 8341

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
North Star Drive	**South line, Lot 1117**	**Ragan Street**	170	LF		$ 35,933.66
Type 'B' pavement, 46' wide			*Engineering @ 12%*			$ 4,312.04
MS LINK NO 24578				***Total Cost***		$ 40,245.70
North Star Drive	**Ragan Street**	**North line, Lot 1164**	131	LF		$ 27,827.33
Type 'B' pavement, 46' wide			*Engineering @ 12%*			$ 3,339.28
MS LINK NO 26221				***Total Cost***		$ 31,166.61
Ragan Street	**West line, Lot 1116**	**North Star Drive**	160	LF		$ 26,144.18
Type 'A' pavement, 28' wide	(Work West of STA 11+00 to be constructed as part of GVCN7)		*Engineering @ 12%*			$ 3,137.30
MS LINK NO 26162				***Total Cost***		$ 29,281.48
Ragan Street	**North Star Drive**	**East line, Lot 1049**	465	LF		$ 79,015.48
Type 'A' pavement, 32' wide			*Engineering @ 12%*			$ 9,481.86
MS LINK NO 24590				***Total Cost***		$ 88,497.34
Outlot 50	**North Star Drive**	**East line, Lot 1063**	420	LF		$ 30,793.00
Alley, 12' wide			*Engineering @ 12%*			$ 3,695.16
MS LINK NO 24600				***Total Cost***		$ 34,488.16
Outlot 54	**Ragan Street**	**North line, Lot 1164**	87	LF		$ 6,378.55
Alley, 12' wide			*Engineering @ 12%*			$ 765.43
MS LINK NO 26119				***Total Cost***		$ 7,143.98
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
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			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 230,823.27

TOTAL STREET IMPROVEMENTS $ 236,143.69

Prepared By: aek
Date: 4/25/2024

STREET PLANT VALUE
SIDEWALKS

North East Addition to Grandview Commons - Phase 2
PROJECT NUMBER 12521, Contract 8341

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
North Star Drive	**South line, Lot 1117**	**Ragan Street**	170	SF	$ 5.13	$ 872.10
5' concrete sidewalk			*Engineering @ 12%*			$ 104.65
MS LINK 24578				***Total Cost***		$ 976.75
North Star Drive	**Ragan Street**	**North line, Lot 1164**	131	SF	$ 5.13	$ 672.03
5' concrete sidewalk			*Engineering @ 12%*			$ 80.64
MS LINK NO 26221				***Total Cost***		$ 752.67
Ragan Street	**West line, Lot 1116**	**North Star Drive**	160	SF	$ 5.13	$ 820.80
5' concrete sidewalk	(Work West of STA 11+00 to be constructed as part of GVCN7)		*Engineering @ 12%*			$ 98.50
MS LINK NO 26162				***Total Cost***		$ 919.30
Ragan Street	**North Star Drive**	**East line, Lot 1049**	465	SF	$ 5.13	$ 2,385.45
5' concrete sidewalk			*Engineering @ 12%*			$ 286.25
MS LINK NO 24590				***Total Cost***		$ 2,671.70
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
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				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 5,320.42

Prepared By: aek
Date: 4/25/2024

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City of Madison

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

Master

File Number: 83180

File ID:	83180	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2024
File Name:	Approving Revised Plans and Specifications for Stevens Street Resurfacing Assessment District - 2024 (District 5)			**Final Action:**	

Title: Approving Revised Plans and Specifications for Stevens Street Resurfacing Assessment District - 2024 (District 5)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	22.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	Stevens Street Water Plan and Profile.pdf, 14764EN-BPWExhibit.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	04/30/2024	Refer	BOARD OF PUBLIC WORKS		05/08/2024	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS					
	Notes:	Board of Public Works (5/8/24), Common Council (5/21/24)					
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Conklin, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 83180

Fiscal Note
The proposed resolution approves revised plans and specifications for the Stevens Street Resurfacing Assessment District - 2024 (Munis project #14764). Originally, as authorized by RES-24-00233, the total estimated cost of the project was $1,458,539.25, comprised of City Costs ($1,249,448.82) and assessments ($209,090.43). The proposed revision now includes Water Utility-funded water main replacement costs of $560,000, increasing the total estimated project cost to $2,018,539.25, and the total City costs to $1,809,448.82. The proposed revision is not anticipated to impact the originally approved assessment schedule. Funding for the City portion of costs is available in Munis project #14764. No additional appropriation is required.

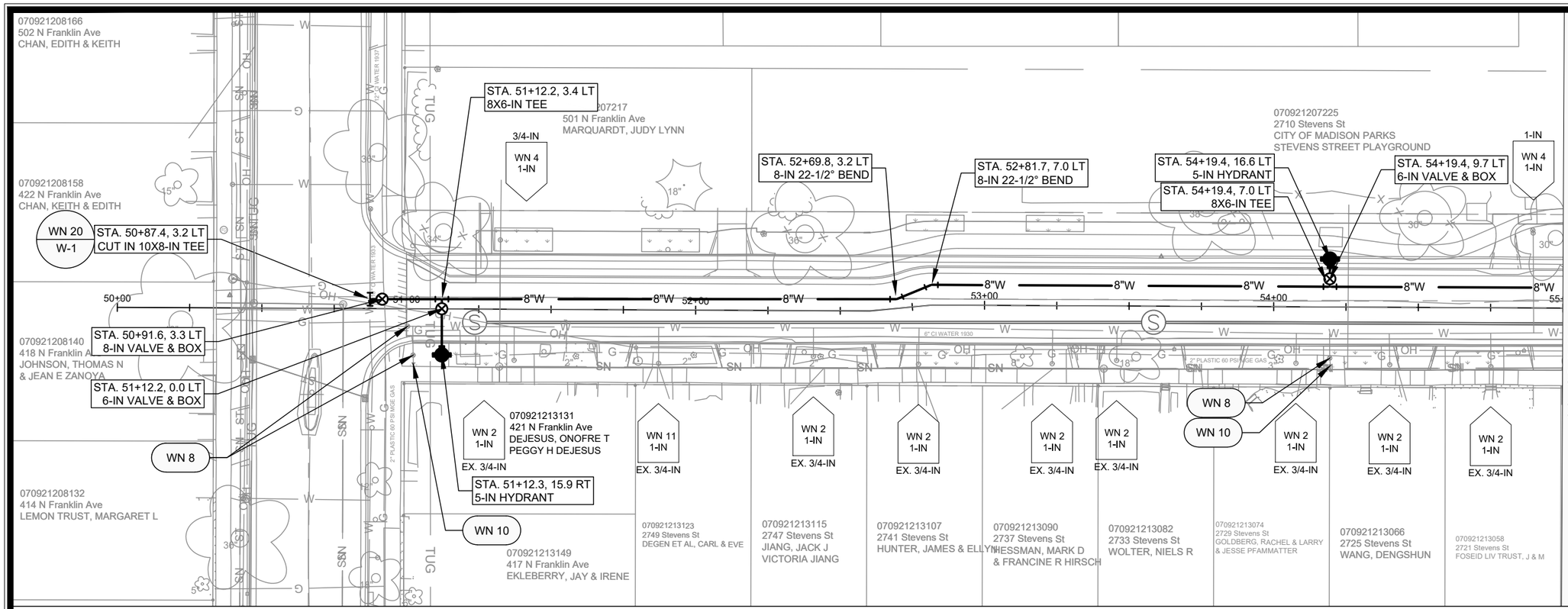
Title
Approving Revised Plans and Specifications for Stevens Street Resurfacing Assessment District - 2024 (District 5)

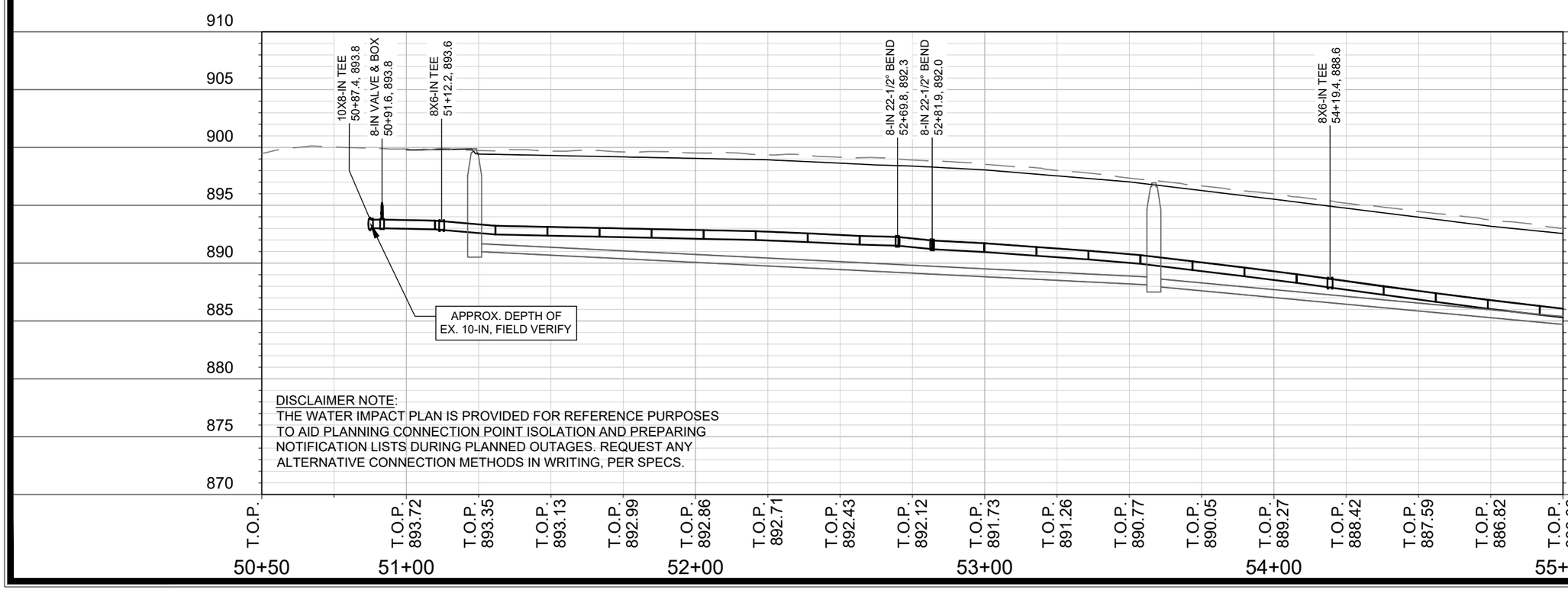
Body
The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Revised Plans and Specifications for Stevens Street Resurfacing Assessment District - 2024 (Munis project #14764) pursuant to a resolution of the Common Council, RES-24-00233, ID No. 82695, adopted on 4/18/2024, 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.

The proposed project design has changed to include a full water main replacement since the original plans and specifications were previously prepared, presented and adopted by the City of Madison Common Council.

BE IT RESOLVED:

1. That the original plans and specifications approved under RES-24-00233, ID No. 82695 be deleted and replaced with the plans and specifications to be let.
2. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with utilities companies for cost sharing of the project.





DISCLAIMER NOTE:
THE WATER IMPACT PLAN IS PROVIDED FOR REFERENCE PURPOSES TO AID PLANNING CONNECTION POINT ISOLATION AND PREPARING NOTIFICATION LISTS DURING PLANNED OUTAGES. REQUEST ANY ALTERNATIVE CONNECTION METHODS IN WRITING, PER SPECS.

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Designed By: ### Date: 4/29/2024 12:07 PM Scale: ##########

14764

V 332

14764

MADISON, WI

8745

CONTRACT NO:

STEVENS STREET WATER PLAN AND PROFILE

STEVENS STREET ASSESSMENT DISTRICT - 2024

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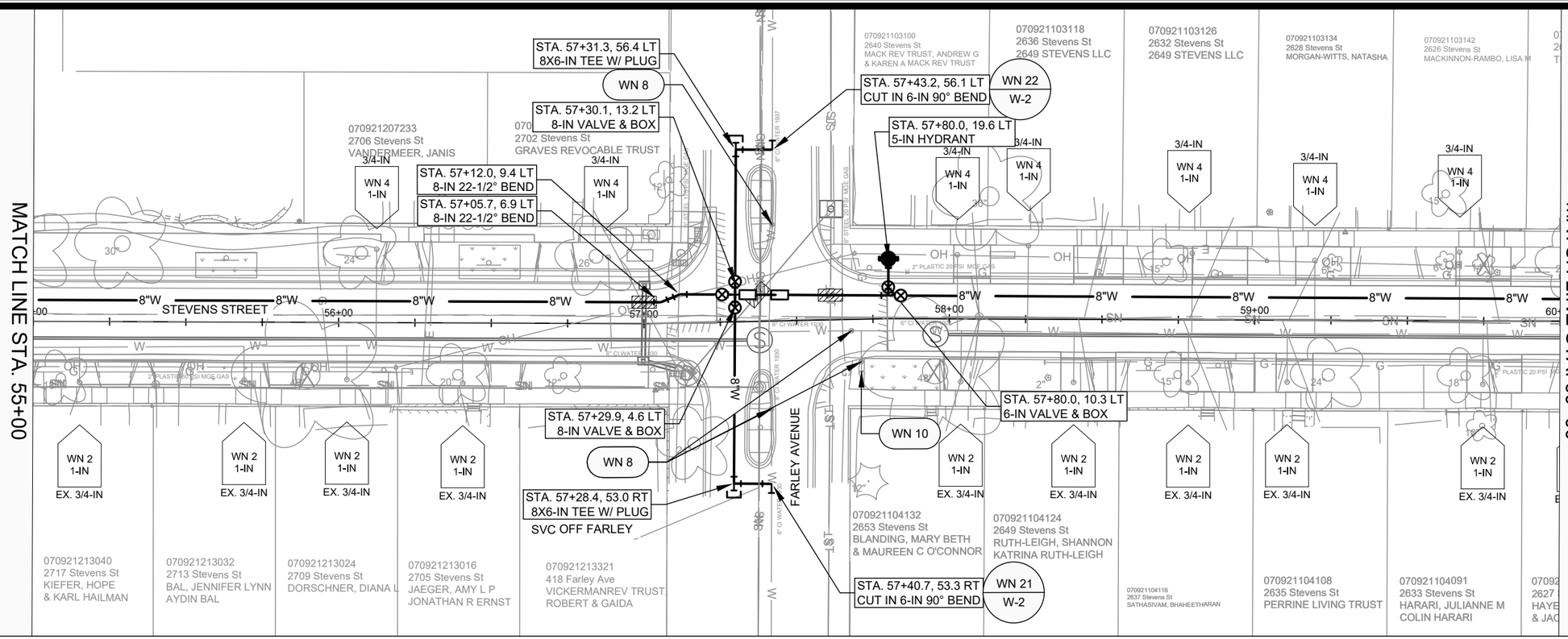
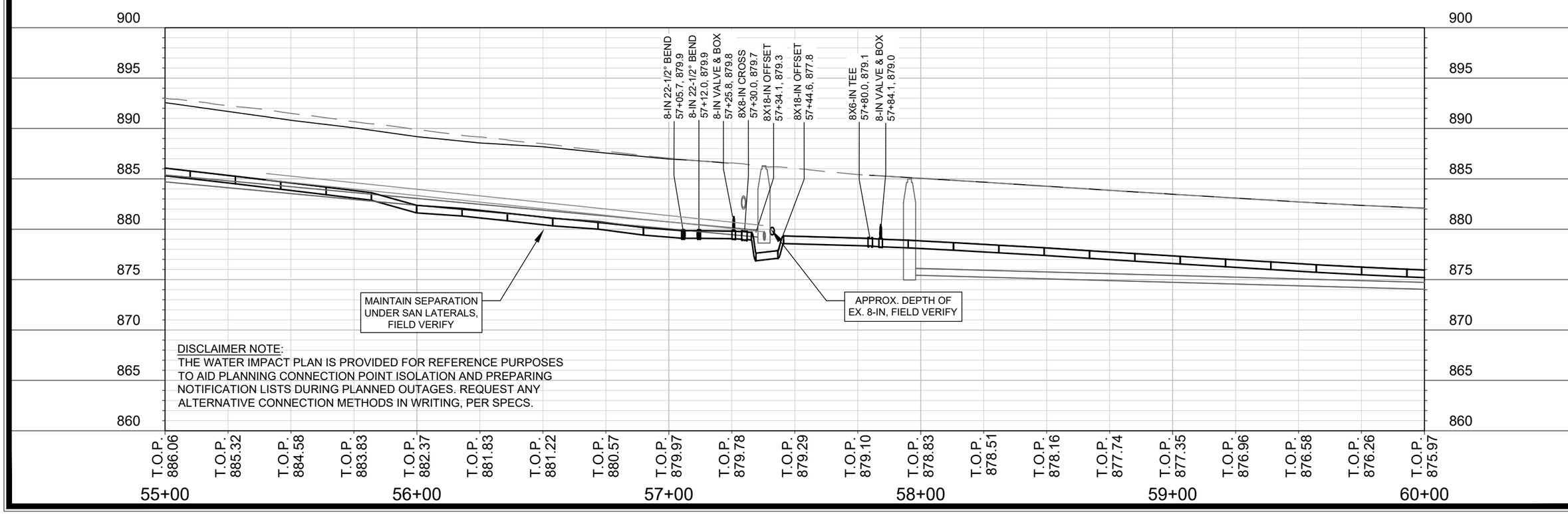
14764

W-1





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14764

MADISON, WI

CONTRACT NO: 8745

STEVENS STREET WATER PLAN AND PROFILE

STEVENS STREET ASSESSMENT DISTRICT - 2024

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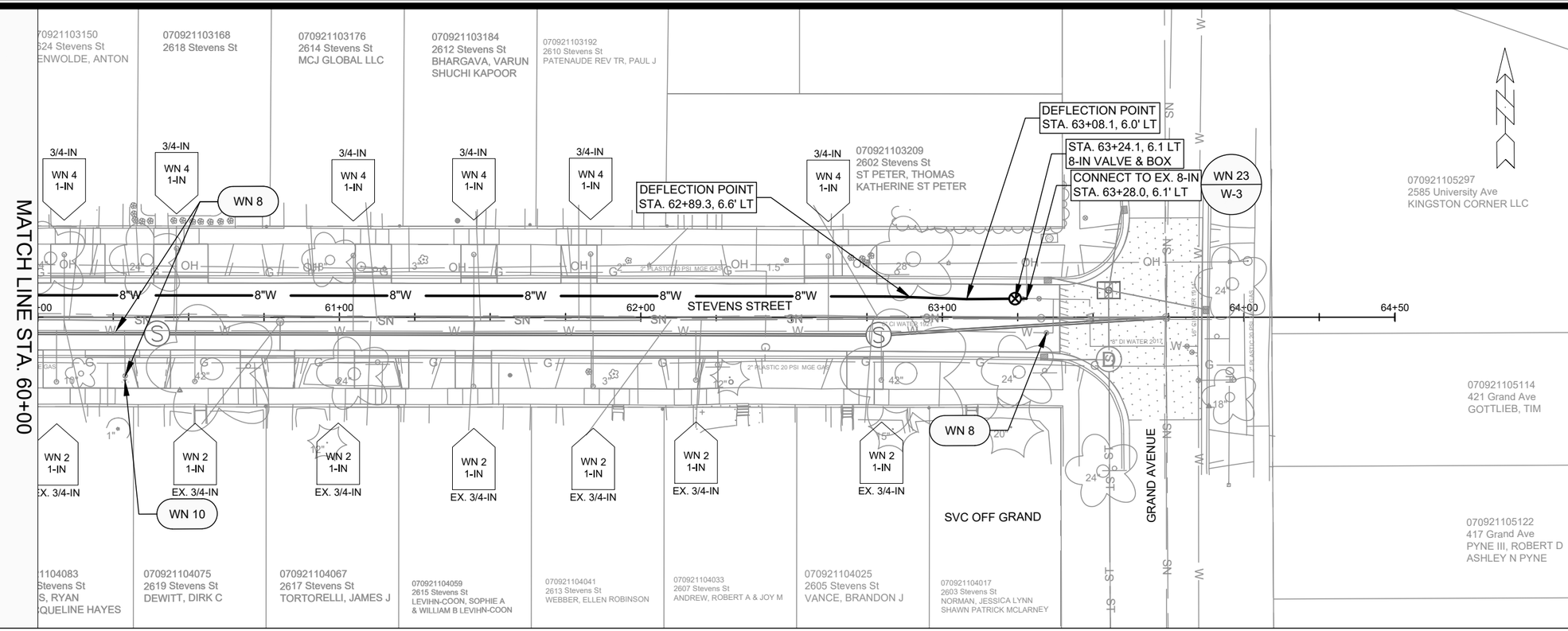
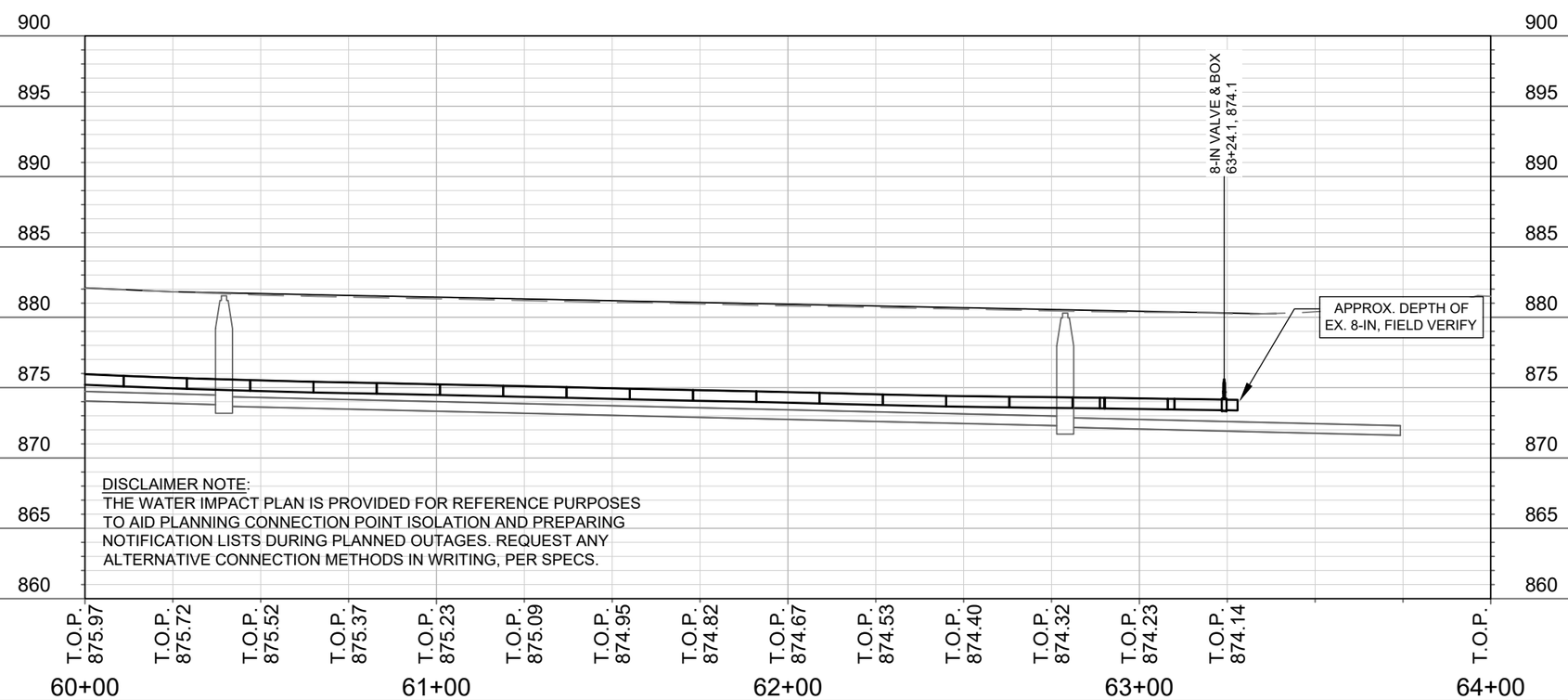
V 333





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14764

MADISON, WI

CONTRACT NO: 8745

STEVENS STREET WATER PLAN AND PROFILE

STEVENS STREET ASSESSMENT DISTRICT - 2024

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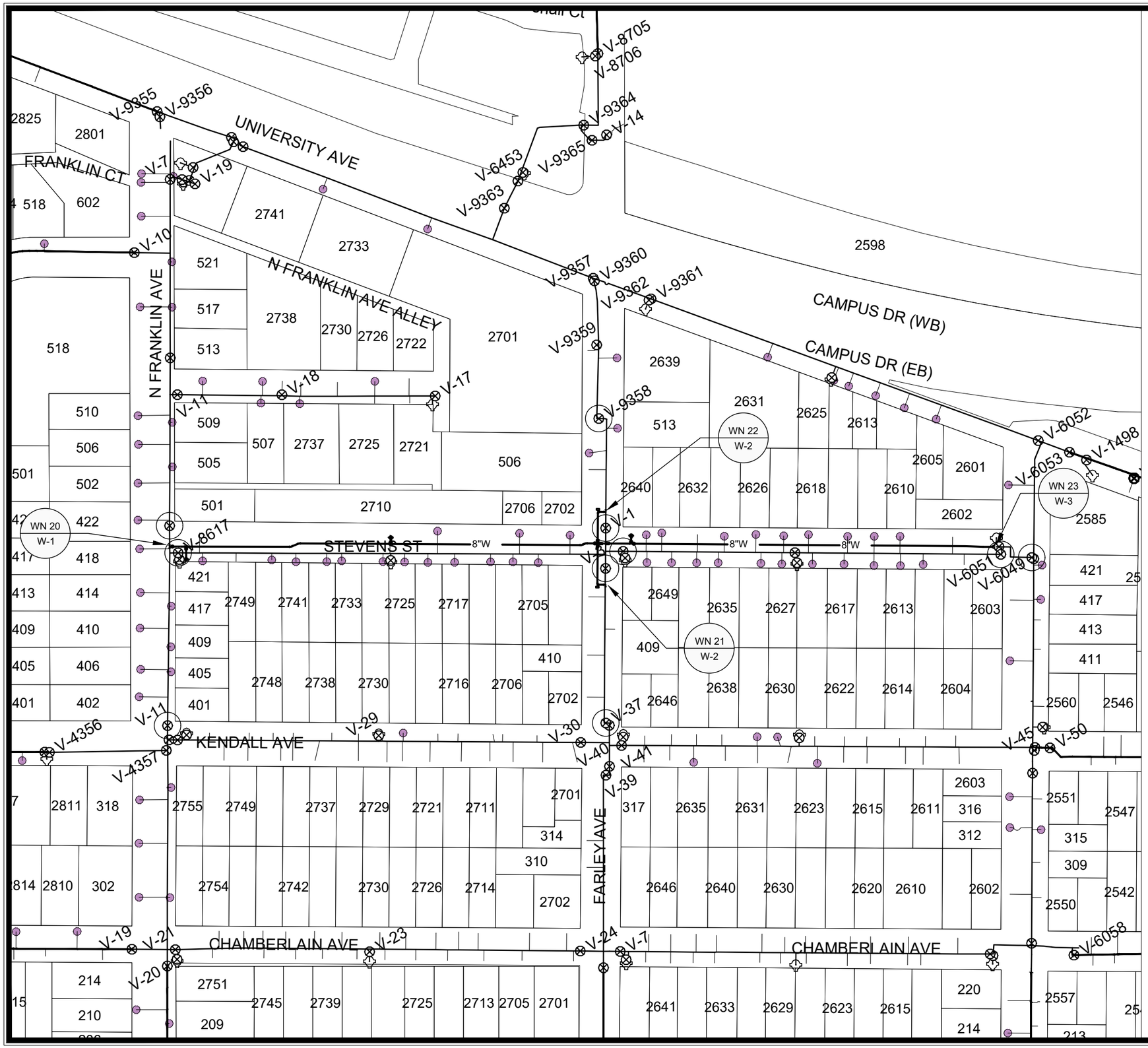

1" = 150'

Madison Water Utility

WN20 W-1 CUT IN CONNECTION AT EX. 10-IN STEVENS AT FRANKLIN
ISOLATION VALVES: V-8617, V-7345, AND V-11
NOTIFY: 402 THROUGH 418 N. FRANKLIN AVE

WN21 W-2 CUT IN CONNECTION AT EX. 6-IN FARLEY AT STEVENS
ISOLATION VALVES: V-3 AND V-37
NOTIFY: 2702 KENDALL AVE AND 409 THROUGH 418 FARLEY AVE

WN22 W-2 CUT IN CONNECTION AT EX. 6-IN FARLEY AT STEVENS
ISOLATION VALVES: V-1 AND V-9358
NOTIFY: 506 AND 513 FARLEY AVE

WN23 W-3 CUT IN CONNECTION AT EX. 8-IN STEVENS AT GRAND
ISOLATION VALVES: V-6050
NOTIFY: NONE REQUIRED

DISCLAIMER NOTE:
THE WATER IMPACT PLAN IS PROVIDED FOR REFERENCE PURPOSES TO AID PLANNING CONNECTION POINT ISOLATION AND PREPARING NOTIFICATION LISTS DURING PLANNED OUTAGES. REQUEST ANY ALTERNATIVE CONNECTION METHODS IN WRITING, PER SPECS.

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14764

14764
MADISON, WI
CONTRACT NO: 8745

STEVENS STREET RESURFACING WITH UTILITIES
WATER IMPACT PLAN NORTH FRANKLIN AVE
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CITY OF MADISON WISCONSIN

14764
W-4

V 335

CONSTRUCTION NOTES:

1. CONSTRUCT NEW WATER MAIN 6.0' BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED. INSULATE MAIN WITH POLYSTYRENE BOARD AT STORM CROSSINGS AND OTHER AREAS IDENTIFIED BY ENGINEER AS HAVING INADEQUATE COVER.
2. VERIFY SIZE OF EXISTING WATER SERVICES AND RECONNECT SERVICES AS INDICATED.
3. MINIMIZE DISRUPTION OF SERVICE TO CUSTOMERS. NOTIFY PER CONTRACT REQUIREMENTS OF ANY PLANNED WATER OUTAGE.

WN-1	REPLACE THE EXISTING LEAD SERVICE WITH A NEW COPPER SERVICE.
WN-2	EXTEND AND RECONNECT THE EXISTING COPPER SERVICE TO THE NEW WATER MAIN.
WN-3	EXISTING SERVICE TO BE ABANDONED WHEN THE WATER MAIN IS CUT OFF.
WN-4	DISCONNECT FROM THE OLD WATER MAIN AND RECONNECT THE EXISTING COPPER WATER SERVICE LATERAL TO THE NEW WATER MAIN.
WN-5	RELOCATE THE EXISTING FIRE HYDRANT.
WN-6	ABANDON WATER VALVE ACCESS STRUCTURE.
WN-7	FURNISH AND INSTALL THE NEW TOP SECTION FOR THE WATER ACCESS STRUCTURE.
WN-8	ABANDON THE VALVE BOX.
WN-9	FURNISH THE DITCH, COMPACTION, AND ALL MATERIALS AND LABOR FOR THE INSTALLATION OF NEW SERVICE LATERAL.
WN-10	REMOVE AND SALVAGE EXISTING HYDRANT
WN-11	REPLACE THE EXISTING COPPER SERVICE WITH A COPPER SERVICE
WN-20+	SEE WATER IMPACT PLAN FOR CONNECTION POINT ISOLATION AND WATER SHUT-OFF NOTIFICATION INFORMATION.

WATER UTILITY ULO SCHEDULE

ULO	UTILITY	STATION	OFFSET	SHEET
N/A	N/A	N/A	N/A	N/A

*ESTIMATE OF MATERIALS SUPPLIED BY CONTRACTOR:

PAY ITEM ID	DESCRIPTION	QUANTITY	UNIT
70002	FURNISH AND INSTALL 6-INCH PIPE & FITTINGS	80	LNFT
70003	FURNISH AND INSTALL 8-INCH PIPE & FITTINGS	1360	LNFT
70031	FURNISH AND INSTALL 6-INCH WATER VALVE	3	EACH
70032	FURNISH AND INSTALL 8-INCH WATER VALVE	6	EACH
70040	FURNISH AND INSTALL AND SALVAGE HYDRANT	3	EACH
70056	RECONNECT 1-INCH SERVICE LATERAL	40	EACH
70080	CUT-IN OR CONNECT TO EXISTING WATER SYSTEM	4	EACH
70101	FURNISH AND INSTALL STYROFOAM	2	EACH
70111	FURNISH & INSTALL ANODE	3	EACH
71014	8-IN MJ PLUG	2	EACH
71041	8X8-IN CROSS	1	EACH
71110	6-IN 90° BEND	2	EACH
71135	8-IN 22-1/2° BEND	4	EACH
71210	8X6-IN TEE	5	EACH
71214	10X8-IN TEE	1	EACH
71341	8X18-IN OFFSET	2	EACH
*ESTIMATE OF MATERIALS SALVAGED:			
	SALVAGE HYDRANT	4	EACH

** ESTIMATE OF MATERIALS IS FOR INFORMATION ONLY. ENGINEER DOES NOT GUARANTEE ACCURACY OF MATERIAL TAKE-OFF.*

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
TOLL FREE
811 OR 1-800-242-8511
FAX-A-LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

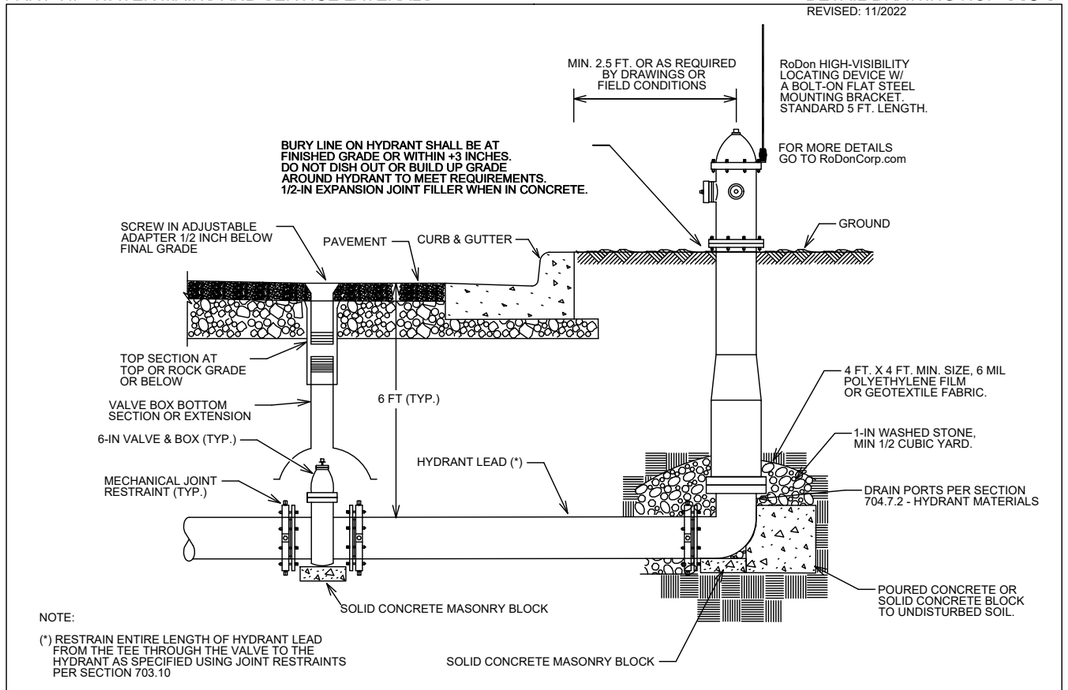
MEMBER ONE CALL SYSTEMS INTERNATIONAL

DISCLAIMER NOTE: UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING WORK.

PART VII - WATER MAINS AND SERVICE LATERALS

DETAIL DRAWING NO. **7.04**

REVISED: 11/2022



NOTE:

(*) RESTRAIN ENTIRE LENGTH OF HYDRANT LEAD FROM THE TEE THROUGH THE VALVE TO THE HYDRANT AS SPECIFIED USING JOINT RESTRAINTS PER SECTION 703.10

CITY OF MADISON WATER UTILITY	NOT TO SCALE	TYPICAL HYDRANT INSTALLATION

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Designed By: TDP | Date: 4/29/2024 12:08 PM | Scale: N/A

14764

MADISON, WI

CONTRACT NO: 8745

STEVENS STREET RESURFACING WITH UTILITIES

WATER ESTIMATE OF MATERIALS

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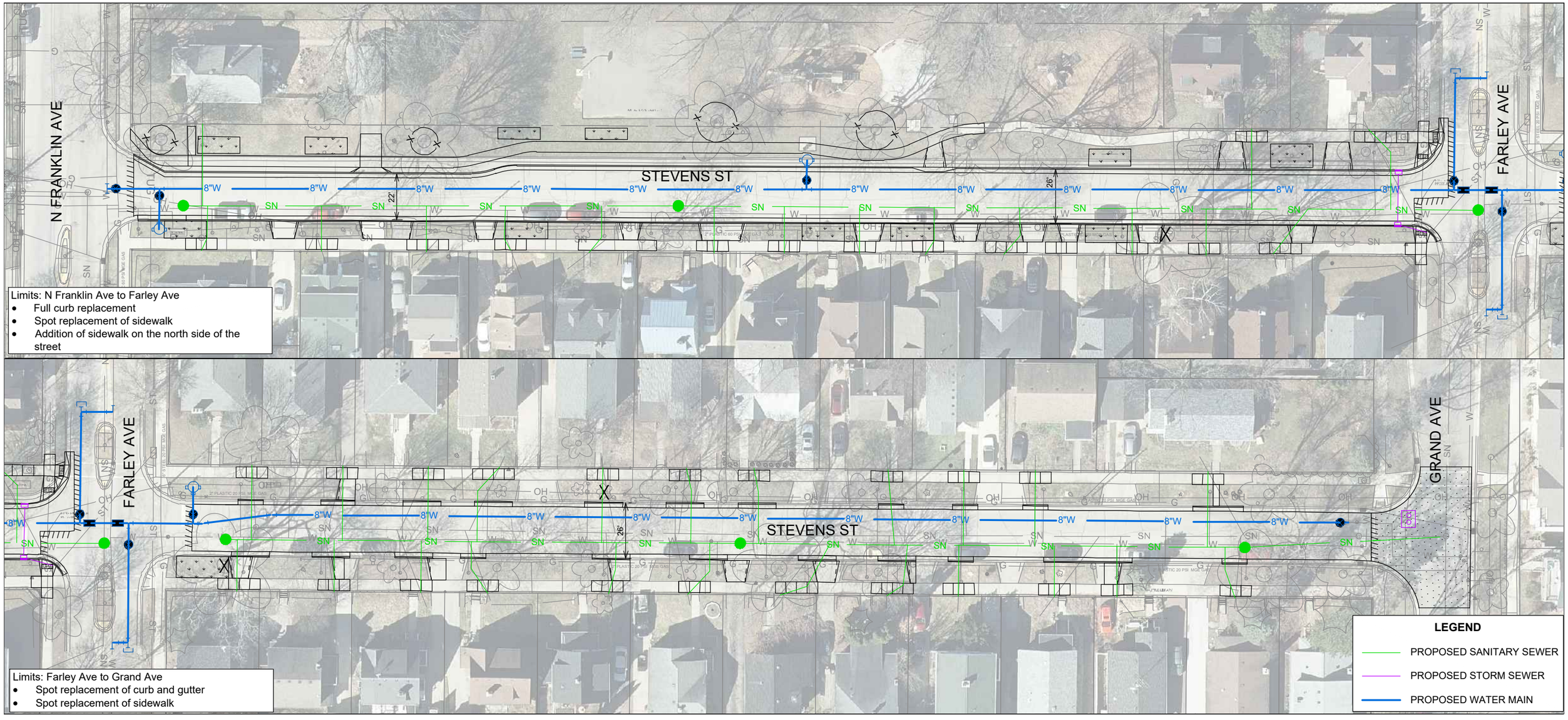
CITY OF MADISON WISCONSIN

14764

W-5

V 336

EXHIBIT OF IMPROVEMENTS: STEVENS ST
BOARD OF PUBLIC WORKS: 05/08/2024



City of Madison

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

Master

File Number: 83181

File ID:	83181	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2024
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village at Autumn Lake - Phase 11, Private Contract No. 8976			**Final Action:**	

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village at Autumn Lake - Phase 11, Private Contract No. 8976 (District 17).

Notes: Tim Troester

		CC Agenda Date:	05/21/2024
		Agenda Number:	23.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8976 VAL Ph 11 Sanitary Schedule A Unit Cost.pdf, 8976 VAL Ph 11 Storm Schedule A Unit Cost.pdf, 8976 Street Schedule A excluding bituminous PART 1.pdf, 8976 Street Schedule A excluding bituminous PART 2.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/30/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024

1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83181

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village at Autumn Lake - Phase 11, Private Contract No. 8976 (District 17).

Body

WHEREAS, VAL LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Village at Autumn Lake - Phase 11.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	299,106.91
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	299,106.91
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	299,106.91

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $823,877.30

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Autumn Lake Parkway from OL47/48 Bike Path to Golden Dusk Parkway.
- Autumn Lake Parkway from SW line, Lot 683 to Tranquility Trail.
- Autumn Lake Parkway from Golden Dusk Parkway to SW line, Lot 683.
- Autumn Lake Parkway from Tranquility Trail to Tori Frost Drive.
- Autumn Lake Parkway to Tori Frost Drive to OL 72.
- Golden Dusk Parkway from 75’ NW of Autumn Lake Parkway to Autumn Lake Parkway.
- Tranquility Trail from Autumn Lake Parkway to Tori Frost Drive.
- Tranquility Trail from Tori Frost Drive to Waterfall Way.
- Tranquility Trail from Waterfall Wau to East Line, Lot 667.
- Tori Frost Drive from Tranquility Trail to Caddisfly Lane.
- Tori Frost Drive from Caddisfly Lane to Autumn Lake Parkway.
- Waterfall Way from South line, Outlot 46 to Tranquility Trail.
- Waterfall Way from Tranquility Trail to Caddisfly Lane.
- Waterfall Way from Caddisfly Lane to Outlot 72.
- Waterfall Way from Outlot 72 to North line, Lot 1223.
- Caddisfly Lane from Tori Frost Drive to Waterfall Way.
- OL 46/47 Path from West line, Lot 669 to Waterfall Way.
- OL 46/47 Path from Waterfall Way to East line, Lot 667.
- OL 72 Alley from Autumn Lake Parkway to Waterfall Way.
- OL 57 Alley from Tranquility Trail to Autumn Lake Parkway.
- OL 59 Alley from Tori Frost Drive to Waterfall Way.
- OL 73 Sidewalk from Tranquility Trail to Autumn Lake Parkway.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13303 by $ 783,299.39 for a useful life of 40 years.

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Structures)

Village at Autumn Lake Phase 11

13303

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	9	EACH	$ 2,255.36	$ 20,298.24
Engineering @ 12%				$ 2,435.79
Total Cost			$ 2,526.00	$ 22,734.03
5' DIAM SAS	5	EACH	$ 3,834.08	$ 19,170.40
Engineering @ 12%				$ 2,300.45
Total Cost			$ 4,294.17	$ 21,470.85
6' DIAM SAS	3	EACH	$ 14,075.06	$ 42,225.18
Engineering @ 12%				$ 5,067.02
Total Cost			$ 15,764.07	$ 47,292.20
Extra Manhole Depth 4' DIAM	38.78	VF	$ 176.18	$ 6,832.26
Engineering @ 12%				$ 819.87
Total Cost			$ 197.32	$ 7,652.13
Extra Manhole Depth 5' DIAM	37.53	VF	$ 268.40	$ 10,073.05
Engineering @ 12%				$ 1,208.77
Total Cost			$ 300.61	$ 11,281.82
Extra Manhole Depth 6' DIAM	35.7	VF	$ 302.55	$ 10,801.04
Engineering @ 12%				$ 1,296.12
Total Cost			$ 338.86	$ 12,097.16
Outside Drop	2	EACH	$ 3,784.58	$ 7,569.16
Engineering @ 12%				$ 908.30
Total Cost			$ 4,238.73	$ 8,477.46
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 131,005.65

Prepared By: EEA

Total Sanitary Sewer Improvments: $ 299,106.91

Date: 1/10/2023

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Pipes)

Village at Autumn Lake Phase 11

13303

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
8" PVC	1543.5	LF	$33.95	$ 52,401.83
Engineering @ 12%				$ 6,288.22
Total Cost			$ 38.02	$ 58,690.04
15" PVC	1286	LF	$ 65.27	$ 83,937.22
Engineering @ 12%				$ 10,072.47
Total Cost			$ 73.10	$ 94,009.69
Sanitary Trench Compaction	2829.5	TF	$ 4.86	$ 13,751.37
Engineering @ 12%				$ 1,650.16
Total Cost			$ 5.44	$ 15,401.53
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 168,101.26

Prepared By: EEA

Date: 1/10/2023

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Village at Autumn Lake Phase 11

13303

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	34	EACH	$ 2,304.42	$ 78,350.11
Engineering @ 12%				$ 9,402.01
Total Cost			$ 2,580.94	$ 87,752.12
3X3 SAS	23	EACH	$ 4,156.84	$ 95,607.32
Engineering @ 12%				$ 11,472.88
Total Cost			$ 4,655.66	$ 107,080.20
5X5 SAS	2	EACH	$ 6,962.13	$ 13,924.26
Engineering @ 12%				$ 1,670.91
Total Cost			$ 7,797.59	$ 15,595.17
12" RCP Apron End w/ Gate	2	EACH	$ 1,168.54	$ 2,337.08
Engineering @ 12%				$ 280.45
Total Cost			$ 1,308.76	$ 2,617.53
18" RCP Apron End w/ Gate	1	EACH	$ 1,336.85	$ 1,336.85
Engineering @ 12%				$ 160.42
Total Cost			$ 1,497.27	$ 1,497.27
30" RCP Apron End w/ Gate	1	EACH	$ 2,161.25	$ 2,161.25
Engineering @ 12%				$ 259.35
Total Cost			$ 2,420.60	$ 2,420.60
36" RCP Apron End w/ Gate	1	EACH	$ 2,676.41	$ 2,676.41
Engineering @ 12%				$ 321.17
Total Cost			$ 2,997.58	$ 2,997.58
WINGWALL for 12'X4' Box Culvert	2	EACH	$ 21,418.13	$ 42,836.26
Engineering @ 12%				$ 5,140.35
Total Cost			$ 23,988.31	$ 47,976.61
WINGWALL for 6'X5' Box Culvert	2	EACH	$ 19,067.52	$ 38,135.04
Engineering @ 12%				$ 4,576.20
Total Cost			$ 21,355.62	$ 42,711.24
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 310,648.33

Prepared By: EEA
Date: 1/10/2023

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Village at Autumn Lake Phase 11

13303

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	1626.5	LF	$ 40.38	$ 65,678.07
Engineering @ 12%				$ 7,881.37
Total Cost			$ 45.23	$ 73,559.44
18" RCP	1986	LF	$ 45.05	$ 89,469.30
Engineering @ 12%				$ 10,736.32
Total Cost			$ 50.46	$ 100,205.62
24" RCP	119	LF	$ 56.57	$ 6,731.83
Engineering @ 12%				$ 807.82
Total Cost			$ 63.36	$ 7,539.65
30" RCP	307	LF	$ 65.80	$ 20,200.60
Engineering @ 12%				$ 2,424.07
Total Cost			$ 73.70	$ 22,624.67
36" RCP	115	LF	$ 85.95	$ 9,884.25
Engineering @ 12%				$ 1,186.11
Total Cost			$ 96.26	$ 11,070.36
12'X4' Box Culvert	274	LF	$ 256.07	$ 70,163.18
Engineering @ 12%				$ 8,419.58
Total Cost			$ 286.80	$ 78,582.76
6'X5' Box Culvert	306	LF	$ 592.01	$ 181,155.06
Engineering @ 12%				$ 21,738.61
Total Cost			$ 663.05	$ 202,893.67
Storm Sewer Trench Compaction	4733.5	TF	$ 3.16	$ 14,957.86
Engineering @ 12%				$ 1,794.94
Total Cost			$ 3.54	$ 16,752.80
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 513,228.97

Prepared By: EEA
Date: 1/10/2023

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Village at Autumn Lake - Phase 11
Project 13303, Contract 8976

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Autumn Lake Parkway	**OL47/48 bike path**	**Golden Dusk Parkway**	335	LF	$ 183.46	$ 61,458.74
Type 'B' pavement, 38' wide			*Engineering @ 12%*			$ 7,375.05
MS LINK NO 23392				***Total Cost***		$ 68,833.79
Autumn Lake Parkway	**SW line, Lot 683**	**Tranquility Trail**	176	LF	$ 145.00	$ 25,519.70
Type 'B' pavement, 48' wide			*Engineering @ 12%*			$ 3,062.36
MS LINK NO 23393				***Total Cost***		$ 28,582.06
Autumn Lake Parkway	**Golden Dusk Parkway**	**SW line, Lot 683**	249	LF	$ 133.31	$ 33,194.35
Type 'B' pavement, 40' wide			*Engineering @ 12%*			$ 3,983.32
MS LINK NO 23393				***Total Cost***		$ 37,177.67
Autumn Lake Parkway	**Tranquility Trail**	**Tori Frost Drive**	375	LF	$ 144.78	$ 54,291.48
Type 'B' pavement, 48' wide			*Engineering @ 12%*			$ 6,514.98
MS LINK NO 23328				***Total Cost***		$ 60,806.46
Autumn Lake Parkway	**Tori Frost Drive**	**OL 72**	160	LF	$ 145.36	$ 23,257.39
Type 'B' pavement, 48' wide			*Engineering @ 12%*			$ 2,790.89
MS LINK NO 23379				***Total Cost***		$ 26,048.28
Golden Dusk Parkway	**75' NW of Autumn Lake Pkwy**	**Autumn Lake Parkway**	75	LF	$ 122.24	$ 9,168.20
Type 'A' pavement, 32' wide			*Engineering @ 12%*			$ 1,100.18
MS LINK NO 23345				***Total Cost***		$ 10,268.38
Tranquility Trail	**Autumn Lake Parkway**	**Tori Frost Drive**	630	LF	$ 116.81	$ 73,587.74
Type 'A' pavement, 36' wide			*Engineering @ 12%*			$ 8,830.53
MS LINK NO 23326				***Total Cost***		$ 82,418.27
Tranquility Trail	**Tori Frost Drive**	**Waterfall Way**	390	LF	$ 117.04	$ 45,644.93
Type 'A' pavement, 36' wide			*Engineering @ 12%*			$ 5,477.39
MS LINK NO 23327				***Total Cost***		$ 51,122.32
Tranquility Trail	**Waterfall Way**	**East line, Lot 667**	180	LF	$ 117.31	$ 21,115.68
Type 'A' pavement, 36' wide			*Engineering @ 12%*			$ 2,533.88
MS LINK NO 23331				***Total Cost***		$ 23,649.56
Tori Frost Drive	**Tranquility Trail**	**Caddisfly Lane**	300	LF	$ 120.13	$ 36,038.51
Type 'A' pavement, 32' wide			*Engineering @ 12%*			$ 4,324.62
MS LINK NO 23329				***Total Cost***		$ 40,363.13
Tori Frost Drive	**Caddisfly Lane**	**Autumn Lake Parkway**	265	LF	$ 120.97	$ 32,056.01
Type 'A' pavement, 32' wide			*Engineering @ 12%*			$ 3,846.72
MS LINK NO 25867				***Total Cost***		$ 35,902.73
Waterfall Way	**South line, Outlot 46**	**Tranquility Trail**	330	LF	$ 121.47	$ 40,086.35
Type 'A' pavement, 28' wide			*Engineering @ 12%*			$ 4,810.36
MS LINK NO 23297				***Total Cost***		$ 44,896.71
Waterfall Way	**Tranquility Trail**	**Caddisfly Lane**	313	LF	$ 117.84	$ 36,883.44
Type 'A' pavement, 28' wide			*Engineering @ 12%*			$ 4,426.01
MS LINK NO 23330				***Total Cost***		$ 41,309.45
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST			3778		$ 145.94	$ 551,378.81

TOTAL STREET IMPROVEMENTS $ 551,378.81

Prepared By: pkt
Date: 1/11/2023

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STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Village at Autumn Lake - Phase 11
8976/13303

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Waterfall Way	**Caddisfly Lane**	**OL 72**	147	LF	$ 113.69	$ 16,712.65
Type 'A' pavement, 28' wide			*Engineering @ 12%*			$ 2,005.52
MS LINK NO 23386				***Total Cost***		$ 18,718.17
Waterfall Way	**OL 72**	**North line, Lot 1223**	50	LF	$ 109.38	$ 5,468.83
Type 'A' pavement, 28' wide			*Engineering @ 12%*			$ 656.26
MS LINK NO 26619				***Total Cost***		$ 6,125.09
Caddisfly Lane	**Tori Frost Drive**	**Waterfall Way**	495	LF	$ 116.35	$ 57,592.41
Type 'A' pavement, 32' wide			*Engineering @ 12%*			$ 6,911.09
MS LINK NO 25866				***Total Cost***		$ 64,503.50
OL 46/47 path	**West line, Lot 669**	**Waterfall Way**	280	LF	$ 31.45	$ 8,806.00
asphalt, 10' wide			*Engineering @ 12%*			$ 1,056.72
MS LINK = n/a				***Total Cost***		$ 9,862.72
OL 46/47 path	**Waterfall Way**	**East line, Lot 667**	144	LF	$ 31.45	$ 4,528.80
asphalt, 10' wide			*Engineering @ 12%*			$ 543.46
MS LINK = n/a				***Total Cost***		$ 5,072.26
OL 72 Alley	**Autumn Lake Parkway**	**Waterfall Way**	549	LF	$ 69.19	$ 37,987.75
asphalt, 12' wide			*Engineering @ 12%*			$ 4,558.53
MS LINK NO 23324				***Total Cost***		$ 42,546.28
OL 57 Alley	**Tranquility Trail**	**Autumn Lake Parkway**	399	LF	$ 69.19	$ 27,608.58
asphalt, 12' wide			*Engineering @ 12%*			$ 3,313.03
MS LINK NO 23323				***Total Cost***		$ 30,921.61
OL 59 Alley	**Tori Frost Drive**	**Waterfall Way**	368	LF	$ 69.19	$ 25,463.56
asphalt, 12' wide			*Engineering @ 12%*			$ 3,055.63
MS LINK NO 23325				***Total Cost***		$ 28,519.19
OL 73 Sidewalk	**Tranquility Trail**	**Autumn Lake Parkway**	331	LF	$ 69.19	$ 22,903.36
concrete, 5' wide			*Engineering @ 12%*			$ 2,748.40
MS LINK = n/a				***Total Cost***		$ 25,651.76
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST			2763		$ 83.94	$ 231,920.58

TOTAL STREET IMPROVEMENTS $ 231,920.58

Prepared By: pkt
Date: 1/11/2023

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City of Madison

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

Master

File Number: 83186

File ID:	83186	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2024
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement			**Final Action:**	

Title:
Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement (District 14)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	24.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	District 14 Exhibit Map.pdf, Staff Memo - MWU Roof Replacement.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	04/30/2024	Refer	BOARD OF PUBLIC WORKS		05/08/2024	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS					
	Notes:	Board of Public Works (5/8/24), Common Council (5/21/24)					
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83186

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Madison Water Utility, Olin Av. Administrative Building Roof Replacement. The total estimated cost of the project is $450,000. Funding is available in Munis #15215. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement (District 14)

Body

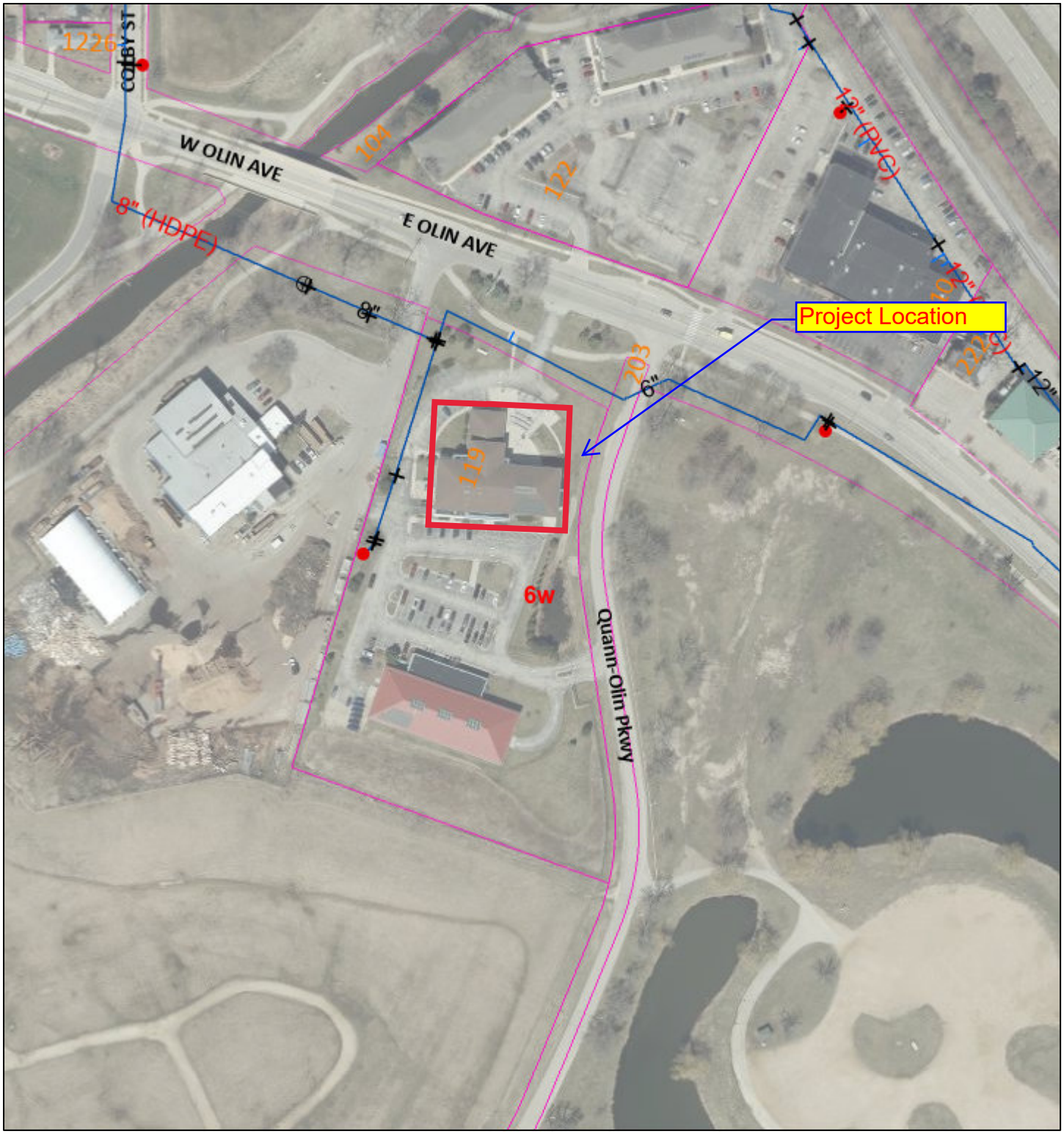
BE IT RESOLVED,

1) That the plans and specifications for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement, 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 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.

District 14 - MWU Olin Ave. Admin Building



4/16/2024, 1:45:40 PM

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0 0.025 0.05 0.1 mi

0 0.0425 0.085 0.17 km

City of Madison Wisconsin Engineering Dept. | Greater Madison MPO | Azteca Systems, LLC - Cityworks® 2009 - 2024 |

Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: April 30, 2024

To: Mayor Satya Rhodes-Conway
BPW
Common Council
Water Utility Board

From: Krishna Kumar, General Manager
January Vang, Finance and Administration Manager

Subject: MWU Olin Ave. Administrative Roof Replacement

BACKGROUND

The Water Utility would like to replace the roof on the administrative building at 119 E. Olin Ave.

The attached Resolution #83186 authorizes the following:

1. Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Water Utility, Olin Ave. Administrative Building Roof Replacement.

The legislative path for this item is shown below:

5/8/24 – BPW (Introduction)
5/21/24 – Common Council
5/28/24 – Water Utility Board

ATTACHMENT:

1. Exhibit Map

City of Madison

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

Master

File Number: 83188

File ID:	83188	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	04/30/2024
File Name:	Awarding Public Works Contract No.8317, Blue Harvest Lane, Feather Edge Drive & Soaring Sky Run Assessment District - 2023			**Final Action:**	

Title: Awarding Public Works Contract No.8317, Blue Harvest Lane, Feather Edge Drive & Soaring Sky Run Assessment District - 2023 (District 1)

Notes: Reid Stiteley

		CC Agenda Date:	05/21/2024
		Agenda Number:	25.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8317 BId Opening Tab.pdf, 8317 Bid Breakdown.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/30/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024					
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 83188

Fiscal Note

The proposed resolution authorizes awarding the contract for the Blue Harvest Lane, Feather Edge Drive & Soaring Sky Run Assessment District at a total estimated cost of $1,886,590, including contingency. Funding for the project is available in Munis projects #13893 ($1,147,820), #15112 ($730,130), and #14918 ($8,640). No additional appropriation is required.

Title

Awarding Public Works Contract No.8317, Blue Harvest Lane, Feather Edge Drive & Soaring Sky Run Assessment District - 2023 (District 1)

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. 8317) for itemization of bids.

BLUE HARVEST LANE, FEATHER EDGE DRIVE, & SOARING SKY RUN ASSESSMENT DISTRICT - 2023
CONTRACT NO. 8317
DATE: 4/25/24
PREQUALIFICATION: 275, 310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Speedway Sand & Gravel, Inc.	$1,746,842.44	Ok
Integrity Grading & Excavating, Inc.	$1,752,682.00	Ok
S&L Underground, Inc.	$1,753,637.91	Ok
Parisi Construction, LLC	$1,838,883.66	Ok
Capitol Underground, Inc.	$1,911,348.70	Ok
Engineering Estimate	$2,319,334.50	
R. G. Huston Co., Inc.	$3,007,000.00	Ok

PROJECT	CONTRACTOR	AMOUNT OF BID

CONTRACT NO.
BLUE HARVEST LANE, FEATHER EDGE DRIVE, & SOARING SKY RUN ASSESSMENT DISTRICT - 2023

	SPEEDWAY SAND & GRAVEL, INC.	$1,746,842.44

Acct. No. 13893-402-170: 54410 (91350)	$ 622,715.22
Contingency 8%+	49,814.78
Sub-Total	$ 672,530.00
Acct. No. 15112-403-172: 54440 (91226)	$ 676,047.90
Contingency 8%+	54,082.10
Sub-Total	$ 730,130.00
Acct. No. 13893-402-174: 54445 (91345)	$ 144,007.26
Contingency 8%+	11,522.74
Sub-Total	$ 155,530.00
Acct. No. 13893-84-174: 54445 (91345)	$ 192,875.44
Contingency 8%+	15,434.56
Sub-Total	$ 208,310.00
Acct. No. 14918-84-174-84500: 54445 (91345)	$ 8,000.00
Contingency 8%+	640.00
Sub-Total	$ 8,640.00
Acct. No. 13893-83-173: 54445 (91345)	$ 42,951.60
Contingency 8%+	3,438.40
Sub-Total	$ 46,390.00
Acct. No. 13893-86-179: 54445 (91360)	$ 60,245.02
Contingency 8%+	4,814.98
Sub-Total	$ 65,060.00
GRAND TOTAL	$1,886,590.00

City of Madison

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

Master

File Number: 83223

File ID:	83223	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Approving Addendum No. 1 to Village at Autumn Lake Phase 1, Contract No. 9378			**Final Action:**	

Title: Approving Addendum No. 1 to Village at Autumn Lake Phase 1, Contract No. 9378 (District 17)

Notes: Brenda Stanley

		CC Agenda Date:	05/21/2024
		Agenda Number:	26.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9378 Exhibit Resolution #1.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 83223

Fiscal Note

No City Funds required. Private Contract.

Title

Approving Addendum No. 1 to Village at Autumn Lake Phase 1, Contract No. 9378 (District 17)

Body

WHEREAS, on April 18, 2024, the developer, VAL, LLC, hereinafter the "Developer" had entered into a *Contract For the Construction of Public Improvements that will be Accepted by the City of Madison* hereinafter the "Contract" with the City of Madison, and;

WHEREAS, the sight distance design at the intersection of Felland Road and Woodbine Drive concluded that south of the intersection existing steep vertical grades and a 36" oak tree in the public right of way, reduced the departure sight distance from 60' from the required 600' minimum.

WHEREAS, the 36" oak tree shall be removed to allow for the required 600' sight distance on Felland Road.

NOW, THEREFORE, BE IT RESOLVE:

1. That the Mayor and City Clerk are hereby authorized and directed to execute Addendum No. 1 to Village at Autumn Lake Phase 15, Contract No. 9378, with VAL, LLC.

2. That the revised plans and specifications for the public improvements necessary to serve this project 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.

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.

Village at Autumn Lake Phase 15 (Contract: 9378)
Village at Autumn Lake Phase 15 Surface Paving (Contract: 9385)
Project Number: 14929
Entity: VAL, LLC

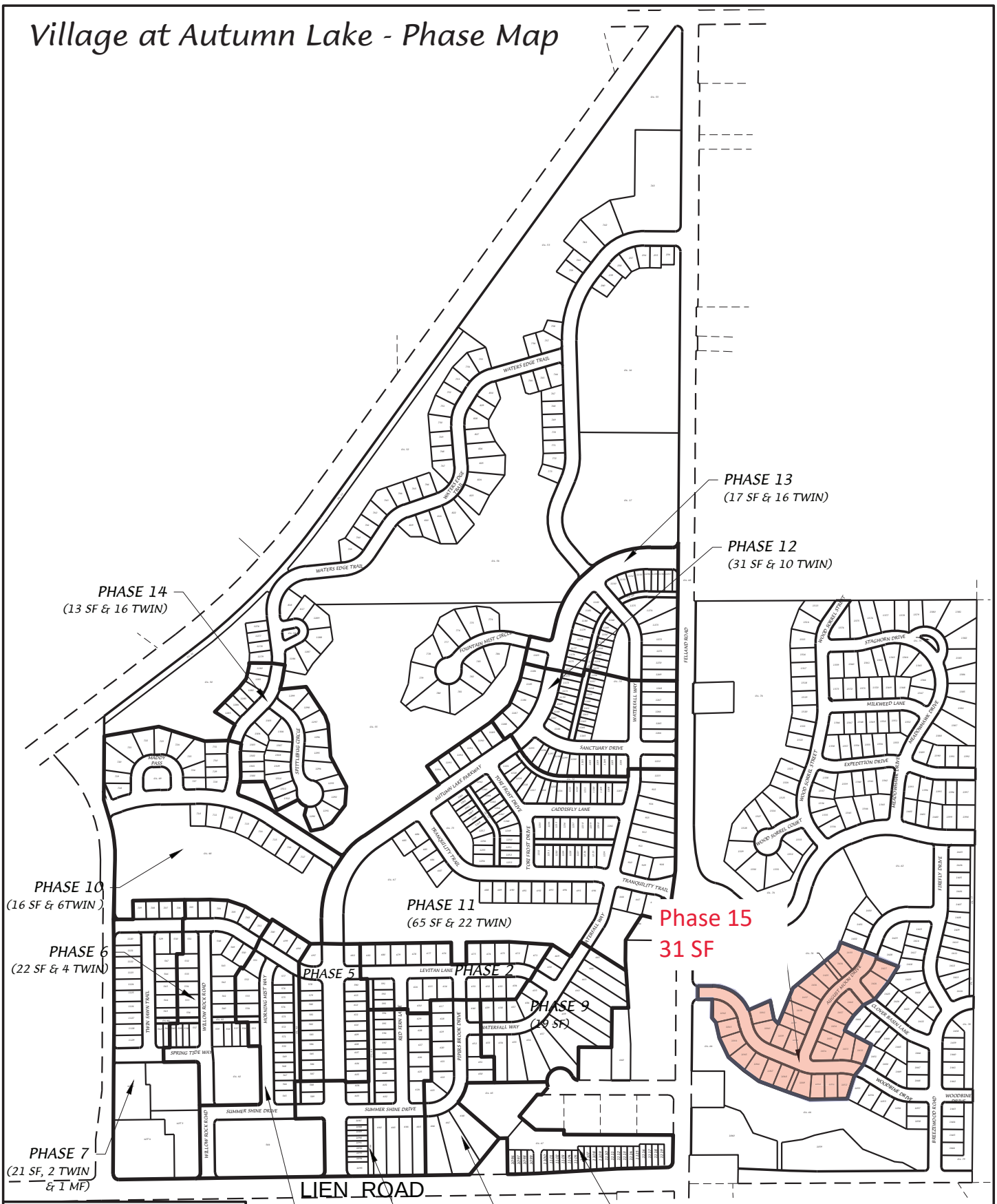
Village at Autumn Lake Replat – Lots 1038-1052
Village at Autmn Lake Replat No. 8 – Lots 1426, 1427, 1433-1440, 1452-1457

Public Improvements:

- Public watermain, storm, and sanitary sewer. Watermain and sanitary sewer to Phase from Felland Rd and Tranquility Trail intersection
- Street improvements on Woodbine Drive, August Moon Drive, Clover Basin Lane, and Felland Road. Surface paving with Contract 9385
- Tree removals (4) on east side of Felland Road for sidewalk.

Addendum #1: remove 36" oak tree on Felland Road to create proper sight distance at intersection. All other plan requirements to remain the same.

Village at Autumn Lake - 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

DATE: 01-25-24

F.N.: 23-05-138

REV.

DRAWN BY: DRH

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EXHIBIT OF IMPROVEMENTS - VILLAGE AT AUTUMN LAKE PHASE 15
BOARD OF PUBLIC WORKS - 03/20/2024

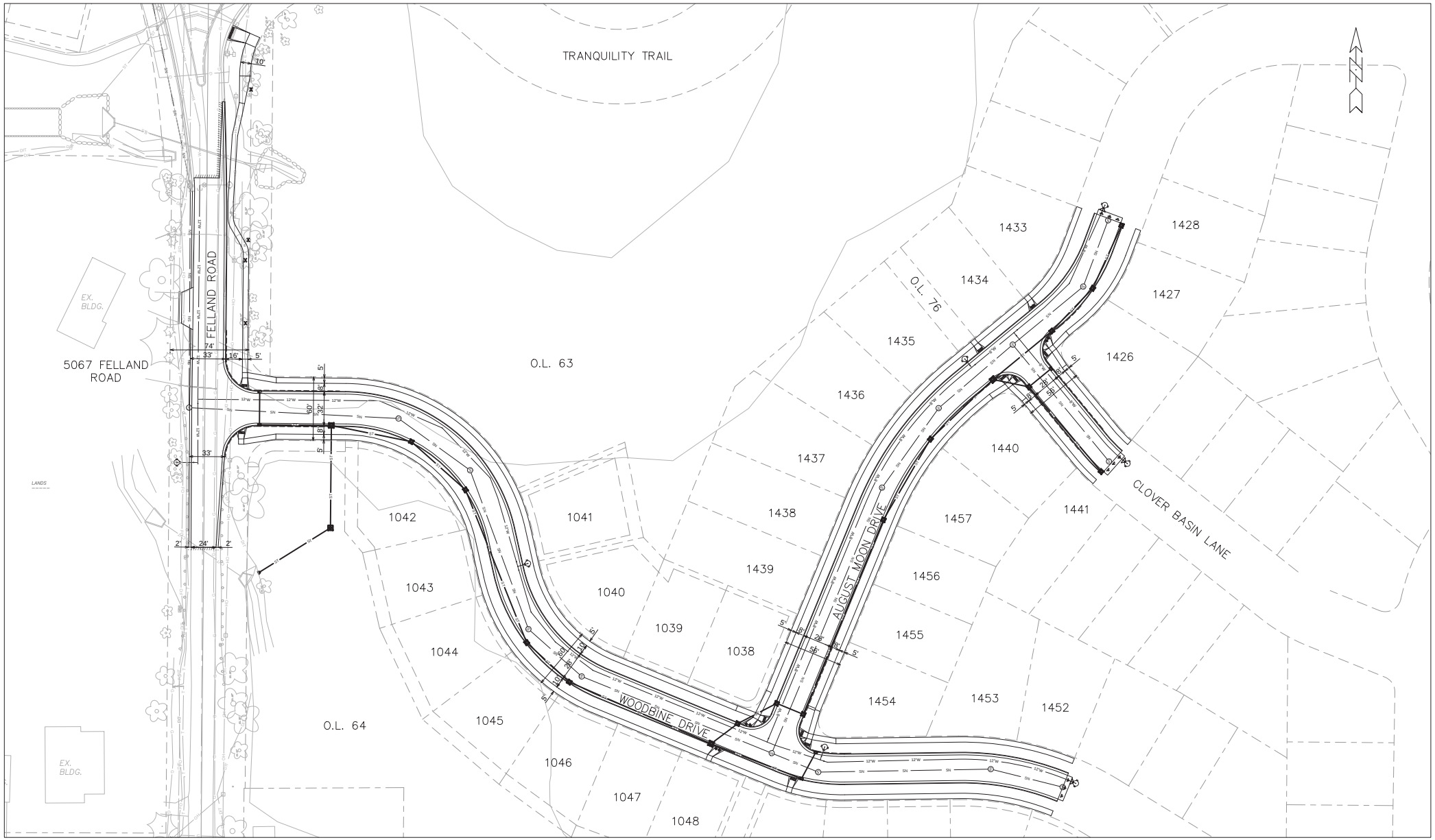
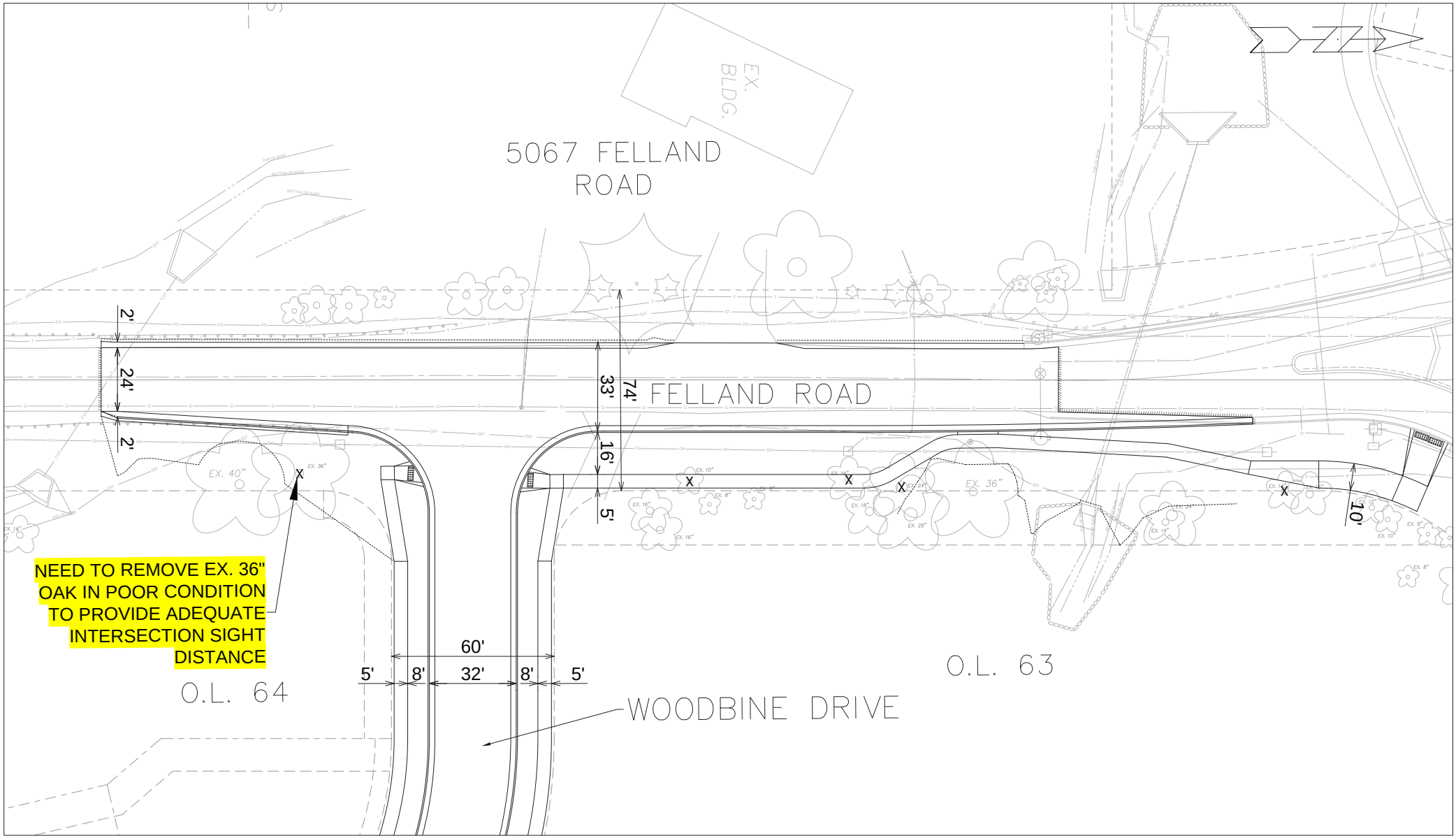
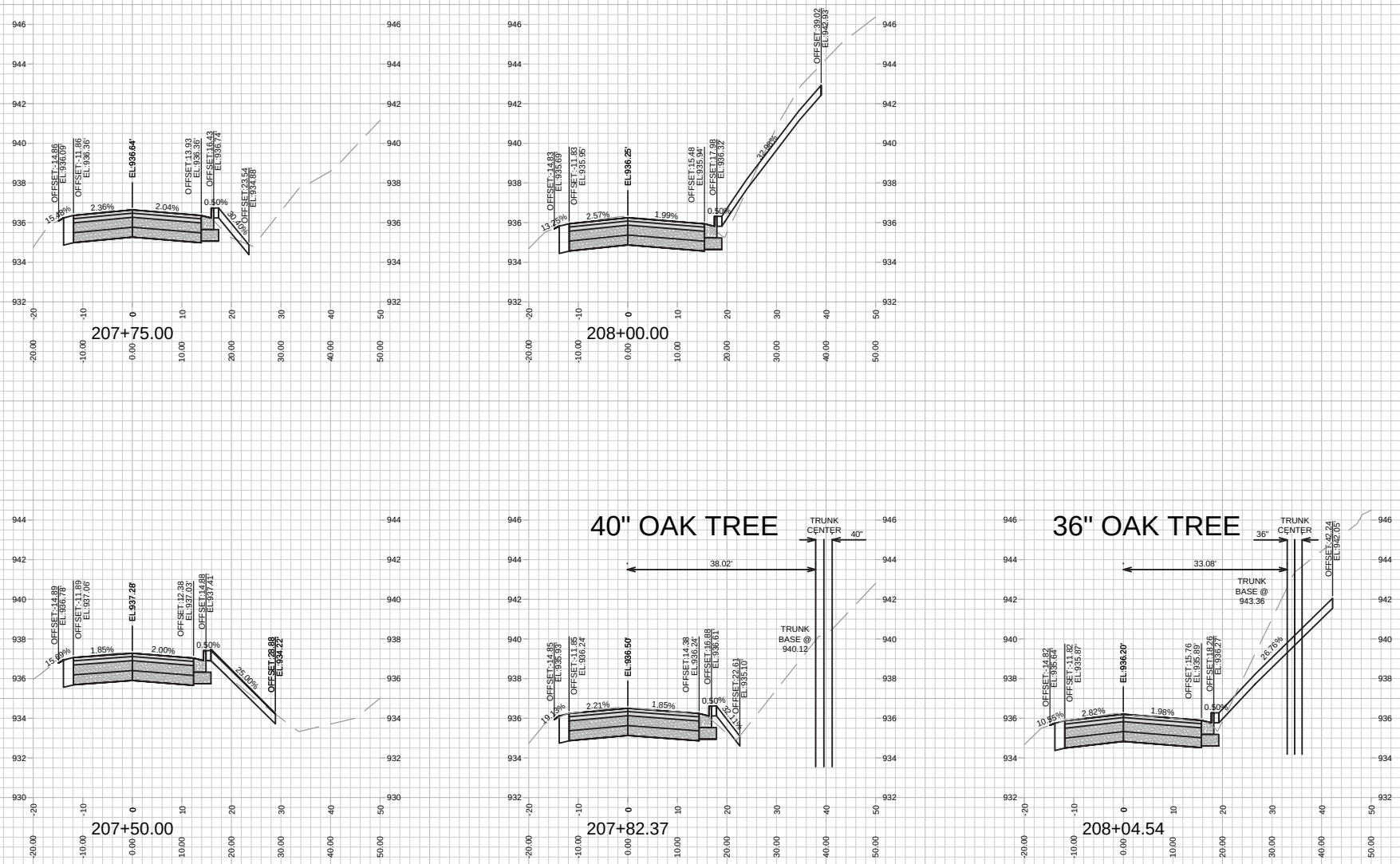


EXHIBIT OF IMPROVEMENTS - VILLAGE AT AUTUMN LAKE PHASE 15
BOARD OF PUBLIC WORKS - 05/08/2024



Addendum #1: Remove 36" oak tree to create the required minimum 600' sight distance as opposed to 60' with tree in place. 360 oak tree to remain and maintain 15' grading boundary from trunk of tree per City Forestry.

Addendum #1: Remove 36" oak tree to create the required minimun 600' sight distance as opposed to 60' with tree in place. 40" oak tree to remain and maintain 15' grading boundary from trunk of tree per City Forestry.



MARK	REVISION	DATE	BY
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Designed By: EEA | Date: 04/29/2024 11:00 AM | Scale: 1" = 20' | TREE-1

14929

FELLAND SOUTH OF WOODBINE - CROSS SECTIONS

VILLAGE AT AUTUMN LAKE - PHASE 15

M:\DESIGN\Projects\14929\CAD\Streets\14929EN-AlProf&Corridor_Setup.dwg

14929

MADISON, WI

CONTRACT NO: 9378

14929

TREE-1

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83226

File ID:	83226	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Approving plans and specifications for public improvements necessary for the project known as Luds Ln and Femrite Dr CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9481			**Final Action:**	

Title: Approving plans and specifications for public improvements necessary for the project known as Luds Ln and Femrite Dr CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9481 (District 16)

Notes: Brenda Stanley

		CC Agenda Date:	05/21/2024
		Agenda Number:	27.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9481 Exhibit_v2.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Conklin, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 83226

Fiscal Note
No City Funds required. Private Contract.

Title
Approving plans and specifications for public improvements necessary for the project known as Luds Ln and Femrite Dr CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9481 (District 16)

Body
WHEREAS, the developer, Dane County Administration, Dept. of Public Works, has received the City of Madison's conditional approval of a Certified Survey Map (CSM) to create one lot in Suburban Employment District zoning and one lot/outlot in Agricultural District zoning at 8603-8901 Femrite Drive, and,

WHEREAS, Section 16.23(9) 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 Luds Ln and Femrite Dr CSM, with Dane County Administration, Dept. of Public Works.

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 for the purposes of obtaining financing in a form to be approved by the City Attorney.

Luds Ln and Femrite Dr CSM

Private Development Project
Project No: 14952, Contract No: 9481
Entity: Dane County Administration, Dept of Public Works

Luds Ln and Femrite Dr CSM

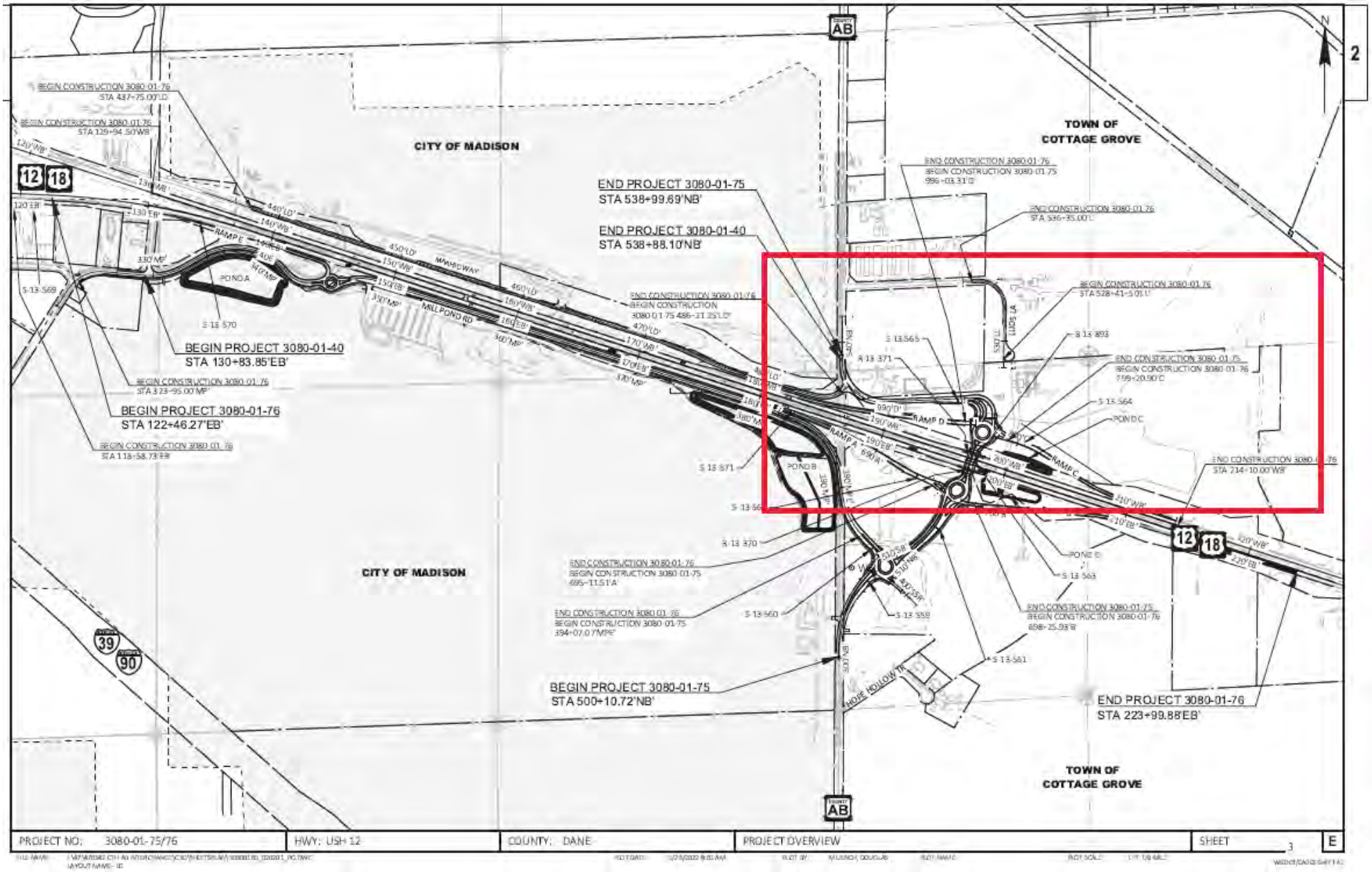
Private Development Project
Project No: 14952, Contract No: 9481
Entity: Dane County Administration, Dept of Public Works

Work to be Completed with Developer Agreement

- Two-lot Certified Survey Map.
- Construction of sanitary sewer, storm sewer and water main to serve the project.
- Utilities serving the project shall be constructed from utility mains to the south of this project.
- Public sanitary sewer shall connect into the main installed with a recent DOT project in the southwest area of the County's East District Campus, continue north along existing CTH AB (E Buckeye Road), and east along Luds Lane. Sanitary sewer shall include a main along Luds Court right of way south of Luds Lane.
- Install a 12' wide access road for sanitary maintenance vehicles on Luds Court south of Luds Lane.
- Public Water shall connect into a main in the southwest area of the County's East District Campus, continue north along the east side of existing CTH AB (E Buckeye Road), and east along Luds Lane.
- Street improvements including sidewalk and curb and gutter along the southern portion of Luds Lane from existing CTH AB (E Buckeye Road) to the temporary turnaround east of proposed Lot 1.
- Curb and gutter along the northern portion of Luds Lane from Future CTH AB to the temporary turnaround east of proposed Lot 1.
- Street water shall be treatment east of the turnaround through a swale and to a pond in an easement for the City and it will be maintain by the County.
- Site stormwater management shall be treated onsite.

These improvements service the County's East District Campus as well as the proposed Public Safety Communication Center to be built south of Luds Lane and East of future CTH AB. The Public Safety Communication Center project is proposed for Lot 1 of the CSM and is moving through a separate site plan approval process.

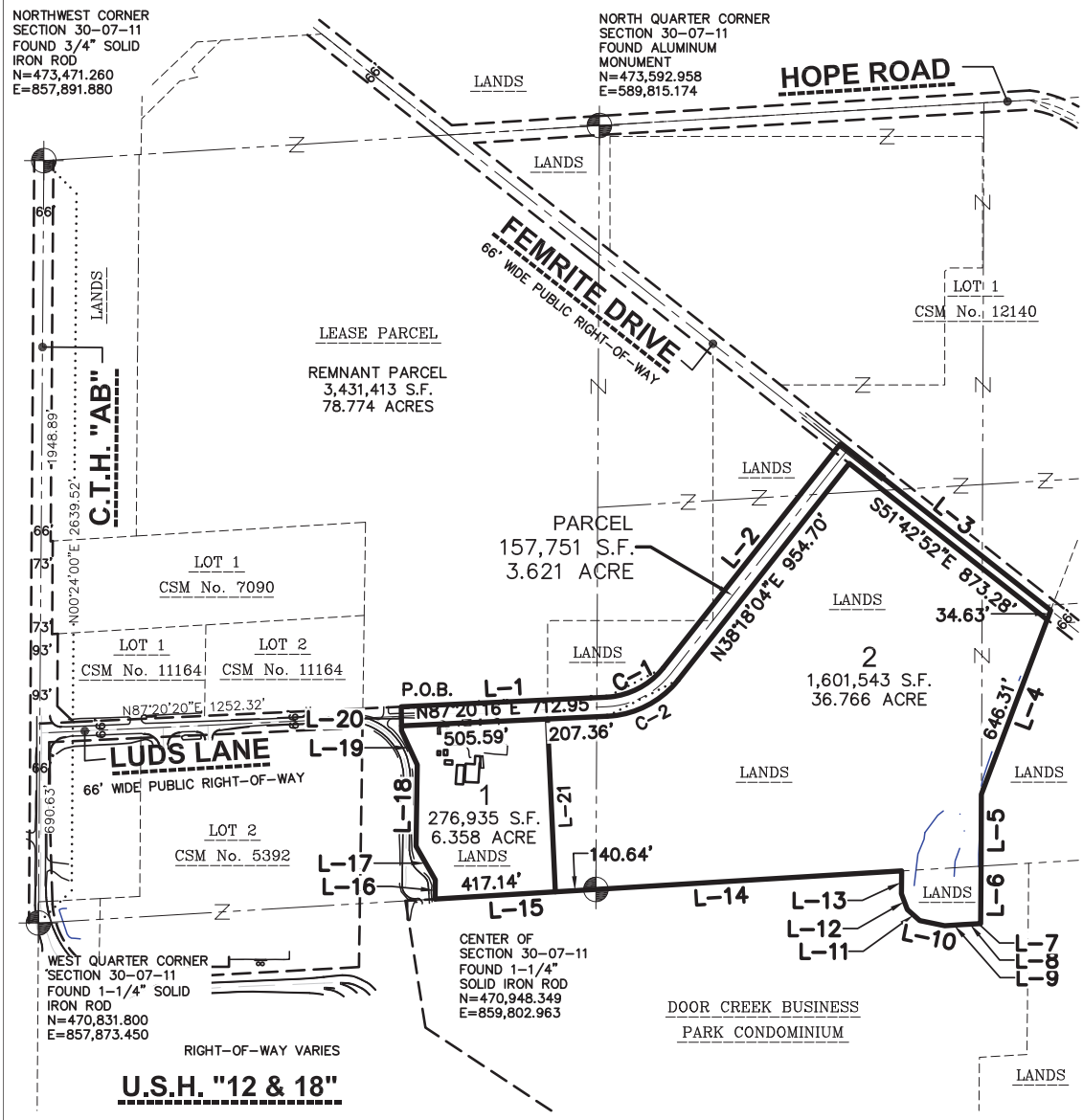
For Reference Only: 2022/2023 DOT project showing project area.



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
3. SEE SHEET 4 FOR LINE AND CURVE TABLE.
4. ALL BUILDINGS ON SITE WILL BE DEMOLISHED.

north

0 250' 500'

SCALE: 1" = 500'

SURVEYED BY:	SURVEYED FOR:			
JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	DANE COUNTY PUBLIC WORKS MADISON, WI 53713	PROJECT NO: 22-11600 FIELDBOOK/PG: – SHEET NO: 1 OF 7	SURVEYED BY: – DRAWN BY: JK	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: I:\2022\2211600\DWG\Survey Sheets\2211600 P-CSM.dwg Layout: Sheet 1 User: CharlieMikeUX01 Plotted: Oct 02, 2023 - 7:36am

EXHIBIT OF IMPROVEMENTS - LUDS LN & FEMRITE DR CSM
BOARD OF PUBLIC WORKS - 5/8/24
(OVERVIEW)

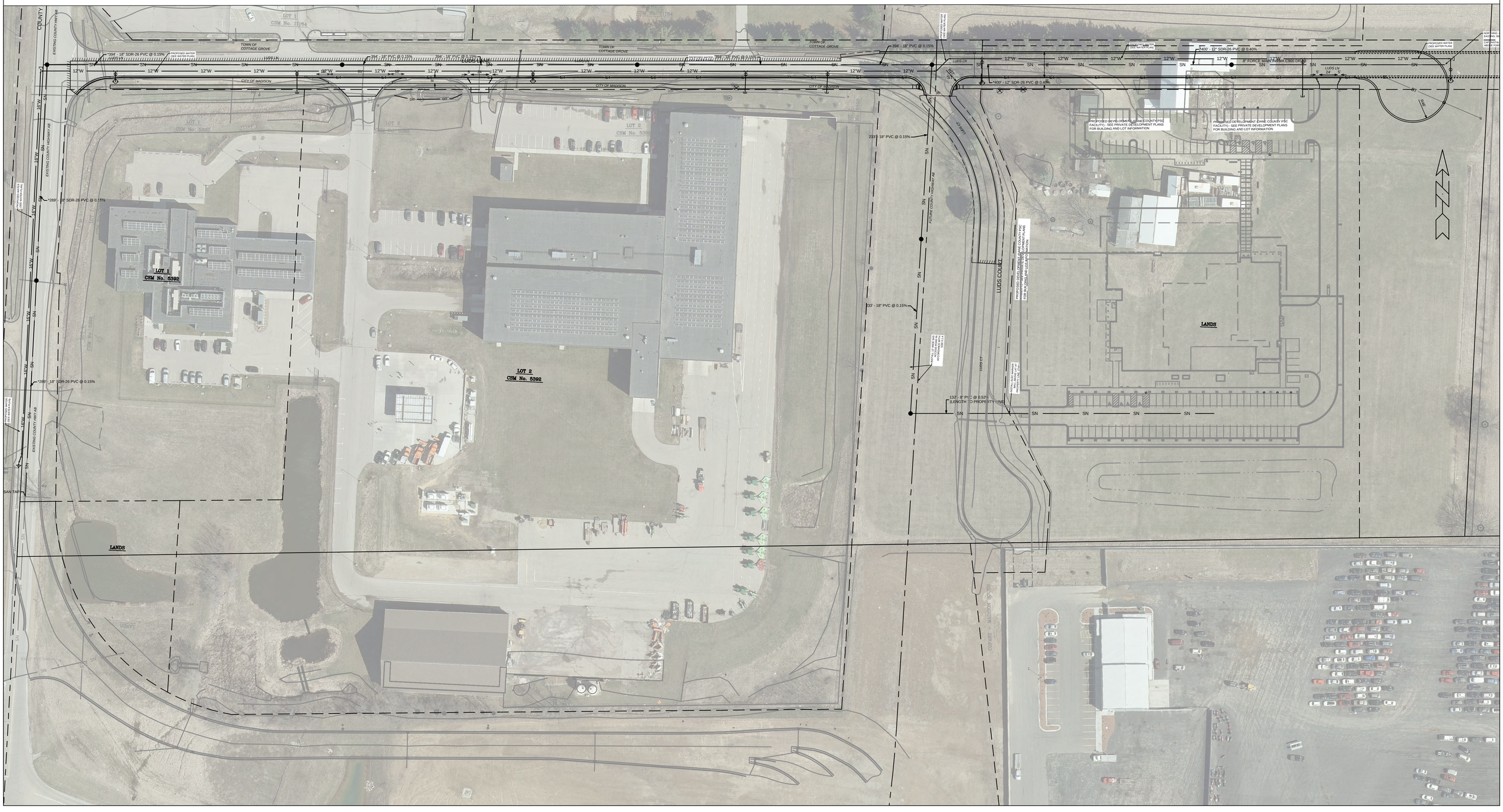


EXHIBIT OF IMPROVEMENTS - LUDS LN & FEMRITE DR CSM
BOARD OF PUBLIC WORKS - 5/8/24
(NW SECTION)

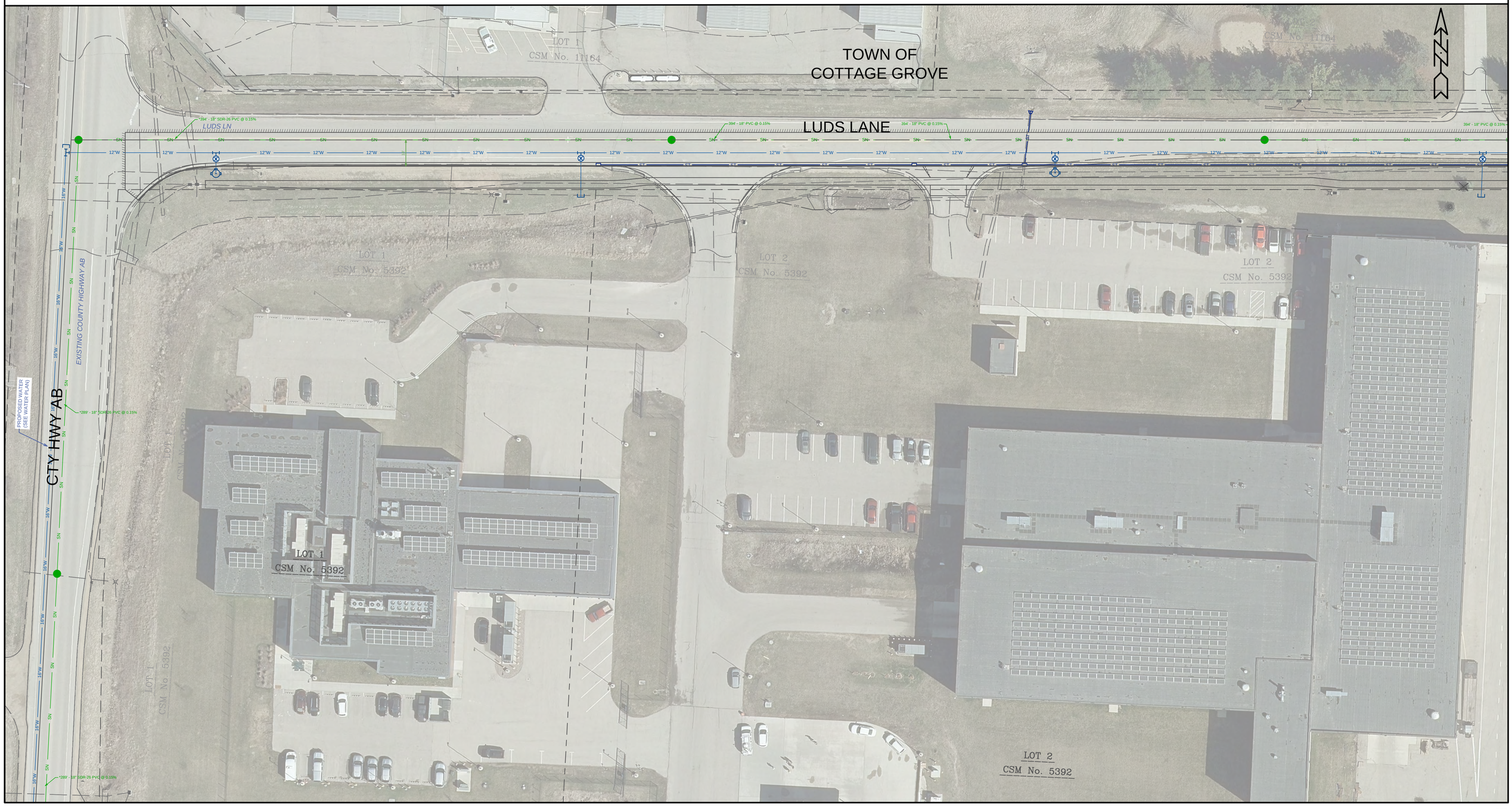


EXHIBIT OF IMPROVEMENTS - LUDS LN & FEMRITE DR CSM
BOARD OF PUBLIC WORKS - 5/8/24
(NE SECTION)

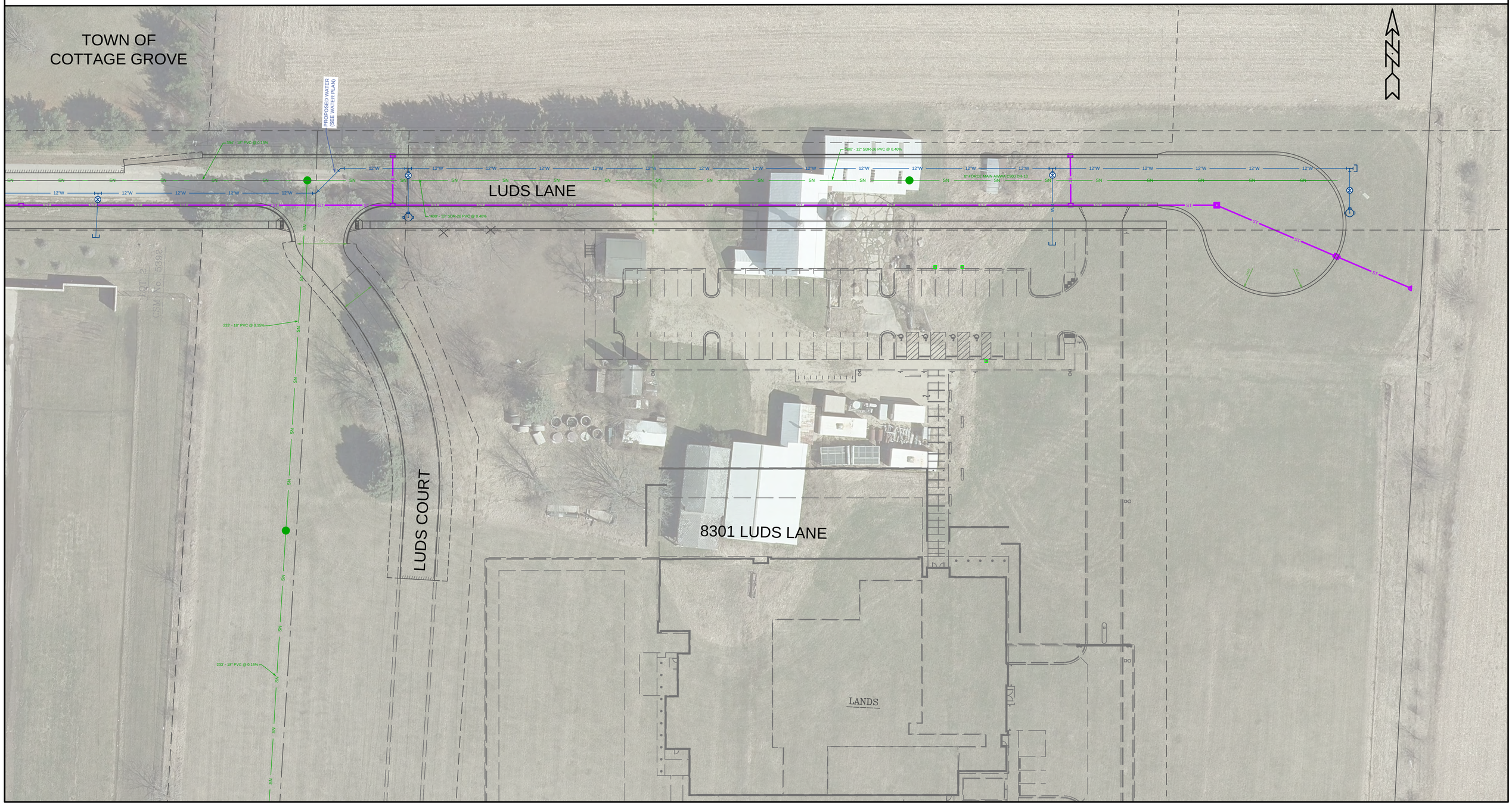


EXHIBIT OF IMPROVEMENTS - LUDS LN & FEMRITE DR CSM
BOARD OF PUBLIC WORKS - 5/8/24
(SE SECTION)

City of Madison

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

Master

File Number: 83229

File ID:	83229	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement Relating to the transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension from the City of Madison to The Madison Metropolitan Sewerage District.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement Relating to the transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension from the City of Madison to The Madison Metropolitan Sewerage District (District 9).

Notes: Greg Fries

		CC Agenda Date:	05/21/2024
		Agenda Number:	28.
Sponsors:	Nikki Conklin	**Effective Date:**	
Attachments:	RIK Sewer Transfer Agreement.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	COMMON COUNCIL	05/08/2024		
	Action Text:	This Resolution was Refer to the COMMON COUNCIL due back on 5/8/2024					
	Notes:	Board of Public Works (5/8/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	BOARD OF PUBLIC WORKS		05/08/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.					

1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83229

Fiscal Note

No Fiscal Impact.

Title

Authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement Relating to the transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension from the City of Madison to The Madison Metropolitan Sewerage District (District 9).

Body

WHEREAS, Section 66.0301 of the Wisconsin Statutes, authorizes cities, villages, towns, counties, metropolitan sewerage districts and other specified public agencies to enter into agreements for the joint exercise of any power or duty required or authorized by law; and,

WHEREAS, the District, as a metropolitan sewerage district, organized under Section 200.01 et seq., Wis. Stats., provides sewerage service to the City, as well as other municipalities; and,

WHEREAS, the District owns and operates an interceptor sewer known as the "West Interceptor - Esser Pond Extension"; and,

WHEREAS, the City owns and operates a sewer main knows as the "RIK Sanitary Sewer" that discharges directly to the "West Interceptor - Esser Pond Extension"; and,

WHEREAS, a portion of the RIK Sanitary Sewer (the "Facilities") serves both the City of Madison and the City of Middleton; and,

WHEREAS, it is standard practice for the District to own and operate sewer mains/interceptors that service multiple municipalities within its service area; and,

WHEREAS, the Facilities have been televised and is in serviceable condition; and,

WHEREAS, the District has indicated its willingness to acquire the Facilities from the City, and the City has indicated its willingness to convey the Facilities to the District at no cost, which transfer will be in the best interest of the City, the District, and other users of the Facility.

NOW, THEREFORE, BE IT RESOLVED, that Common Council approves the terms and conditions of the Intergovernmental Agreement Relating to the Transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension; and,

BE IT FURTHER RESOLVED, that the Mayor and the City Clerk are authorized to execute the Intergovernmental Agreement Relating to the Transfer of Sanitary Sewer Improvements for the RIK Sanitary Sewer Extension, and any other document necessary to effectuate the transfer of improvements to the Madison Metropolitan Sewerage District as provided for in the Agreement, on a form and in a manner that has been approved by the City Attorney and the Risk Manager.

City of Madison

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

Master

File Number: 83229

INTERGOVERNMENTAL AGREEMENT REGARDING THE TRANSFER OF THE RIK SANITARY SEWER

Between the City of Madison and the Madison Metropolitan Sewerage District

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THIS AGREEMENT, entered into by and between the City of Madison, a Wisconsin municipal corporation (hereinafter referred to as "City") and the Madison Metropolitan Sewerage District (hereinafter referred to as "District"), is effective as of the date by which all parties have signed hereunder (the "Effective Date").

WITNESSETH:

WHEREAS, Section 66.0301 of the Wisconsin Statutes, authorizes cities, villages, towns, counties, metropolitan sewerage districts and other specified public agencies to enter into agreements for the joint exercise of any power or duty required or authorized by law; and,

WHEREAS, the District, as a metropolitan sewerage district, organized under Section 200.01 et seq., Wis. Stats., provides sewerage service to the City, as well as other municipalities; and,

WHEREAS, the District owns and operates an interceptor sewer known as the "West Interceptor - Esser Pond Extension"; and,

WHEREAS, the City owns and operates a sewer main knows as the "RIK Sanitary Sewer" that discharges directly to the "West Interceptor - Esser Pond Extension"; and,

WHEREAS, a portion of the RIK Sanitary Sewer (the "Facilities") serves both the City of Madison and the City of Middleton; and,

WHEREAS, the Facilities are more specifically described in Section 2 of this Agreement.

WHEREAS, it is standard practice for the District to own and operate sewer mains/interceptors that service multiple municipalities within its service area; and,

WHEREAS, the Facilities have been televised and is in serviceable condition; and,

WHEREAS, the District has indicated its willingness to acquire the Facilities from the City, and the City has indicated its willingness to convey the Facilities to the District at no cost, which transfer will be in the best interest of the City, the District, and other users of the Facility.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, as well as other good and valuable consideration moving from each party to the other, it is hereby agreed as follows:

1. Scope. This Intergovernmental Agreement Regarding the Transfer of the RIK Sanitary Sewer ("Agreement") relates to the terms upon which the City will transfer a portion of the RIK Sanitary Sewer to the District.

2. Facilities. This Agreement applies to that portion of the RIK Sanitary Sewer, as established by the sanitary sewer easement conveyed from the City of Middleton to the City of Madison on August 17, 1989 by Doc. No. 2212506 (the "Easement"), described as follows: commencing at the District's manhole MH05-316A, and continuing westerly to and including the City's structures SAS 2244-001 & SAS 2244-002, as shown on the attached Facilities Transfer Map. The Facilities to be transferred are summarized as follows:

24-inch RCP interceptor sewer	677 feet
Manholes	2

3. Transfer. Within 30 days of the Effective Date, the City will transfer, assign, convey, and quit claim unto the District all its right, title and interest in and to the Facilities, including assigning the District its rights under the Easement.

4. Representations. The Facilities were inspected by the City by closed-circuit television in 2017 and the televising videos were submitted to the District in late 2017 for its review. The City makes no warranties of any kind or of any nature with respect to said Facilities, but does affirm that the Facilities are in satisfactory condition and that no defects were found that required repair in accordance with current City standards.

5. Acceptance. The District agrees to accept the conveyance of the Facilities, and upon said conveyance the District assumes all responsibility of ownership, operation, maintenance, repair, and replacement of said Facilities and acknowledges that except as provided in Section 4 of this Agreement, no representations as to the condition or repair of the same have been made by the City prior to the execution of this Agreement.

6. 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.

7. Liability. Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions,

agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes.

8. Authority. Each party warrants for itself that it has complied with all applicable statutes, rules, orders, ordinances, requirements and regulations to execute this Agreement, and that the person or persons executing this Agreement on its behalf is authorized to do so.

9. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the PARTIES hereto have caused this Agreement to be executed by their proper officers on the day and year written below.

FOR THE MADISON METROPOLITAN SEWERAGE DISTRICT

Michael Mucha, Executive Director

April 19, 2024

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor	Date
Maribeth Witzel-Behl, City Clerk	Date

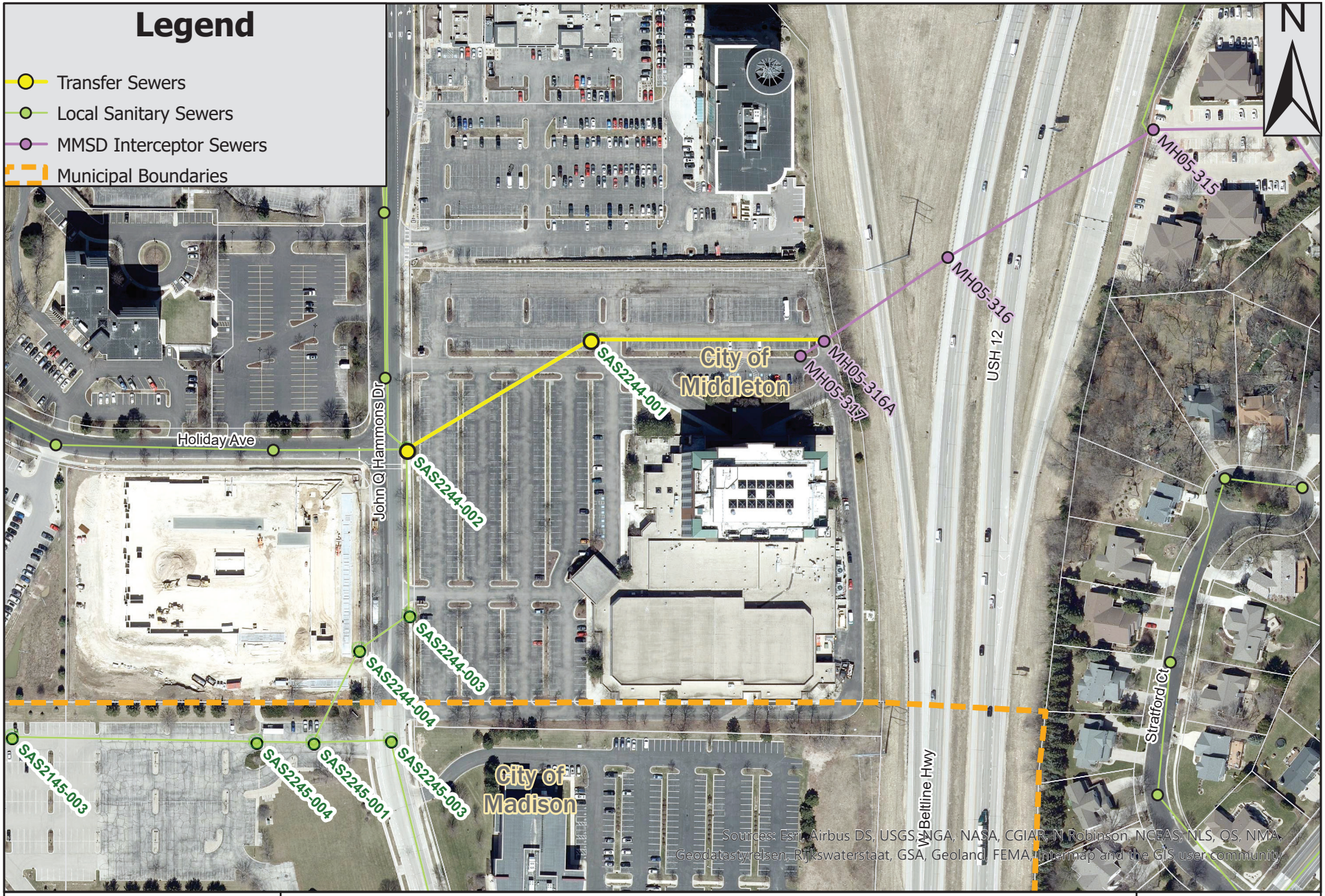
Countersigned:

David P. Schmiedicke, Finance Director	Date

Approved as to form:

Michael Haas, City Attorney	Date

Execution of this Agreement by City is authorized by Resolution Enactment No. RES-24-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 2024.



Madison Metropolitan Sewerage District

Sewer Transfer Map

User Name: curts
Date: 9/7/2023

City of Madison

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

Master

File Number: 83233

File ID:	83233	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Awarding Public Works Contract No. 9525, 2024 Sport Court Resurfacing			**Final Action:**	

Title: Awarding Public Works Contract No. 9525, 2024 Sport Court Resurfacing (District 13, District 14, District 20)

Notes: Kate Kane

		CC Agenda Date:	05/21/2024
		Agenda Number:	64.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9525BidOpeningTab.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024					
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 83233

Fiscal Note

Engineering issued a bid for Public Works Contact 9525. The Engineering estimate for the contract was $79,752.45. There were two responsible bidders; the lowest responsible bidder was $134,324.26. The recommendation from the Board of Public Works is to reject all bids and place on file.

Title

Awarding Public Works Contract No. 9525, 2024 Sport Court Resurfacing (District 13, District 14, District 20)

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. 9525) for itemization of bids.

2024 SPORT COURT RESURFACING
CONTRACT NO. 9525 **NOT RECOMMENDED FOR AWARD**
DATE: 4/25/24
PREQUALIFICATION:318

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$79,752.45	
Poblocki Paving Corporation	$134,324.26	OK
Pro Track and Tennis, Inc	$194,124.00	OK
NOT RECOMMENDED FOR AWARD		

City of Madison

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

Master

File Number: 83234

File ID:	83234	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Awarding Public Works Contract No. 9526, Rennebohm Park East Tennis Courts			**Final Action:**	

Title: Awarding Public Works Contract No. 9526, Rennebohm Park East Tennis Courts (District 11)

Notes: Kate Kane

		CC Agenda Date:	05/21/2024
		Agenda Number:	30.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9526BidOpeningTab.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024					
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Clausius, seconded by Kliems, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 83234

Fiscal Note

Engineering issued a bid for Public Works Contract 9526. The cost estimate for the contract was $502,502.40. A single bid was received. The recommendation from the Board of Public Works is to reject all bids and place on file.

Title

Awarding Public Works Contract No. 9526, Rennebohm Park East Tennis Courts (District 11)

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 See attached document (Contract No. 9526) for itemization of bids.

2024 RENNEBOH PARK EAST TENNIS COURTS
CONTRACT NO. 9526 **NOT RECOMMENDED FOR AWARD**
DATE: 4/25/24
PREQUALIFICATION: 201,230,318

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$502,502.40	
Single Bid -Not Recommended for Award		OK
NOT RECOMMENDED FOR AWARD		

`

City of Madison

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

Master

File Number: 83235

File ID:	83235	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/01/2024
File Name:	Awarding Public Works Contract No. 9497, Streets West Facility HVAC and Lighting Upgrade			**Final Action:**	

Title: Awarding Public Works Contract No. 9497, Streets West Facility HVAC and Lighting Upgrade (District 14)

Notes: Kay Schindel

		CC Agenda Date:	05/21/2024
		Agenda Number:	31.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9497BidOpeningTab.pdf, 9497 Bid Breakdown.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/14/2024	Robert Mulcahy	Approve	5/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/01/2024	Refer	BOARD OF PUBLIC WORKS	05/08/2024	05/08/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/8/2024						
1	BOARD OF PUBLIC WORKS	05/08/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Guequierre, seconded by Kliems, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 83235

Fiscal Note

The proposed resolution authorizes awarding the contract for the Streets West Facility HVAC and Lighting Upgrade at a total estimated cost of $922,460, including contingency. Funding for the project is available in Munis projects #15066 ($506,300) and #13370 ($416,160). No additional appropriation is required.

Title

Awarding Public Works Contract No. 9497, Streets West Facility HVAC and Lighting Upgrade (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. 9497) for itemization of bids.

STREETS WEST FACILITY HVAC AND LIGHTING UPGRADE
CONTRACT NO. 9497
DATE: 4/25/24
PREQUALIFICATION: 405,415,420,425,30

CONTRACTORS	BASE BID	ALT 1	GRAND TOTAL	PREQUAL STATUS
Southport Engineered Systems, LLC	$468,800.00	$385,330.00	$854,130.00	OK
Joe Daniels Construction Co., Inc.	$699,288.00	$292,968.00	$992,256.00	OK
Engineering Estimate	$1,960,000.00			

PROJECT	CONTRACTOR	AMOUNT OF BID

CONTRACT NO. 9497
STREETS WEST FACILTY HVAC AND LIGHTING UPGRADE

	SOUTHPORT ENGINEERED SYSTEMS, LLC	$ 854,130.00

Acct. No. 15066-401-140: 54210 (91450)	$ 468,800.00
Contingency 8%±	37,500.00
Sub-Total	$ 506,300.00
Acct. No. 13370-401-200: 54210 (91438)	$ 385,330.00
Contingency 8%±	30,830.00
Sub-Total	$ 416,160.00
GRAND TOTAL	$ 922,460.00

City of Madison

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

Master

File Number: 81484

File ID:	81484	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	01/05/2024
File Name:				**Final Action:**	

Title: Report of Operator License Applications May 21, 2024. See attached report for list of operators.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	32.
Sponsors:		**Effective Date:**	
Attachments:	new operators	**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	04/10/2024	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 81484

Title

Report of Operator License Applications May 21, 2024. See attached report for list of operators.

License Status - Active

Holder Name	License
AVESTRUZ, AISSA	LICOPR-2024-00205
Beadle, Deanna	LICOPR-2024-00124
Bright, Jordan M	LICOPR-2024-00133
Bristol, Hayley	LICOPR-2024-00167
Broderick, Camryn	LICOPR-2024-00193
Champion, Temone	LICOPR-2024-00184
Chhy, sopheap ginny	LICOPR-2024-00188
Cruse, Brookelyn	LICOPR-2024-00168
Damon, Alyssa A	LICOPR-2024-00177
Eimerman, Reese E	LICOPR-2024-00173
Fabin, Michael F.	LICOPR-2024-00201
Fosburgh, Annabelle M	LICOPR-2024-00120
Goddard, Abbey S	LICOPR-2024-00128
HABOUSH, WILLIAM J	LICOPR-2024-00190
hansen, debra k	LICOPR-2024-00108
Hernandez Betanzos, Fernanda M	LICOPR-2024-00130
HERNANDEZ, ABIGAIL	LICOPR-2024-00197
INTLEKOFER, GREGORY	LICOPR-2024-00164
Johnston, Channing L	LICOPR-2024-00178
Jury, Olivia	LICOPR-2024-00159
King, Tarah Jade	LICOPR-2024-00183
KLEMENT, THOMAS J	LICOPR-2024-00174
Kumar Ratti, Deepak L	LICOPR-2024-00180
Lawler, Calvin W	LICOPR-2024-00285
Lin, Yutai	LICOPR-2024-00113
Manicor, Abby	LICOPR-2024-00127
MARKS, DAN C	LICOPR-2024-00187
Mauel, Brianna	LICOPR-2024-00176
McEneaney, Eamon C	LICOPR-2024-00125
MILLER, JAELIN K	LICOPR-2024-00189
Newman, William Lindstrand	LICOPR-2024-00156
NOWACZYK, JESSE	LICOPR-2024-00162
Raffety, Griffin	LICOPR-2024-00192
Ratti, Navjot	LICOPR-2024-00179
REYNOLDS, BRADLEY J	LICOPR-2024-00203
Rodriguez, Maurilinda	LICOPR-2024-00163
Roltgen, Avery	LICOPR-2024-00181
Ropp, Emma P	LICOPR-2024-00160
RORTVEDT, Rebekah	LICOPR-2024-00119
Ryan, Nicholas	LICOPR-2024-00206
SCHETTLER, CIERRA R	LICOPR-2024-00169
Scott, Andre'Yona D	LICOPR-2024-00112
Singh, Jagjivan	LICOPR-2024-00115
Talwar, Rajan	LICOPR-2024-00182
Thayer, Madison	LICOPR-2024-00111
TYNAN, CLARE M	LICOPR-2024-00158
Vang, SeaJe	LICOPR-2024-00129
villa, Jennifer	LICOPR-2024-00116
Webster, Lydia	LICOPR-2024-00195
WEINSHEIM, SOPHIE E	LICOPR-2024-00157

Police Review - Submit to Council

Holder Name	License
Braithwaite, Ann Marie	LICOPR-2024-00289
Braithwaite, Michelle D	LICOPR-2024-00288
BRUNETTE, LUCAS	LICOPR-2024-00292
Carl, Kathleen M	LICOPR-2024-00295
CLAY, WILLIAM M	LICOPR-2024-00302
Coakley, Benjamin	LICOPR-2023-00825
Hamel, Zac	LICOPR-2024-00293
Lehmann, Autumn	LICOPR-2024-00297
Minten, Matt	LICOPR-2024-00223
Roberts, Ronald T	LICOPR-2024-00279

City of Madison

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

Master

File Number: 82749

File ID:	82749	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	04/02/2024
File Name:	CSM - 318-322 Clear Pond Way			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by James and Gailann Noltner located at 318-322 Clear Pond Way (District 9).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	33.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Proposed CSM.pdf, CSM Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2024	Maggie McClain	Approve	4/22/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction **Notes:** Common Council (5/21/24)						
1	COMMON COUNCIL	04/16/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	Action Text: This Resolution was Referred to a future Meeting to Adopt to the COMMON COUNCIL						
1	Department of Planning and Community and Economic Development	05/15/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

Text of Legislative File 82749

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 James and Gailann Noltner located at 318-322 Clear Pond Way (District 9).

Body
WHEREAS a Certified Survey Map of property owned by James and Gailann Noltner located at 318-322 Clear Pond Way, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the 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: James and Gailann Noltner Representative, if any: _____
Street address: 1340 Stratford Court City/State/Zip: Middleton, WI 53562
Telephone: _____ Email: jim.noltner@hartungbrothers.com

Firm Preparing Survey: Williamson Surveying and Associates LLC Contact: Chris Adams
Street address: 104A W. Main Street, City/State/Zip: Waunakee, WI 53597
Telephone: 608-255-5705 Email: chris@williamsonsurveying,com

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: 318 and 322 Clear Pond Way
Tax Parcel Number(s): 251/0708-204-0402-1 and 251/0708/204-0403-9
Zoning District(s) of Proposed Lots: SR-C2 School District: Middleton / Cross Plains

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.53
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.53

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:

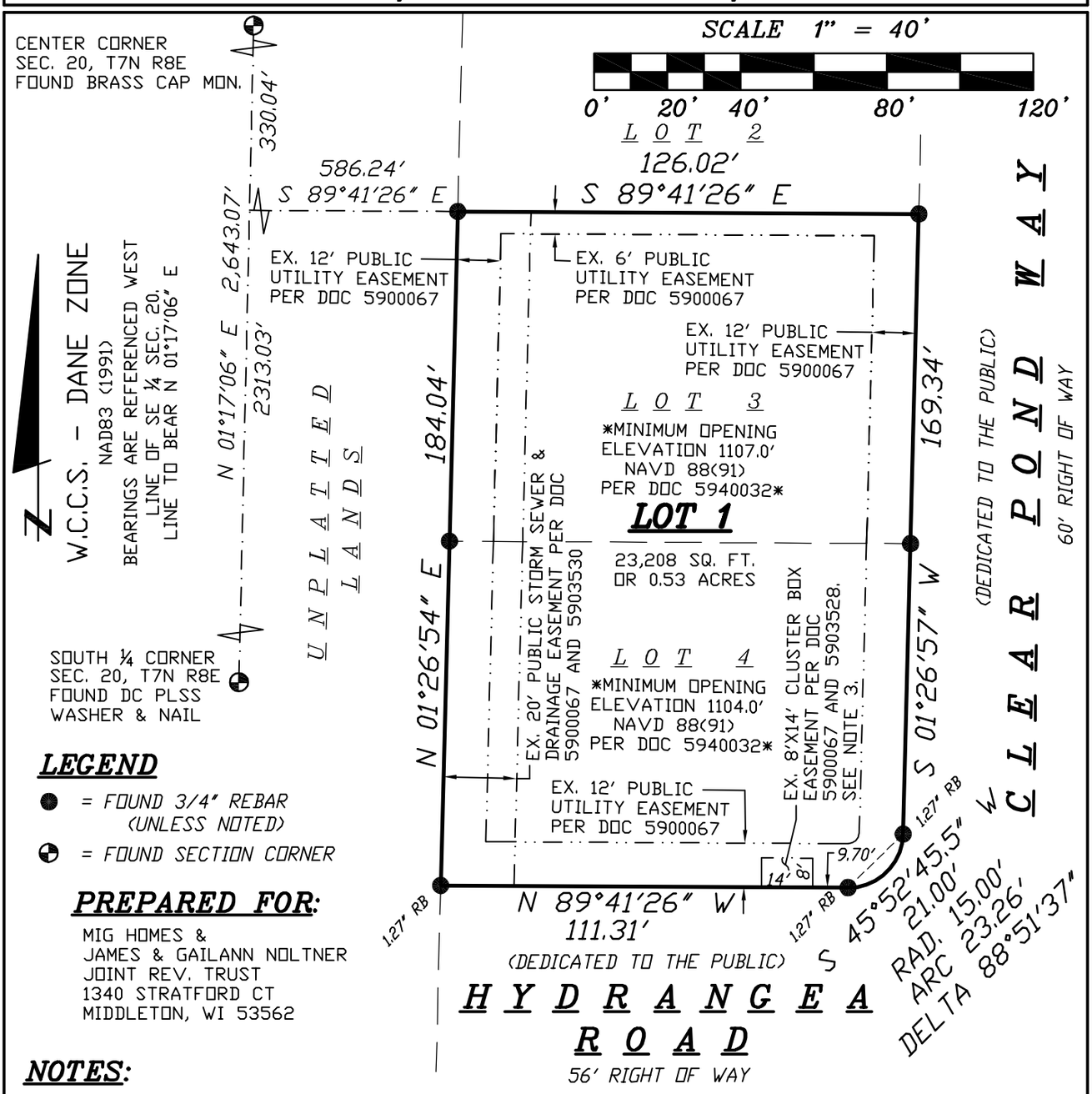
Applicant's Printed Name: Chris Adams Signature: Chris Adams

Date: March 7th, 2024 Interest In Property On This Date: Surveyor for owner

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin



LEGEND

- ● = FOUND 3/4" REBAR (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER

PREPARED FOR:

MIG HOMES &
JAMES & GAILANN NOLTNER
JOINT REV. TRUST
1340 STRATFORD CT
MIDDLETON, WI 53562

NOTES:

1.) WETLANDS & FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.

2.) USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 1-7 AND 57-63.

3.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIES SHEET ON RECORD FOR THE SOUTH 1/4 CORNER AND CENTER OF SECTION FOR SECTION 20, T7N, R8E.

4.) SEE SHEET 2 FOR ALL OTHER NOTES.

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____

SURVEYORS SEAL

24W-66

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin

NOTES CONTINUED:

5.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A 60 YEAR TITLE REPORT FOR THE SUBJECT TRACT PROVIDED BY KNIGHT BARRY TITLE GROUP FILE No. 2259113. NO TITLE SEARCH WAS DONE FOR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

-Subject to Annexation, Jurisdiction and Service Agreement between the City of Madison and the Town of Middleton and other matters contained in the instrument recorded December 2, 1994 in Volume 28954 of Records, Page 26, as Document No. 2648319.

-Subject to ordinance regarding the annexation of lands from the Town of Middleton to the City of Madison and other matters contained in the instrument recorded December 12, 2018 as Document No. 5459448.

-Subject to easements, restrictions and other matters shown on Certified Survey Map No. 15568 recorded December 23, 2020 as Document No. 5677345.

-Subject to Declaration of Conditions, Covenants and Restrictions and other matters contained in the instrument recorded December 29, 2020 as Document No. 5678222.

-Subject to Declaration of Conditions, Covenants and Restrictions Pertaining to Stormwater Facilities and other matters contained in the instrument recorded August 3, 2021 as Document No. 5756921.

Subject to Cooperation Agreement and other matters contained in the instrument recorded August 3, 2021 as Document No. 5756922.

-Subject to Agreement Regarding Easements and Responsibility for Installation, Maintenance and Repair Costs and other matters contained in the instrument recorded May 12, 2023 as Document No. 5901028; modified by Partial Release recorded January 25, 2024 as Document No. 5944024; modified by Partial Release recorded January 25, 2024 as Document No. 5944030.

-Subject to Declaration of Protective Covenants and other matters contained in the instrument recorded May 26, 2023 as Document No. 5903526; amended by Correction Instrument recorded September 14, 2023 as Document No. 5924028.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded May 26, 2023 as Document No. 5903527.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908855.

Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908856.

-Subject to Declaration of Conditions, Covenants and Restrictions and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908858.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded August 1, 2023 as Document No. 5916228.

SURVEYORS SEAL

24W-66

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin. This entire parcel contains 23,208 sq. ft. or 0.53 acres.

Williamson Surveying and Associates, LLC
by Chris W. Adams

*Date*_____

_____
Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____day of_____,20___.

JAMES AND GAILANN NOLTNER JOINT REVOCABLE TRUST

_____ _____
JAMES NOLTNER *GAILANN NOLTNER*

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20___ the above named James and Gailann Noltner, to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____*County, Wisconsin.*

My commission expires _____

_____
Notary Public

_____
Print Name

SURVEYORS SEAL

24W-66

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number_____, File ID Number_____, adopted on the _____ day of _____, 20___, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20___

_____
Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____

Matthew Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

_____
Kristi Chlebowski
Register of Deeds

*DOCUMENT NO.*_____

*CERTIFIED SURVEY MAP NO.*_____

SURVEYORS SEAL

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

May 15, 2024

Chris Adams
Williamson Surveying and Associates, LLC
104A W Main Street
Waunakee, Wisconsin 53597

RE: LNDCSM-2024-00014; ID 82749 – Certified Survey Map – 318-322 Clear Pond Way (James and Gailann Noltner)

Dear Chris;

The one-lot Certified Survey Map to combine property located at 318 and 322 Clear Pond Way, Section 20, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned SR-C2 (Suburban Residential–Consistent 2 District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have questions regarding the following three (3) items:

1. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee as well as the West Elderberry Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note on the face of the CSM: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

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) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.

3. A minimum of two (2) working days prior to requesting City Engineering Division sign-off on the CSM, contact eitherTim Troester (West) at 608-261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have questions regarding the following nine (9) items:

4. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.

5. Insert standard language per MGO Section 16.23(7)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map.

6. Add the word 'Private' after (20' Public Storm Sewer &) in front of (Drainage Easement per Doc).

7. Add a note that lots are subject to Note 10 from Westwind Plat and cite the document number from the plat - No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

8. 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 shall 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 (jsmith4@cityofmadison.com).

9. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office web address for current tie sheets and control data that has been provided by the City of Madison. Show the City control coordinates from the Sandsnes tie sheets on the CSM, and show any measured deviation, (your measured Coordinates if different) from this control.

10. Prior to Engineering final sign-off for Certified Survey Maps (CSM), the final CSM shall be submitted in PDF format by email to City Engineering Division 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. Remove Lot 2 from both the header caption and the written legal description and add Lot 4.

12. The applicant shall submit to Julius 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 the Office of Real Estate Services at (608) 266-4222 if you have any questions regarding the following six (6) items:

13. Prior to final 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. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (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.

14. 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). 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.

15. 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.

16. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording.

17. All known special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(4)(f).

18. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report to the ORES 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.

The Office of Real Estate Services is still reviewing the CSM and title report and may have additional comments to be addressed prior to final sign-off and recording of the CSM.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its May 21, 2024 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

cc: Tim Troester, City Engineering Division
Julius Smith, City Engineering Division–Mapping Section
Office of Real Estate Services

City of Madison

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

Master

File Number: 82750

File ID:	82750	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	04/02/2024
File Name:	CSM - 702-734 E Washington Ave			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Willow Partners, LLC located at 702-734 E Washington Avenue (District 6).

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 34.

Sponsors: Planning Division

Effective Date:

Attachments: Application.pdf, Letter of Intent.pdf, 702-734 E Washington Ave CSM.pdf, Conditional Approval Letter.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2024	Maggie McClain	Approve	4/22/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (5/21/24)						
1	COMMON COUNCIL	04/16/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	Action Text: This Resolution was Referred to a future Meeting to Adopt to the COMMON COUNCIL						

1	Department of Planning and Community and Economic Development	05/15/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

Text of Legislative File 82750

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 Willow Partners, LLC located at 702-734 E Washington Avenue (District 6).

Body
WHEREAS a Certified Survey Map of property owned by Willow Partners, LLC located at 702-734 E Washington Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Willow Partners LLC Representative, if any: Christopher Houden Jr.
Street address: 725 East Johnson St. City/State/Zip: Madison, WI 53703
Telephone: 608-405-1771 Email: chris@willow-partners.com

Firm Preparing Survey: Vierbicher Associates, Inc. Contact: David N. Gullickson
Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53717
Telephone: 608-576-5511 Email: dgul@vierbicher.com

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: 702, 732 & 734 EAST WASHINGTON AVENUE, MADISON, WI
Tax Parcel Number(s): 251/0709-133-0206-7 and 251/0709-133-0208-3
Zoning District(s) of Proposed Lots: TE-WP-24 School District: City of Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): 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	1		
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: David Gullickson Signature: David Gullickson

Date: February 14, 2024 Interest In Property On This Date: PLS

JLA ARCHITECTS

December 27, 2023

City of Madison Plan Commission & Urban Design Commission
c/o City of Madison Planning Division
215 Martin Luther King Jr. Blvd - Suite 017
Madison, Wisconsin 53701

sent via e-mail only:
Plan Commission: PCApplications@cityofmadison.com
Urban Design Commission: UDCapplications@cityofmadison.com

Re: Letter of Intent
Plan Commission Land Use Application & Urban Design Commission Final Approval
Project: 702 East Washington Mixed-Use Development (Working Name)
JLA Architects Project #W22-0106

City of Madison Plan Commission & Urban Design Commission -

On behalf of our client and 'Applicant' – Willow Partners, LLC – we are pleased to submit applications to the City of Madison Plan Commission & Urban Design Commission for final approval of land use & design for the 702 East Washington Avenue Mixed-Use Development – as well as the demolition of existing structures associated with it. Enclosed in the digital application submittals to each Commission are the submittal requirements that detail this Project. This 'Letter of Intent' serves to summarize the Project.

PROJECT TEAM

The Project Developer & Owner is Willow Partners, LLC, of Madison. Chris Houden, Jr., Willow Partners' Managing Partner, is a lifelong resident of the Madison area – with Madison 'family roots' going back decades. Willow Partners has a history of developing high-quality, successful projects in Madison and other Wisconsin municipalities. Willow Partners maintains a philosophy of developing & holding ownership of their projects – which means that long-term value considerations are evaluated with each development decision. This philosophy will also result in the Project's ownership & management being a responsible & responsive 'community partner'.

Developer & Owner
Willow Partners, LLC
725 East Johnson Street
Madison, Wisconsin 53701
Contact: Chris Houden, Jr.
Phone: 608.405.1771 ext. 201
E-Mail: chris@willow-partners.com

The Project's Design Team is made up of firms & individuals local to Madison and highly respected in the community - with significant experience with Projects similar to the 702 East Washington Avenue Mixed-Use Development.

Architecture & Interior Design
JLA Architects
800 West Broadway – Suite 200
Monona, Wisconsin 53713
Contact: Joseph Lee, AIA
Phone: 608.215.1495
E-Mail: jlee@jla-ap.com

Structural Engineering
Pierce Engineers
222 W Washington Avenue – Suite 650
Madison, Wisconsin 53703
Contact: Lucas Marshall, PE, SE
Phone: 608.729.1414
E-Mail: lmarshall@pierceengineers.com

PROJECT TEAM (continued)

Civil Engineering
GRAEF, Inc.
1010 East Washington Avenue - Suite 202
Madison, Wisconsin 53703
Contact: Amy Larson, PE
Phone: 608. 245.1962
E-Mail: amy.larson@graef-usa.com

Landscape Design
GRAEF, Inc.
1010 East Washington Avenue - Suite 202
Madison, Wisconsin 53703
Contact: Joe Pepitone
Phone: 414.412.0297
E-Mail: joseph.pepitone@graef-usa.com

PROJECT SITE

The Project is located on a two-parcel site including a 0.8-acre parcel at 702 East Washington Avenue and a 0.2-acre parcel at 734 E. Washington Avenue - in Madison's 6th Aldermanic District (Marsha Rummel). These parcels will be combined into one parcel with a concurrent Certified Survey Map (CSM) process.

The Project site is within the confines of the Tenney-Lapham Neighborhood Plan, the East Washington Capitol Gateway Corridor Plan, and Urban Design District #8 (on Block #2b). The Project site is zoned 'TE-Traditional Employment'.

Demolition

The Project site has an existing structure that will be razed as part of the Project – a two-story commercial building (with an automobile canopy) on 702 East Washington. This is illustrated on sheet C200 of the submittal documents – 'Demolition & Erosion Control' Plan. Photos of this existing structure are included at the end of this Letter of Intent.

PROJECT OVERVIEW

The Project is a 14-story multi-family/commercial mixed-use project with approximately 406,575 gross square feet - as illustrated in the submitted design documents. In summary, the Project contains 8,000-9,000 s.f. of ground floor multi-tenant commercial/retail space (double-height), 5,500-6,000 s.f. of second floor multi-tenant commercial office space, and 244 residential dwelling units. The exact square footage of the commercial space may vary slightly as the design is refined & finalized.

The 244 residential units will have the following unit mix – as illustrated in the submitted design documents:

- Studio Units: 66 Units (27%)
- 1 Bedroom Units: 110 Units (45%)
- 2-Bedroom Units: 55 Units (23%)
- 3-Bedroom Units: 13 Units (5%)

The Project will contain common amenity spaces for the residential tenants including a gracious lobby & leasing office, fitness center, yoga studio, game lounge, theatre room, business center, pet room, and 'sky lounge'. These spaces will be supplemented with exterior common spaces - a large amenity roof deck on the 3rd floor and two smaller common roof decks on the 14th floor.

All of the Project's uses will be served with four (4) or five (5) levels of structured parking – located on the Second Floor, Parking Level 1.5, First Floor, Lower Level, and Lower Level 2. It must be noted that "Lower Level 2" shall be an optional level. The desire & need for this level shall be determined as the design of the project is developed and documented for the final plan review & construction documents. This structured parking will result in 234 to 299 spaces – depending on if Lower Level 2 is constructed.

Regardless of Lower Level 2, the final parking counts will contain:

- At least 10% 'Electric Vehicle Ready' Spaces – per MGO 28.141(8)(e).
- At least 2% 'Electric Vehicle Installed' Spaces – per MGO 28.141(8)(e).

In addition to vehicular parking, the project will have 282 bicycle parking spaces to meet the requirements of the Madison Zoning Ordinance – per MGO 28.141(11).

- Long-Term (Interior) 251 Spaces
- Short-Term (Exterior) 31 Spaces

In addition to all of the 'program' spaces described above, the Project will also contain ample service & support spaces such as a maintenance shop, storage rooms, mechanical spaces, and an interior refuse & recycling room.

DESIGN OVERVIEW

The project is intended to help reinforce the four core development principles set out in the adopted East Washington Avenue Capitol Gateway Corridor Plan and adheres to the Urban Design District #8 requirements & guidelines.

1. To protect & enhance the iconic view of the Capitol.
   The building's placement & massing, setbacks, and step-backs conform with UDD#8 and its exterior materials & color palette complements & enhances the corridor – not detracting from the view of the Capitol.

2. To respect & strengthen existing neighborhoods.
   The project serves to continue the recent 'revival' of the East Washington Avenue corridor – providing additional residential units to help meet the growing demand for housing and to help support commercial, retail, and neighborhood services in the area.

3. To establish/reinforce a transit-oriented employment corridor.
   Along with the other recent redevelopment in the corridor, this Project's mix of uses and density serves to support & promote multi-modal transportation – including public transportation and pedestrian/bicycle transportation. Additional housing units in this location help to support existing employers and encourage additional employers in the corridor and Madison's Downtown, in general.

4. To create a vibrant, inviting boulevard along East Washington Avenue
   This Project's quality, character, mix of uses, and density serves to reinforce the area as a pedestrian-friendly, 'live-work-play' district that can be active at all times, every day, year-round.

Urban Design District No. 8 Design Criteria

This Project is located within Urban Design District #8 - on 'Block 2b'. The following is a summary of how the Project meets the requirements & guidelines of UDD#8 – MGO 33.24(15).

1. Building Height
   a. Design: Fourteen (14) Stories
   b. UDD#8: Fourteen (14) stories are allowed with bonus stories.
      i. Per 33.24(15)(e)(1) and 33.24(15)(e)(12)

2. Street-Level Façade Height (East Washington Avenue & Blount Street)
   a. Design: 33-35'
      i. To be specifically determined as design is refined.
   b. UDD#8: 29'-63' required.
      i. Based on 9'-15' story height note on table 33.24(15)(e)(3)

3. Building Setback (East Washington Avenue)
   a. Design: 15' Setback
   b. UDD#8: 15' Setback (absolute) required.
      i. Per table 33.24(15)(e)(3)

4. Building Setback (North Blount Street)
   a. Design: 5' Setback
   b. UDD#8: 5' to 10' Setback allowed.
      i. Per table 33.24(15)(e)(3)

5. Building Step-Back (East Washington Avenue)
    a. Design: 15' Step-back
    b. UDD#8: 15' (minimum) Step-back required.
        i. Per table 33.24(15)(e)(3)

6. Building Step-Back (North Blount Street)
    a. Design: 15' Step-back
    b. UDD#8: 15' (minimum) Step-back required.
        i. Per table 33.24(15)(e)(3)

7. Building Orientation & Entry
    a. The building's primary façade (front) is oriented to East Washington Avenue.
    b. All primary pedestrian entries – main building lobby and all ground floor commercial/retail entries – are oriented to East Washington Avenue.
    c. The East Washington Avenue setback contains an 'activated' plaza with a mixture of hardscape & landscape areas.

8. Parking and Service Areas
    a. Parking and service areas are accessed from a shared private driveway at the rear of the building (mid-block) as required per UDD#8.
    b. Refuse & Recycling areas are located inside the building as recommended by UDD#8.

9. Landscaping
    a. The East Washington Avenue setback contains an 'activated' plaza with a mixture of hardscape & landscape areas.
    b. The North Blount Street setback area will contain thoughtful/appropriate plantings to complement the building & the pedestrian experience.
    c. Existing street trees shall remain whenever feasible.
    d. The Project shall meet all UDD#8 landscape requirements.

10. Site Lighting and Furnishings
    a. All exterior lighting fixtures shall be located on the building and will meet all UDD#8 requirements and Madison site lighting ordinances.
    b. All site furnishings shall be selected to complement the architectural design of the Project.

11. Building Massing and Articulation
    a. The massing of the building is designed with a traditional base, middle, top composition.
        i. The 'base' of the building is 33'-35' in height (see #2 above) with pedestrian-friendly articulation & fenestration as well as a 'human-scaled' material palette on the two (2) public street sides (primary facades). Although the two other sides of the 'base' are not primary, their design is complementary to the primary facades – including utilizing the same material palette as the 'primary' facades.
        ii. The 'middle' of the building begins with the building 'step-backs' (see #5 and #6 above) with a 'C' or 'U' shaped massing. This contributes to a dynamic development pattern along East Washington and a south-facing amenity courtyard. The building's massing & composition is further 'broken-down' with the use of balconies, varying window patterns/types, and a thoughtful use of the exterior material palette.
        iii. At the 'top' of the building, the massing steps back at strategic locations and the roof lines & cornice treatment varies to create more visual interest.

8. Material and Colors
    a. The exterior material palette is made up of high-quality, durable materials that are appropriate for the architectural design of the building and complement the greater urban fabric.
        i. At the 'base' of the building, a simple palette of human-scaled brick is used – with significant glazing utilized at the pedestrian level. Some complementary metal panel system and canopies are used to reinforce the relationship between the 'base' of the building with the rest of the building above.

ii. As the building rises above the 'base', the material palette is metal panel system with a variety of 'punched' windows and 'window-walls'.
iii. The color palette is simple & sophisticated – to help ensure the building's design is timeless.

9. Windows and Entrances
   a. All primary pedestrian entries – main building lobby and all ground floor commercial/retail entries – are oriented to East Washington Avenue.
   b. The project will meet or exceed the % of glazing and transparency requirements of UDD#8.

10. Exterior Building Signage
   a. Areas to accommodate exterior building signage have been considered in the design of the building.
   b. The details of all exterior building signage will be submitted separately at a later date.

11. Restoration / Preservation Activities
   a. A 'Kayser Ford' dealership was operated on the Project site in the 1950's. Although the character of this previous structure was eliminated years ago, the old Kayser Ford building did influence/inform the height & material palette for the 'base' of this Project.

12. Upper-Level Development Standards – Allowance of six (6) 'bonus stories'
   a. Per UDD#8 Section 33.24(15)e(12)b(iv), six 'bonus stories' are allowed (in addition to the eight allowed per Per 33.24(15)e(1) if:
      i. The Project incorporates at least one item from Section 33.24(15)e(12)c(i), AND
      ii. The Project incorporates at least three items from Section 33.24(15)e(12)c(ii).
   b. To meet this requirement, to allow six (6) bonus stories (14 total stories), the Project will incorporate the following:
      i. This one (1) item from Section 33.24(15)e(12)c(i):
         1. *"Structured parking that includes space shared by multiple users from multiple lots and that accommodates a substantial space for public use by patrons of both on- and off-site uses"*.
            a. Public structured parking will be provided in this project. This public parking will be made available on the entire first floor during normal business hours.
      ii. These three (3) items from Section 33.24(15)e(12)c(ii):
         1. *"Minimum of fifty percent (50%) vegetative roof cover"*.
            a. This vegetative roof cover will be provided at the third-floor amenity deck, 14th floor roof decks, and the top roof elevation above the 14th floor.
         2. *"LEED Silver equivalent"*
            a. The Project will be designed to be a LEED Silver equivalent - but not LEED 'Certified'.
            b. Because designing to a LEED Silver equivalent includes a number of items or design decisions that will be addressed or decided as the project's design is developed & finalized, the documentation of this will be provided at the Project's plan review and 'departmental sign-offs'.
         3. *"The applicant enters into a voluntary contractual Land Use Restriction Agreement (LURA) with the City of Madison to provide affordable units for a minimum of 5% of the total number of units restricted to least 60%-80% of the Area Median Income (AMI)."*
            a. With a total unit count of 244, thirteen (13) affordable units that meet the criteria above will be provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – 'URBAN DESIGN COMMISSION' TO FOLLOW]

Urban Design Commission

This Project was presented to the Urban Design Commission on August 16, 2023. It was received by the UDC with generally favorable feedback. Notable items that were discussed included:

- The UDC had questions about the amount of glass on the building and how it would relate to the unit plans. At that time, the location & size of glass was coordinated with conceptual unit plan layouts. We have now developed the unit plans and coordinated the exterior design accordingly.

- The UDC had questions about what criteria would be met to allow for the bonus stories. This is addressed above, in item #12 under '*Urban Design District No. 8 Design Criteria'.*

- There was discussion about the southeast & southwest 'tower' elements being "*handsome & eye-catching" with "elegant"* corners – but other areas of the building being "*a little flat"*. The design has been refined since and more 'articulation' or 'relief' has been added to the northeast & northwest corners of the building, as well as the rear elevation. This includes incorporating similar corner details as the front (south) elevation as well as articulation & depth with balconies and a central 'framed' bay.

NEIGHBORHOOD ENGAGEMENT

The Project Team had notified Alder Marsha Rummel on April 24, 2023 and have met with her multiple times since then to obtain her feedback & guidance. The Project Team has met with the Tenny/Lapham Neighborhood Association (TLNA) on two occasions - April 13, 2023, and May 30, 2023 – to present the project and obtain feedback. The project team will continue to keep Alder Rummel and the TLNA informed about the progress of the Project as it is refined & finalized.

PHASING & SCHEDULE

The Project will be designed & constructed in a single phase. The anticipated project schedule is as follows:

- Early May 2024 Final Plan Review Submittal
- May thru June 2024 Plan Review & Departmental 'Sign-Off'
- Mid-May thru June 2024 Demolition of Existing Structures
- Early/Mid July, 2024 Start of Construction
- May of 2026 Occupancy

BUILDING OPERATIONS

As a mixed-use residential & commercial building the different uses would operate differently.

Residential Uses:

The residential portions of the building will be open to residents and their invited guests at all times – with late-night time restrictions placed on both the interior & the exterior common amenity spaces. There would be on-site property management and property maintenance.

Second Floor Commercial Office Uses:

Commercial Office Tenants would have access to their tenant spaces at all times, with access restrictions for their guests & clients limited to normal business hours.

Ground Floor Commercial Retail Uses:

Commercial Retail Tenants would have access to their tenant spaces at all times and would operate their respective business as allowed per Madison Ordinances.

Structured Parking:

Parking for the Residential & Commercial Tenants will be open to them at all times. Public Parking provided will be available during regular business hours.

Deliveries, Service, and Refuse/Recycling:
Refuse & recycling areas serving all uses in the building will be in an enclosed room on the first floor of the building – accessed from the driveway on the north side of the building. A private collection service will be utilized at a frequency appropriate for the required volume. Refuse/Recycling services as well as deliveries & service for commercial & retail tenants will be restricted to the hours of 6am to 7pm.

Traffic Study:
The data collection for the traffic study will be collected the week of 1/8 (after the holiday traffic subsides). The Transportation Demand Management Plan and the preliminary trip generation tables will be prepared for the Plan Commission meeting on 1/22. The traffic memo will be submitted in mid-February. The memo will expand on the preliminary results, and will include the discussion on the left turn movement and Mifflin/bike boulevard impacts.

You can find additional information & details to support the summary above in the other submittal documents provided. With this submittal, we respectfully request that our application be placed on the next available agenda for both the Urban Design Commission & the Plan Commission.

If you have any questions regarding this submittal, please contact me or the JLA Architects Project Manager, Jennifer Camp at jcamp@jla-ap.com.

Sincerely,

Joseph Lee & Associates, LLC
By: Joseph M. Lee, AIA

Cc: Chris Houden, Jr. – Willow Partners chris@willow-partners.com
Jennifer Camp – JLA Architects jcamp@jla-ap.com

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – 'SITE CONTEXT & EXISTING BUILDING IMAGES' TO FOLLOW]

SITE CONTEXT & EXISTING BUILDING IMAGES

Aerial Image #1

Aerial Image #2

702 East Washington Avenue
Looking northwest down East Washington Avenue

702 East Washington Avenue
Corner of East Washington Avenue & North Blount Street

702 East Washington Avenue (White Building Only)
Looking southwest down North Blount Street (curb-cut of shared driveway)

702 East Washington Avenue (White Building Only)
Looking southeast down shared driveway

702 East Washington Avenue (White Building Only)
Looking northwest down shared driveway. Vehicle canopy at left of photo.

702 East Washington Avenue
Vehicle canopy on southeast portion of parcel

CERTIFIED SURVEY MAP No._____

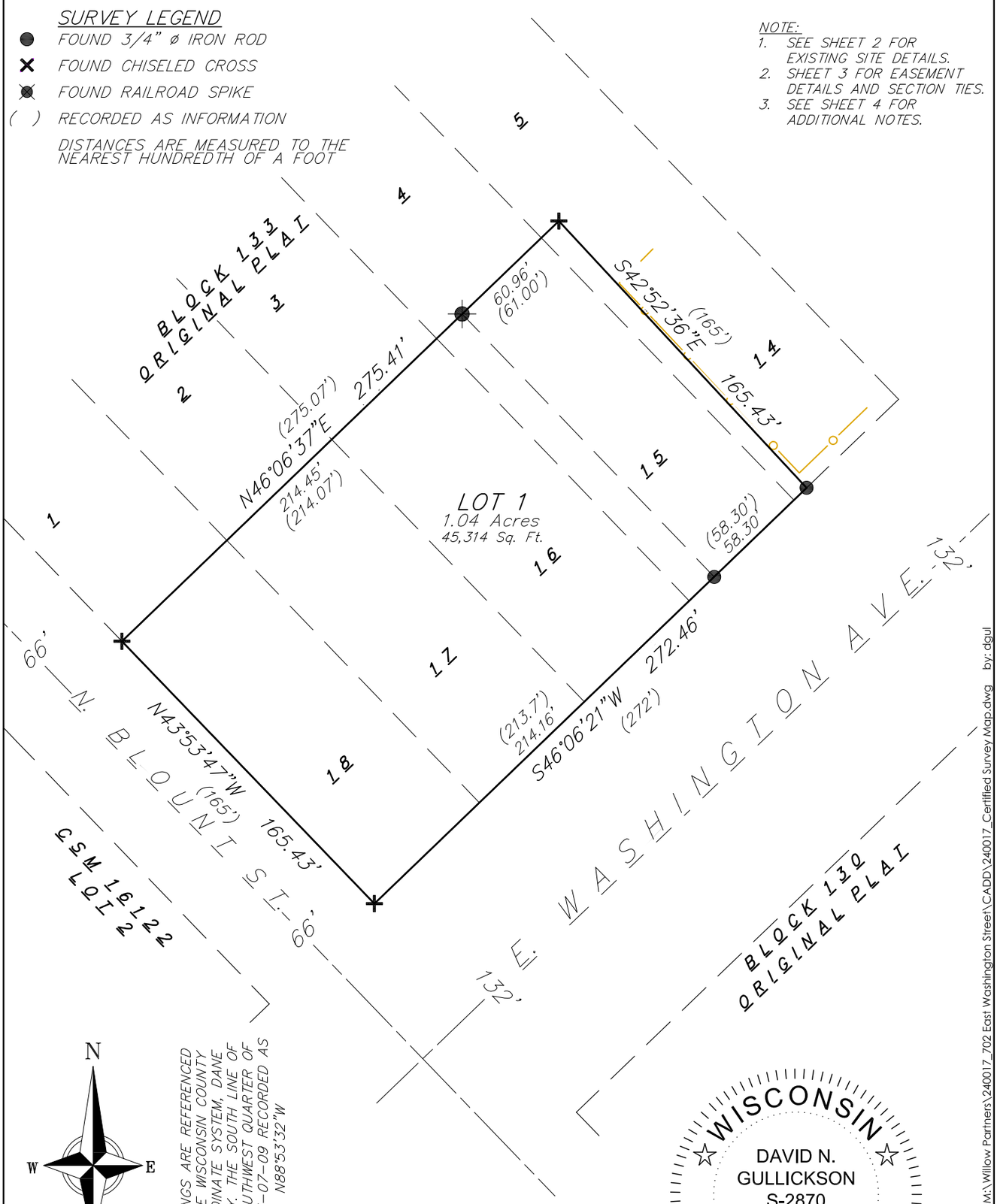
PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY LEGEND

- ● FOUND 3/4" ø IRON ROD
- ✕ FOUND CHISELED CROSS
- ⊗ FOUND RAILROAD SPIKE
- ( ) RECORDED AS INFORMATION

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE:
1. SEE SHEET 2 FOR EXISTING SITE DETAILS.
2. SHEET 3 FOR EASEMENT DETAILS AND SECTION TIES.
3. SEE SHEET 4 FOR ADDITIONAL NOTES.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 13-07-09 RECORDED AS N88°53'32"W

0 30 60 120

SCALE: 1" = 60'

WISCONSIN
DAVID N. GULLICKSON
S-2870
MADISON, WIS.
LAND SURVEYOR

02/14/2024

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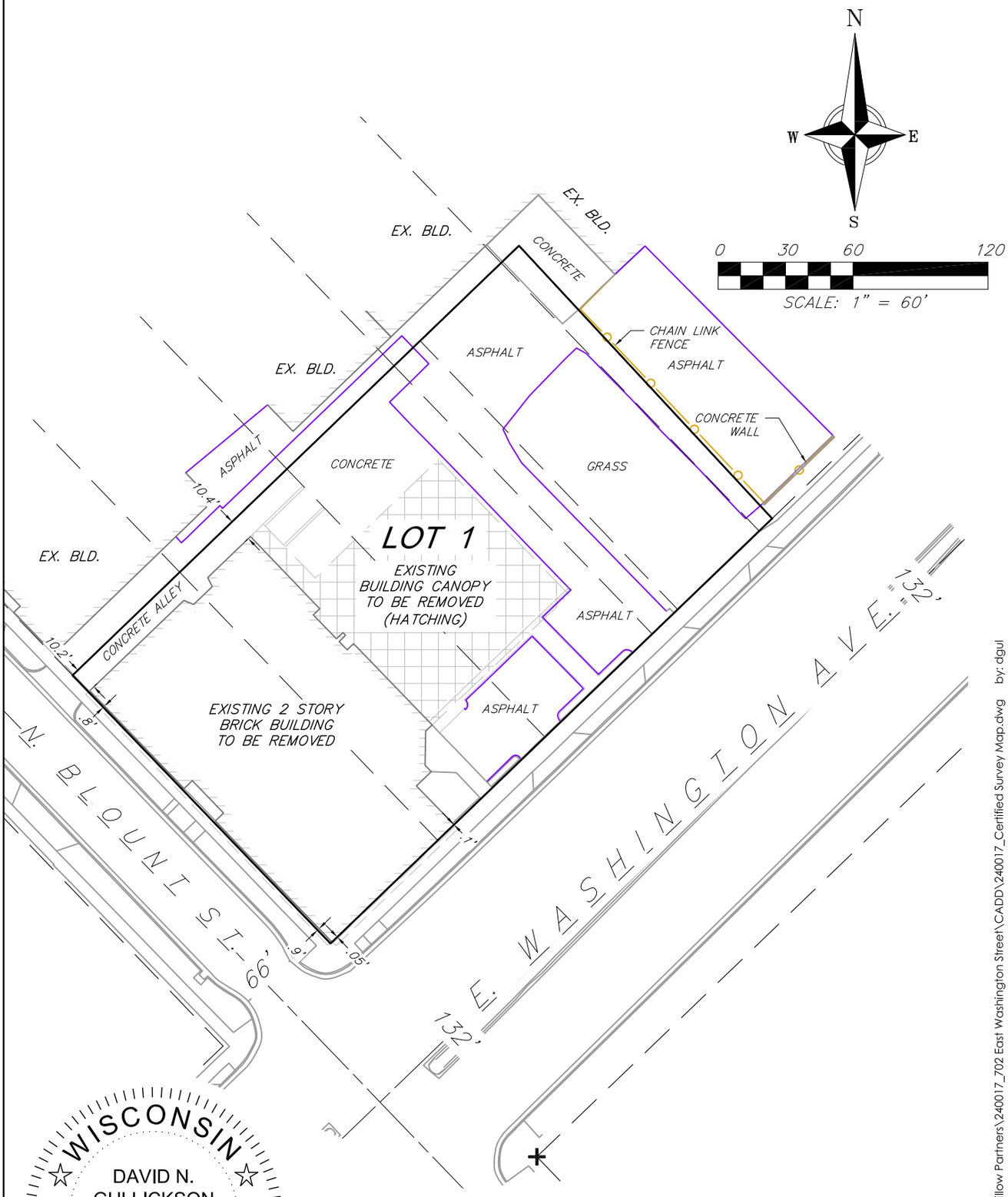
vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 2410017	SURVEYED FOR:	C.S.M. No._____
DATE: 02/14/2024	Willow Partners LLC.	Doc. No._____
REV:	725 East Johnson St.	Vol._____ Page_____
Drafted By: DGUL	Madison, WI 53703	SHEET 1 OF 6
Checked By: BROZ		

CERTIFIED SURVEY MAP No._____

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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EXISTING SITE DETAILS

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CERTIFIED SURVEY MAP No._____

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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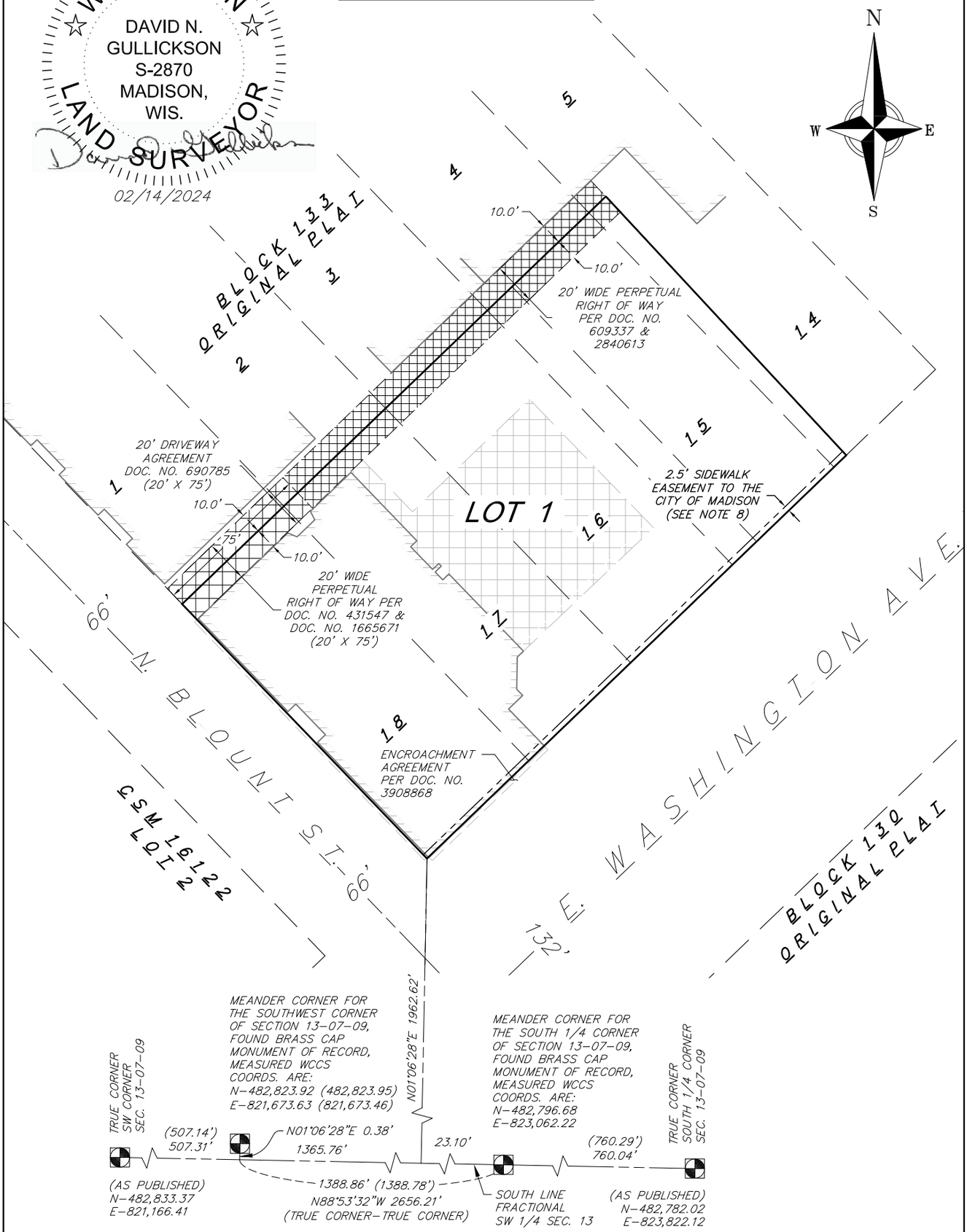
S-2870
MADISON, WIS.
LAND SURVEYOR
02/14/2024

EASEMENT DETAILS AND SECTION TIES

0 30 60 120
SCALE: 1" = 60'



vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 2410017 DATE: 02/14/2024 REV: Drafted By: DGUL Checked By: BROZ	SURVEYED FOR: Willow Partners LLC. 725 East Johnson St. Madison, WI 53703	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 3 OF 6

CERTIFIED SURVEY MAP No._____

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. The U.S. Public Land Survey monuments shown on this C.S.M. have been found and verified along with their corresponding witness ties. The monuments and witness ties check with Carl Sandsnes's monument record dated 07/20/2007, for the meander corner for the South Quarter Corner of Section 13 and Baiba Rozite's monument record dated 06/06/2018 for the meander corner for the Southwest Corner of Section 13. The date of field recovery for each corner was January 5, 2024.
2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
4. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
5. This CSM is subject to use restrictions as set forth in Document Numbers 609337, 1665671, 431547, and 690785.
6. Encroachment Agreement per Document Number 3908868 is to be released by a separate document.
7. The properties are located within Wellhead Protection District – Zone (WP–24). uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under M.G.O. Sections 13.22 and 28.102.
8. Public Sidewalk Easements:
   Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk 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 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.

9. Public Easement for Sloping and Grading:
   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 sloping and grading purposes. The City of Madison and its employees, agents and contractors 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 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 required final grade and surface condition including the repair or replacement of pavement 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 above–ground improvements (other than driveway access crossing) 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.

WISCONSIN
DAVID N. GULLICKSON
S-2870
MADISON, WIS.
LAND SURVEYOR

02/14/2024

14 Feb 2024 - 6:30p M:\Willow Partners\240017_702 East Washington Street\CADD\240017_Certified Survey Map.dwg by: dgul

vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 2410017 DATE: 02/14/2024 REV: Drafted By: DGUL Checked By: BROZ	SURVEYED FOR: Willow Partners LLC. 725 East Johnson St. Madison, WI 53703	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 6

CERTIFIED SURVEY MAP No._____

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

Part of Lot 14, all of Lots 15, 16, 17, and 18, Block 133, Original Plat of Madison located in the Northeast Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the true corner for the South quarter corner of said Section 13; thence N88°53'32"W, along the south line of the fractional SW 1/4 of said Section 13, a distance of 760.04 feet to the meander corner for said South quarter corner of Section 13; thence continuing N88°53'32"W, along said south line, 23.10 feet; thence N01°06'28"E, 1962.62 feet to the most southerly corner of said Lot 18, and the point of beginning;

thence N43°53'47"W, along the southwesterly line of said Lot 18 and the northeasterly right-of-way line of N. Blount Street, a distance of 165.43 feet to the most westerly corner of said Lot 18, also being the southerly corner of Lot 1, Block 133, Original Plat of Madison; thence N46°06'37"E, along said to the northwesterly line of said Lots 14, 15, 16, 17, and 18, 275.41 feet to a point on the northwesterly line of said Lot 14; thence S42°52'36"E, a distance of 165.43 feet to a point on the southeasterly line of said Lot 14 and the northwesterly right-of-way line of E. Washington Avenue; thence S46°06'21"W, along said northwesterly right-of-way line, 272.46 feet to the point of beginning.

Said description contains 45,314 square feet or 1.04 acres, more or less.

SURVEYOR'S CERTIFICATE

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Willow Partners LLC., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: February 14, 2024

Signed: _____
David N. Gullickson, P.L.S. S-2870

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

14 Feb 2024 - 6:38p M:\Willow Partners\240017_702 East Washington Street\CADD\240017_Certified Survey Map.dwg by: dgul

vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 2410017 DATE: 02/14/2024 REV: Drafted By: DGUL Checked By: BROZ	SURVEYED FOR: Willow Partners LLC. 725 East Johnson St. Madison, WI 53703	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 5 OF 6

CERTIFIED SURVEY MAP No._____

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

DCH Properties, LLC., as owner(s), hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated 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 _____, 2024.

DCH Properties, LLC., a Wisconsin limited liability company

By: _____

Name: _____

Title: _____

State of _____)
)ss.
County of _____)

Personally came before me this _____ day of _____, 2024, the above named _____, President of Willows Partners LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer of the corporation, by its authority.

_____ My Commission expires: _____
Notary Public, State of _____

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 _____, 2024, 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.

_____
Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Date: _____

By: _____
Matthew Wachter,
Secretary Plan Commission

WISCONSIN
DAVID N. GULLICKSON
S-2870
MADISON, WIS.
LAND SURVEYOR

02/14/2024

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vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 2410017 DATE: 02/14/2024 REV: Drafted By: DGUL Checked By: BROZ	SURVEYED FOR: Willow Partners LLC. 725 East Johnson St. Madison, WI 53703	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 6 OF 6

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, 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

May 7, 2024

David N. Gullickson
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
VIA EMAIL

RE: LNDCSM-2024-00015; Legistar ID 82750 – Certified Survey Map – 702-734 E Washington Avenue

David Gullickson,

Your one-lot certified survey of property located at 702-734 East Washington Avenue, Section 13, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Traditional Employment (TE) 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 261-9127 if you have questions regarding the following two (2) items:

1. Based on WDNR BRRTS record #03-13-001662 (ROWLEY SCHLIMGEN) the property contains residual soil and groundwater contamination. During excavation, follow all WDNR and DSPS regulations for proper handling and disposal of contaminated soils. Contact Brynn Bemis with questions (bbemis@cityofmadison.com or 608.695.1385).

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

3. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer

4. 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)

5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following one (1) item:

6. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E. Washington Avenue.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following three (3) items:

7. The 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 24028 when contacting Parks about this project.

8. 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.”

9. The Parks Division shall be required to sign off on this CSM.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

10. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-24). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following eleven (11) items:

11. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start permit

12. There is a proposed private storm sewer that drains the common driveway pavement area that is planned to straddle the northwest property line of this CSM. Provide an amendment/new reciprocal Common Driveway, drainage and storm sewer easement/agreement that addresses the construction, maintenance and replacement of the common improvements within the common driveway area for review and comment. Any document shall be recorded immediately after the CSM has been recorded and prior to final sign off of the proposed development site plan

13. Add text to the label for the Encroachment Agreement per Document No. 3908868 to see note6 6 on sheet 4. Coordinate the release with the Office of Real Estate Services Proj No. 7804.

14. Show on the adjoiner layers the lot line between Lots 5 and 14 going northeasterly from the northeast corner of this Certified Survey Map.

15. Remove the Public Easement for Sloping and Grading on sheet 4 as there is one is not being granted on this CSM.

16. The Title Report cite a lease to USPS and a mortgage. If this is the case at the time of final sign off, a consent of Lessee and Corporate Mortgagee certificate will be required. Also correct the Owner name in the Surveyor's Certificate.

17. 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)

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

19. Add recorded as bearings of N 45º00'00" E to the Northwest and Southeast lines and S 43º59'20" E, 165.48' to the Northeast line of this Certified Survey Map.

20. When mapping this CSM, it appears as though the width of N Blount Street is greater than 66 feet. If so provide the measured width of the right of way.

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

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

    b) Lot lines

    c) Lot numbers

    d) Lot/Plat dimensions

    e) Street names

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

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

Please contact Melissa Hermann of the Office of Real Estate Services at 264-9297 if you have any questions regarding the following six (6) items:

22. **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.

    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.

23. **MORTGAGEE/VENDOR CERTIFICATION**

    a. 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).

    b. 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.

24. **CERTIFICATE AND CONSENT REQUIREMENTS**

a. 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….

b. 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).

c. 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.

d. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

> Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number_____, File ID Number _____, adopted on the ____ day of _____, 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 _____, 2024
>
> _____
> Maribeth L. Witzel-Behl, City Clerk
> City of Madison, Dane County Wisconsin

e. City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(7)(d)3 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

f. Register of Deeds Certificate: Please include a space for the Register to hand write the recording info on the date of recording, to appear similar to the following:

> Office of the Register of Deeds
> Dane County, Wisconsin
> Received for recording on _____, 20___ at ____o'clock__M, and
> recorded in Volume ___of CSMs on page(s)_____, Document No._____.
>
> _____

Kristi Chlebowski, Register of Deeds

25. **REAL ESTATE TAXES**

As of May 7, 2024, the real estate taxes are due for the subject property are $35,324.78.

Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) 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

26. **TITLE REPORT UPDATE**

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Melissa Hermann (_mhermann@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (xx-xx-xx) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

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.

27. **ADDITIONAL REQUIREMENTS**

a. Depict, name, and identify by document number all existing easements cited in record title and the updated title report.

b. Include a complete and accurate legal description of the lands that are to be included in the proposed CSM. The legal description shall be reconciled with the legal description of said lands in record title.

c. Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. located within the CSM boundary.

d. Depict and dimension public easements for utilities and storm water drainage rights-of-way to be dedicated on the proposed CSM where necessary.

e. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

f. 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.

g. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 May 21, 2024 meeting. 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 McNabola

Lisa McNabola
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Belshaw, Water Utility
Kathleen Kane, Parks Division
Jeffrey Quamme, City Engineering Division–Mapping Section
Melissa Hermann, Office of Real Estate Services
Sean Malloy, Traffic Engineering

City of Madison

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

Master

File Number: 82751

File ID:	82751	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	04/02/2024
File Name:	CSM - 1219 Regent St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Cubetti Properties, LLC located at 1219 Regent Street (District 13).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	35.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, 1219 Regent St CSM.pdf, CSM Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2024	Maggie McClain	Approve	4/22/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction **Notes:** Common Council (5/21/24)						
1	COMMON COUNCIL	04/16/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	Action Text: This Resolution was Referred to a future Meeting to Adopt to the COMMON COUNCIL						
1	Department of Planning and Community and Economic Development	05/15/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

Text of Legislative File 82751

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 Cubetti Properties, LLC located at 1219 Regent Street (District 13).

Body
WHEREAS a Certified Survey Map of property owned by Cubetti Properties, LLC located at 1219 Regent Street , City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
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: Cubetti Properties LLC
Representative, if any: Patrick P. Patrello Jr, AIA
Street address: 3632 Gregory Street
City/State/Zip: Madison WI 53711
Telephone: 313.574.4600
Email: patrick@patrellodesignarchitecture.com

Firm Preparing Survey: Burse Surveying and Engineering Inc
Contact: Michelle Burse
Street address: 2801 International Ln, Suite 101
City/State/Zip: Madison/WI/53704
Telephone: 608-250-9263
Email: mburse@bse-inc.net

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: 1219 Regent St.

Tax Parcel Number(s): 070922402030

Zoning District(s) of Proposed Lots: TSS
School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____
Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		0.1615
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.1615

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:

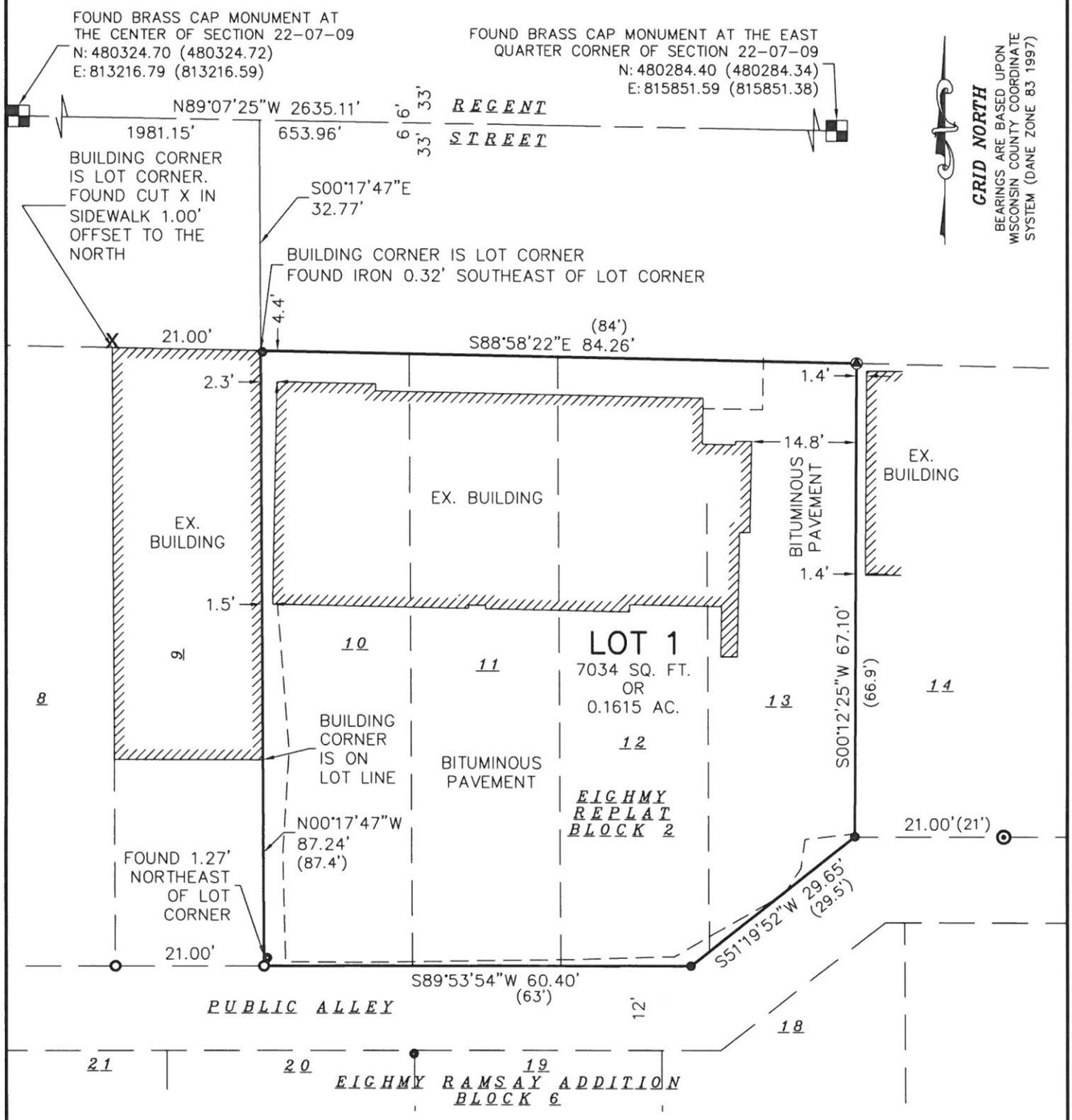
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Patrick P. Patrello Signature: _____

Date: 03/06/2024 Interest In Property On This Date: Owner

CERTIFIED SURVEY MAP No. _____

LOTS 10, 11, 12, & 13, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 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 :

PATRELLO DESIGN ARCHITECTURE

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/06/2024
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 06, 2024
Plot View: csm
\BSE2858\dwg\BSE2858 CSM v20.dwg

SEE SHEET 2 FOR LEGEND

CERTIFIED SURVEY MAP No. _____

LOTS 10, 11, 12, & 13, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

⊙	2" IRON PIPE FOUND
•	1/2" SOLID IRON ROD FOUND
X	FOUND CUT "X" IN CONCRETE
◉	SURVEY SPIKE FOUND
o	3/4" SOLID IRON ROD FOUND
( )	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, hereby certify that I have surveyed, divided, and mapped LOTS 10, 11, 12, & 13, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, under the direction of Cubetti Properties LLC., 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 6 day of MARCH, 2024

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 06, 2024
Plot View: csm
\BSE2858\dwg\BSE2858 CSM v20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 10, 11, 12, & 13, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Cubetti Properties 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 company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Cubetti Properties LLC. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ___ has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202_.

Cubetti Properties LLC

By: _____
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 202_, _____, managing member of the above named company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said company, by its authority.

Notary Public, Wisconsin_____

My commission expires _____

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/06/2024
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 06, 2024
Plot View: csm
\BSE2858\dwg\BSE2858 CSM v20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 10, 11, 12, & 13, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 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 ____, 202_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ___ day of _____, 202_.

_____
Maribeth Witzel-Behl, 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.

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/06/2024
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 06, 2024
Plot View: csm
\BSE2858\dwg\BSE2858 CSM v20.dwg

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20___ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____

_____
Register of Deeds

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, 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

May 9, 2024

Michelle Burse
Burse Surveying and Engineering, Inc.
2801 International Lane #101
Madison, WI 53704

RE: LNDCSM-2024-00016; Legistar ID 82751 – Certified Survey Map – 1219 Regent Street

Dear Michelle Burse:

Your one-lot certified survey of property located at 1219 Regent Street, Section 22, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TSS (Traditional Shopping Street district). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following two (2) 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)

Please contact Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have questions regarding the following seven (7) items:

3. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction or early start.

4. The southerly and southeasterly line (alley right of way) of the Certified Survey Map appears to be in need of revisions as to location. Contact Jeff Quamme (jrquamme@cityofmadison.com).

5. 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)

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

7. The legal description under the Surveyor's Certificate shall include a metes and bounds description. The original plat was not adequately tied to a quarter line requiring a metes and bounds description.

8. Correct the document number for Eighmy Replat. It should be 482181.

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

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

   b) Lot lines

   c) Lot numbers

   d) Lot/Plat dimensions

   e) Street names

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

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

Please contact Jeff Belshaw of the Water Utility at 261-9835 if you have any questions regarding the following one (1) item:

10. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-27). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266-6558 if you have any questions regarding the following seven (7) items:

11. 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).

12. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2), 236.34(1)(dm) and 236.29 by including the language …surveyed, divided, mapped and dedicated….

13. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest, 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).

14. 2023 real estate taxes are paid for the subject property.
    Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) 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.

15. There are no special assessments reported on the subject parcel. If special assessments are levied against the property during the review period prior to CSM approval sign-off they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

16. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (1/26/2024) 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.

17. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 May 21, 2024 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 will be returned to the applicant by the Planning Division for printing and 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. Signatures may electronically affixed or in ink depending at the applicant's request.

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) 261-9135 or by e-mail at cwells@cityofmadison.com.

Sincerely,

Chris Wells
Planner

cc: Tim Troester, City Engineering Division
Jeffrey Quamme, City Engineering Division–Mapping Section
Jeff Belshaw, Water Utility
Heidi Radlinger, Office of Real Estate Services

City of Madison

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

Master

File Number: 82988

File ID:	82988	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	04/11/2024
File Name:	CSM - 1233 Regent St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Wisconsin Housing Development Corp. located at 1233 Regent Street (District 13).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	36.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Conditional Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/11/2024	Maggie McClain	Approve	5/1/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/11/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction **Notes:** Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL meeting of 5/21/24. The motion passed by voice vote/other.						

1	Department of Planning and Community and Economic Development	05/15/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

Text of Legislative File 82988

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 Wisconsin Housing Development Corp. located at 1233 Regent Street (District 13).

Body
WHEREAS a Certified Survey Map of property owned by Wisconsin Housing Development Corp. located at 1233 Regent Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
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: Wisconsin Housing Preservation Corp. Representative, if any: Megan S. Walela
Street address: 150 East Gilman St., Suite 1500 City/State/Zip: Madison, WI 53703
Telephone: 608-620-9435 Email: mwalela@whpc.com

Firm Preparing Survey: Burse Surveying and Engineering Inc. Contact: Michelle L. Burse
Street address: 2801 International Ln, Suite 101 City/State/Zip: Madison, WI, 53704
Telephone: 608-250-9263 Email: mburse@bse-inc.net

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: 1233 Regent St.
Tax Parcel Number(s): 070922402056
Zoning District(s) of Proposed Lots: TSS School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		0.3408
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.3408

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: Megan S. Walela Signature: Megan S. Walela

Date: 6/15/23 Interest In Property On This Date: Offer to purchase

June 26, 2023

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent - Land Use Application

1233 Regent Street
KBA Project #2309

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:
Wisconsin Housing Preservation Corporation
150 E Gilman Street, Suite 1500
Madison, WI 53703
(608) 289-8054
Contact: Mike Slavish
Email: mslavish@WHPC.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste. 900
Middleton, WI 53562
(608) 836-3690
Contact: Matt Tills
Email: mtills@knothebruce.com

Civil Engineer:
Burse Surveying and Engineering, Inc.
2801 International Ln, Suite 101
Madison, WI 53704
(608) 250-9263
Contact: Peter Fortlage P.E.
Email: pfortlage@bse-inc.net

Landscape Design:
Paul Skidmore, Landscape Architect LLC
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032
Contact: Paul Skidmore
Email: paulskidmore@tds.net

Introduction:
This proposed multi-family development involves the development of 1233 Regent Street located at the corner of Regent and South Orchard Streets. Located within the Greenbush Neighborhood, the site is currently occupied by Jensen's Complete Auto Repair. This application requests removal of the existing building(s) for the development of a new 5-story multi-family building. The development will include 50 apartment units and underground parking. The site is currently zoned TSS and will remain TSS zoning for the proposed redevelopment and is in the TOD overlay district.

Demolition Standards
The existing building on site is a car repair shop. The building has served many people over its time but has become outdated and in need of major repairs and updates. We are proposing the existing building be demolished. The site is located on a prominent corner in the city that is currently underutilized and would be better utilized as a mixed-use, multi-family property. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. It is not economically feasible to move or reuse the existing structure.

Project Description:
The proposed project is a mixed-use development consisting of 50 apartment units, ground floor commercial space and 30 underground parking stalls for resident use. The building is 5 stories with rooftop patios on the fifth floor. The project will provide a mix of 25% market-rate apartments and 75% income-restricted/workforce/affordable housing.

The parcel area is 14,845 sf / .034 acres. Site setbacks include: 5' Front Yard Setback along Regent St, , 6' Side Yard Setbacks, and 6' Rear Yard Setback (corner lot). The project will provide a new 8' wide terrace and 5' wide sidewalk along Regent St in place of the existing solid concrete terrace/sidewalk. A similar size terrace will continue along Orchard St. As a result of the 8' terrace on Regent Street there is no opportunity for in-ground landscaping on the Regent St front yard. In lieu of front yard landscaping the project proposes a series of above-ground planters to accomplish landscape softening of the front façade. Site trees and ground plantings will be installed along the sides and rear lot lines in accordance with City Ordinance requirements. The columnar trees along the south façade will act as a visual screen to the residential neighbors across the public alley.

The proposed exterior materials are a combination of red brick and charcoal grey brick with dark grey cement-fiber paneling. The cement-fiber paneling will include architectural joints for accent and detail. Inset balconies will include horizontal cement-fiber siding in a light brown color. The colors were selected to compliment the traditional red brick facades along Regent St and the surrounding area. The building form is separated into three horizontal layers: First floor, 2-4 floors, and a fifth floor layer that is stepped- back from both Regent and Orchard streets by 15'. This step-back is in response to the Regent St South Campus Neighborhood Plan's recommendation for a 15' step-back on the top level.

Parking is provided at the basement and first floor levels within the building; parking is accessed from Orchard Street as well as the alley on the south side of the development. The site is in close proximity to public transit stops on Regent Street, allowing for easy access to many areas of the City.

City and Neighborhood Input:
The project team has met with City staff, neighborhood groups and the Alder on several occasions for this proposed development including a neighborhood meeting on April 13, 2023 held virtually with Alder Tag Evers in attendance, a preapplication meeting on April 18, 2023 held virtually with Kevin Firchow and Jacob Moskowitz in attendance and a meeting with the Development Assistance Team on May 4, 2023. This input has helped shape this proposed development.

Conditional Use Approvals:
The proposed development requires two conditional use approvals:

1. Conditional use for a multi-family building over 4 stories / 60' in height. While the proposed height of 5 stories exceeds both the City of Madison's Generalized Future Land Use Map (NMU- 4 Story) and the Regent Street South Campus Plan, there is strong Alder and Neighborhood support for the project as proposed. The proposed height aligns with the

Transit Oriented Development Overlay District's intent to provide greater density (increased allowable building height) for housing in this region.

2. Conditional approval for including less than 50% non-residential ground floor frontage facing the primary street. The proposed project includes approximately 33% non-residential ground floor frontage along Regent St.

Site Development Data:

Densities:	
Lot Area	14,845 S.F. / 0.34 acres
Dwelling Units	50 D.U.
Lot Area / D.U.	297 S.F./D.U.
Density	147 units/acre
Lot Coverage	5,543 S.F. / 37 % (includes green roof reduction)
Usable Open Space	N/A due to T.O.D. overlay district
Building Height:	5 Stories / 60' – 8"
Commercial Area:	1,497 S.F.

Dwelling Unit Mix:

Studio	18
One Bedroom	20
Two Bedroom	12
Total	50 D.U.

Vehicle Parking:	
Underground	30
Surface parking lot	0
Total	30 vehicle stalls
Vehicle charging stalls (installed):	1 (2%)
Vehicle charging stalls- ready	3 (10%)

Bicycle Parking:

Garage Wall-Mount	15
Garage Floor-Mount	35
Commercial Surface	5
Guest Surface	5
Total	60 bike stalls

Project Schedule:
It is anticipated that construction will start in Spring 2024 and be completed in Summer 2025

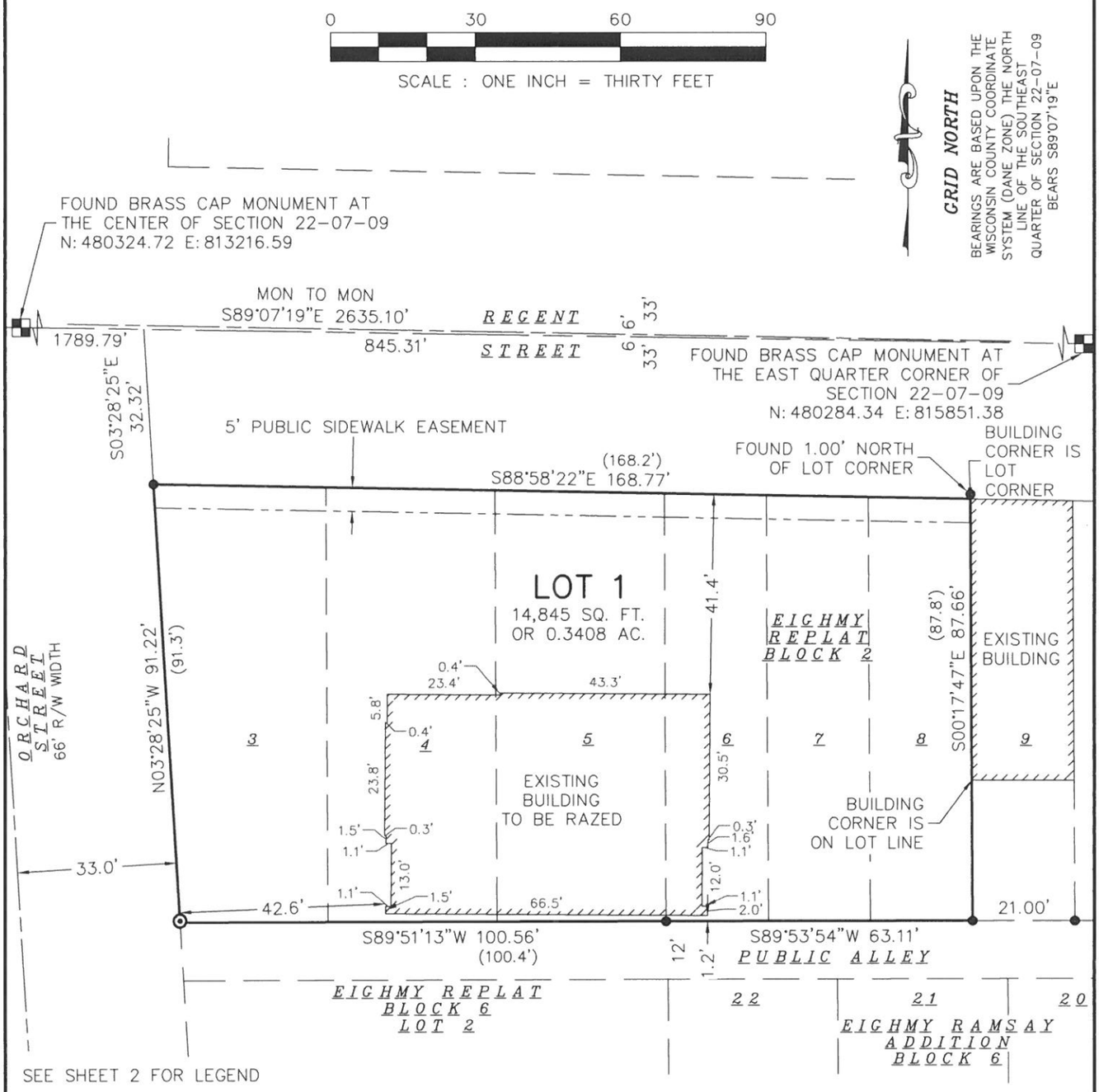
Thank you for your time and consideration of our proposal.

Sincerely

Matthew Tills, AIA

CERTIFIED SURVEY MAP No. _____

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SEE SHEET 2 FOR LEGEND

SURVEYED FOR :
WISCONSIN HOUSING PRESERVATION CORP.

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

WISCONSIN
MICHELLE BURSE
S-2020
Sun Prairie
WI
06/26/2023
LAND SURVEYOR

Michelle Burse

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: June 26, 2023
Plot View: CSM
\BSE2749\dwg\Survey\BSE2749CSMv2018.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

•	3/4" SOLID IRON ROD FOUND
⊙	1" IRON PIPE FOUND
( )	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, hereby certify that I have surveyed, divided, and mapped LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, under the direction of Wisconsin Housing Preservation Corp., 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 26 day of JUNE, 2023.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: June 26, 2023
Plot View: CSM
\BSE2749\dwg\Survey\BSE2749CSMv2018.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 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 ____, 202_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ___ day of _____, 202_.

_____
Maribeth Witzel-Behl, 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.

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
06/26/2023
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: June 26, 2023
Plot View: CSM
\BSE2749\dwg\Survey\BSE2749CSMv2018.dwg

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20___ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____

_____
Register of Deeds

CERTIFIED SURVEY MAP No. _____

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Wisconsin Housing Preservation Corp., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Wisconsin Housing Preservation Corp. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ___ has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202_.

Wisconsin Housing Preservation Corp.

By: _____
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 202_, _____, managing member of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin_____

My commission expires _____

SURVEYED BY :

Burse
surveying & engineering Inc.
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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
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www.bursesurveyengr.com

WISCONSIN
MICHELLE BURSE
S-2020
Sun Prairie
WI
06/26/2023
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: June 26, 2023
Plot View: CSM
\BSE2749\dwg\Survey\BSE2749CSMv2018.dwg

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, 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

May 6, 2024

Michelle Burse
Burse Surveying and Engineering, Inc.
2801 International Lane #101
Madison, WI 53704

RE: LNDCSM-2024-00017; Legistar ID 82988 – Certified Survey Map – 1233 Regent Street

Dear Michelle Burse:

Your one-lot certified survey of property located at 1233 Regent Street, Section 22, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TSS (Traditional Shopping Street district). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following three (3) items:

1. Per the WDNR closure letter, this property was closed with residual soil and groundwater contamination (BRRTS #03-13-000602 JENSENS AUTO). Provide proof of coordination with the WDNR to address residual soil and groundwater contamination and to ensure the safety of the proposed development. Submit proof of coordination to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com).

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

3. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Julius Smith of the City Engineering Division–Mapping Section at 264-9276 if you have questions regarding the following twelve (12) items:

4. Grant a Public Sidewalk Easement to the City along the Regent Street frontage on the face of this Certified Survey Map. The width of this easement shall be approved by City Engineering and Traffic Engineering. Contact Jule Smith (Jsmith4@cityofmadison.com) for the final language to be included with this easement on the face of the map.

5. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

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.

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

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 both the header caption and the legal description Document No to read 482181 for the Eighmy Replat

11. Show the recorded as (63) feet along the South line segment of lots 6-8

12. Per AE 7.05(11) List the Datum and Adjustment use for the county coordinates measured. For example NAD 83, (91) (97) (2007) or (2011)

13. Add dedicated back into the owners certificate. There is an easement being granted to the City on this CSM for Public Sidewalk for which no consideration is being exchanged.

14. Review comments from 1219 Regent Street CSM approval. Make adjustments as necessary to the Southeast corner for proper alley location.

15. 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 Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following one (1) item:

16. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Regent Street.

Please contact Jeff Belshaw of the Water Utility at 261-9835 if you have any questions regarding the following one (1) item:

17. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-27). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please contact Andy Miller of the Office of Real Estate Services at 261-9983 if you have any questions regarding the following nine (9) items:

18. 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. 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.

19. 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). If a mortgage or other

financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

20. 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….

21. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest, 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. Stats. Sec. 236.34 and Sec. 236.21(2)(a).

22. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

23. Comment from 12067: "The lands within the CSM boundary are located within TID 58, a Tax Incremental Financing District. Discussions with Joe Gromacki, the City of Madison's tax increment financing coordinator, may be necessary before recording the CSM if a TIF application is required. Mr. Gromacki can be reached at 608-267-8724 or jgromacki@cityofmadison.com. Please inform Andy Miller in the City's Office of Real Estate Services (acmiller@cityofmadison.com) if a TIF Loan has been authorized for the project."

24. As of May 1, 2024, real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) 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. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.

25. As of May 1, 2024, 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(5)(g)1.

26. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Andy Miller in the ORES (acmiller@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the initial title report, dated May 30, 2023, 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.

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 May 21, 2024 meeting.

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

As soon as the comments and conditions have been satisfied, the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 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 243-0455.

Sincerely,

Colin Punt
Planner

cc: Tim Troester, City Engineering Division
Julius Smith, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Jeff Belshaw, Water Utility
Andy Miller, Office of Real Estate Services

City of Madison

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

Master

File Number: 82711

File ID:	82711	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	03/28/2024
File Name:	Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into			**Final Action:**	

Title: Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into a contract with the State of Wisconsin to accept the grant award; and amending the 2024 Adopted Capital Budget of the Economic Development Division and the Parks Division. (District 6)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	37.
Sponsors:	Marsha A. Rummel, Satya V. Rhodes-Conway, Regina M. Vidaver And Yannette Figueroa Cole	**Effective Date:**	
Attachments:	Registrants Report -- 050624.pdf, 050724_CC_public_comments.pdf, File 82711 Reg Report.pdf, Breese Public Submittal.pdf, DOA Local Projects Grant Application.pdf, 240513_BREESESTEVENS_LETTER_FINANCECOMMITTEE.pdf, Debt_spending for Breese Stevens.pdf, FW_ Please Vote No on $4 million + Debt (#79).pdf, 051324_FinanceCmteRegistrantReport.pdf	**Enactment Number:**	
Author:	CJ Ryan	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/1/2024	David Schmiedicke	Approve	4/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	03/28/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/6/24), Common Council (5/7/24)					
1	COMMON COUNCIL	04/16/2024	Referred	FINANCE COMMITTEE		05/13/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
1	FINANCE COMMITTEE	05/06/2024	Refer	FINANCE COMMITTEE	05/13/2024	05/13/2024	Pass
	Action Text:	A motion was made by Vidaver, seconded by Verveer, to Refer to the FINANCE COMMITTEE and should be returned by 5/13/2024. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Parks Commissioners (5/8/24) requested from Parks Division staff.					
1	COMMON COUNCIL	05/07/2024	Re-refer	BOARD OF PARK COMMISSIONERS		05/08/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Re-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	05/07/2024	Referred	FINANCE COMMITTEE		05/13/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
1	BOARD OF PARK COMMISSIONERS	05/08/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	Assistant Superintendent CJ Ryan provided an overview of the grant. Registered speaker Alex Salutos spoke in opposition. Registered speaker Nicholas Davies spoke in opposition. Registered speaker Conor Caloia of Big Top Events was available to answer questions. Motion made by Figueroa Cole, seconded by Miller Fienen, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 82711

Fiscal Note

The proposed resolution authorizes the Parks Division to apply for and accept if awarded, grant funding from the State of Wisconsin Grants for Local Projects Program. The grant will fund a portion of the costs of improvements at Breese Stevens Field. The City must demonstrate that it has $4,000,000 in match funding for this project. The Parks Division's 2024 Adopted Capital Budget authorizes $200,000 for Breese Stevens Improvements within the Park Facility Improvements Major. If the grant is awarded, the Parks Division 2024 Adopted Capital Budget will be amended to reflect a total project cost of up to $8,000,000 and appropriate the grant funding of up to $4,000,000. The Economic Development Division's 2024 Adopted Capital Budget will be amended to add $2,000,000 in new City-issued General Obligation borrowing

authorization to the Breese Stevens Field Improvements to support overall project costs. The resolution also directs City staff to pursue an amendment to the TID #36 Project Plan from the TIF Joint Review Board to utilize up to $2,000,000 in TID #36 funding in lieu of GO borrowing. If the Project Plan amendment is approved, TIF funding would replace GO Borrowing. The resolution also amends the 2024 Adopted Capital Budget of the Parks Division to appropriate $1,800,000 in Park Impact Fees ($1,300,000 from City-Wide and $500,000 from North District) to the Breese Stevens Field Improvements Project Munis #15039, within Park Facility Improvements Program MUNIS Major #17443.

Title

Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into a contract with the State of Wisconsin to accept the grant award; and amending the 2024 Adopted Capital Budget of the Economic Development Division and the Parks Division. (District 6)

Body

WHEREAS, the State of Wisconsin Department of Administration has established the Grants for Local Projects program, an initiative dedicated to supporting non-state organizations in their pursuit of construction projects with a statewide public purpose; and,

WHEREAS, Breese Stevens Field offers professional sports, outdoor concerts, and other activities that attract visitors to downtown Madison and the historic facility; and,

WHEREAS, improvements at Breese Stevens Field are necessary to maintain the same level of athletic activities, entertainment events, and other leisure and recreational festivities; and,

WHEREAS, improvements at Breese Stevens Field will position the facility to attract new sports teams and increase the flexibility of the uses of the space; and,

WHEREAS, the improvements include replacing the synthetic athletic field turf, which is at the end of its useful life, expanding the number of seats, improving the locker facilities, and contributing to the historic preservation of the building; and,

WHEREAS, the City's request of $4,000,000 in Grants for Local Projects program funding requires a match of $4,000,000; and,

NOW, THEREFORE, BE IT RESOLVED that the Parks Division is authorized to apply for a Grants for Local Projects program grant to fund a portion of the costs of Breese Stevens Field Improvements project and take the following actions related to the Grant:

BE IT FURTHER RESOLVED that, if awarded the grant, the Mayor and City Clerk are authorized to sign a grant agreement with the State of Wisconsin Department of Administration for the Grants for Local Projects grant, in a format approved by the City Attorney, and any other documents necessary to comply with the grant requirements and to secure the grant funding; and,

BE IT FURTHER RESOLVED that, that if awarded the grant, the 2024 Adopted Capital Budget for Parks Division will be amended to appropriate the grant revenue of up to $4,000,000 and expenditures in the amount of the grant funds awarded with total project budget amended to up to $8,000,000; and,

BE IT FURTHER RESOLVED that the Economic Development Division's 2024 Adopted Capital Budget is amended to appropriate an additional $2,000,000 of GO Borrowing to the Breese Stevens Field Improvements project.

BE IT FURTHER RESOLVED that City staff is directed to seek an amendment to the TID #36 Project Plan from the TIF Joint Review Board to utilize TID #36 funding in lieu of GO Borrowing, and if approved, to replace up to $2,000,000 of GO Borrowing with TID #36 funding.

BE IT FURTHER RESOLVED that the Parks Division 2024 Adopted Capital Budget is amended to appropriate $1,800,000 in Park Impact Fees to the Breese Stevens Field Improvement project within Park Land Improvements MUNIS Major 17443.

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to execute the above documents and any other documents related to this transaction in a form to be approved by the City Attorney.

Public Comment Registrants Report

[REVISED] 03-18-19 - Finance Committee

Registrant - Item	Activity	Position	Representing Themselves		Paid	
			Yes	Guest	Yes	No
Agenda Item 1. Approval of the minutes from the Finance Committee meeting of February 19, 2019.						
Agenda Item 2. Consideration and possible action on a request from Lake Havasu City for approval of the Fiscal Year 2019 Community Development Block Grant (CDBG) Public Service Grant Program Recommendations in the amount of $15,000 for the following organizations: Boys and Girls Club of Lake Havasu, Community Kitchen, Havasu Cancer Care, Havasu Regional Food Bank, Lake Havasu Interfaith Food Pantry, Lake Havasu Interfaith Food Pantry - Senior Nutrition, Mohave County Adult Protective Services, Mohave County Senior Nutrition, Western Arizona Regional Commission - Senior Nutrition.						
03-18-19	**Kim Balsamo** Citizen Representing Himself	Against	Yes			
03-18-19	**Jeffrey Lewis** Citizen Representing Himself	Against	Yes			
	Registrants: 2 Against: 2 Neutral: 0					
Agenda Item 3. Consideration and possible action on a request for approval of the Fiscal Year 2019 Community Development Block Grant (CDBG) Public Facility Grant Program Recommendations in the amount of $15,000 for the following organizations: Boys and Girls Club of Lake Havasu, Community Kitchen, Havasu Cancer Care, Havasu Regional Food Bank, Lake Havasu Interfaith Food Pantry, Lake Havasu Interfaith Food Pantry - Senior Nutrition, Mohave County Adult Protective Services, Mohave County Senior Nutrition, Western Arizona Regional Commission - Senior Nutrition.						
03-18-19	**Kim Balsamo** Citizen Representing Himself	Against	Yes			
03-18-19	**Jeffrey Lewis** Citizen Representing Himself	Against	Yes			
	Registrants: 2 Against: 2 Neutral: 0					
Total Registrants: 4						
Against Items: 4						
03-18-19	**Kim Balsamo** Citizen Representing Himself	Against	Yes	Yes, in Person	No	Yes
03-18-19	**Jeffrey Lewis** Citizen Representing Himself	Against	Yes			
	Registrants: 2 Against: 2 Neutral: 0					
Total Registrants: 4						
Against Items: 4						

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From: Bonnie Roe
To: All Alders; Tishler, Bill; Mayor
Subject: Please Vote No on $4 million + Debt (#79)
Date: Tuesday, May 7, 2024 5:56:35 PM

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

Dear Alders,

I'm having a hard time understanding how you are even entertaining the thought of spending $4 million in local TIF and GO Borrowing on improvements on Breese Stevens Field. What are the estimated costs to finance that debt? How much in interest? What will the total cost be? What improvements are being made? Who will benefit? What was the process used for determining this grant?

Why do you expect city taxpayers to pay a matching $4 million on a state grant when Big Top Sports, a for-profit business, will be the primary beneficiary of the improvements?

Please vote no or refer this decision to a later meeting so that questions involving transparency can be answered, the tax-paying public can understand what is at play here, and the Council can make an informed decision.

Thank you,

Bonnie Roe
District 11

From:	Alex Saloutos
To:	All Alders
Subject:	Agenda item number 79, Legistar ID No. 82711, $8 million investment in Breese Stevens Field
Date:	Tuesday, May 7, 2024 5:18:10 PM
Attachments:	240508_BREESESTEVENS_LETTER_COMMONCOUNCIL.pdf

> Some people who received this message don't often get email from asaloutos@tds.net. Learn why this is important

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Please see attached letter regarding item number 79 on your agenda tonight, Legistar ID No. 82711, an $8 million investment in Breese Stevens Field. I hope you have a chance to read this before deliberating on this matter. Given the dearth of information on this proposal, and the structural deficits we face, it should be referred. Thank you for your time and consideration.

--

Alex Saloutos

BHHS True Realty

Cell: (608) 345-9009

Email: asaloutos@tds.net

Alex Saloutos

3318 Hammersley Avenue
Madison, WI 53705
Phone: 608/345-9009
E-mail: asaloutos@tds.net

May 7, 2024

Email: allalders@cityofmadison.com

Common Council
City of Madison

Re.: **$4 million State of Wisconsin grants for Breese Stevens Field improvement project, and $4 million in matching city funds, including $2 million, not including interest, in GO borrowing**, **Legistar ID No. 82711**

Dear Alders:

Regarding item number 79 on your agenda tonight, if the city can secure a $4 million grant from the state, it is a good thing on its face. However, from what I can see, this proposal has issues on multiple levels, including the absence of information necessary for the public and common council to make an informed decision.

1. What will the $8 million (plus interest on any borrowing) be used for? We only know it is for, "improvements at Breese Stevens Field." The dearth of information on an $8 million project is surprising, and fiscally irresponsible.

2. What else can the city use the state grant for?

3. If the state grant can be used for other city projects, what other uses were considered and why are the improvements to Breese Stevens Field the best use of this grant?

4. What was the process for determining the use of this grant?

5. What are the proposed terms, and the estimated total amount of interest taxpayers will pay on the $2 million in general obligation (GO) borrowing? Borrowing isn't free, and I expect the amount of interest on the borrowing will be substantial. Considering the city projects a $27 million structural deficit in the 2025, and it will more than double to $60 million in 2029, it is also surprising and fiscally irresponsible that the council would consider a proposal of this magnitude without taxpayers or the council knowing what the total cost might be.

   It should be city policy that any proposal for GO borrowing includes the information on the proposed terms and an estimate of the interest that taxpayers will pay. While the final terms and the actual costs of the interest are not determined until a bond package is finalized, a good faith estimate can and should be included in any proposal for GO borrowing.

6. The proposal directs city staff to seek an amendment to the TID #36 Project Plan from the TIF Joint Review Board to utilize TID #36 funding in lieu of GO borrowing. Given the housing crisis we face, the needs for affordable housing, and other pressing needs we have, why is the Breese Stevens Field Improvements project the best use of TID #36 funding?

7. Why should city taxpayers be responsible for matching the $4 million dollar state grant when Big Top Sports, a for profit business, will be the primary beneficiary of the improvements? This is a very successful business that sells luxury boxes for soccer games and $400 concert tickets, does not pay a penny in property taxes or a payment in lieu of taxes (PILOT) for their use of this property, and, after the city's capital contributions, is generously subsidized by taxpayers.

8. How do taxpayers or the council know we are being fairly compensated for Big Top's use of Breese Stevens Field? Taxpayers are expected to invest $8 million in Breese Stevens Field, not including interest on the borrowing, but there is nothing in the record on what the use of this city property is worth to Big Top Sports. Based on what I know about Big Top's operations, taxpayers would be shocked to learn how much money Big Top and Frank Productions make from their use of Breese Stevens Field, and how much they're subsidized by the city.

The City of Madison urgently needs a policy on the use of city property by for profit enterprises.

The City of Madison needs a policy on the use of city property by for profit enterprises that is open, transparent, equitable, and fairly compensates the city for the value of the use. The Parks Department's policy on the use of Breese Stevens Field is contrary to their policy on the operation of our municipal golf courses, which must be self-sufficient, and generate revenue for the city's general fund; which will be about 5% of their revenues in 2024. How much revenue would be generated if a similar policy applied to Breese Steven Field and Warner Park? Last year, Live Nation, the parent of Frank Productions, who is the exclusive concert promoter at Breese Stevens Field, had operating income of $1.07 billion, a 46% increase over 2022. After capital contributions are considered, it appears that the use of Breese Stevens Field by Big Top and Frank Production is subsidized by taxpayers.

In addition, earlier this year you approved the use of Warner Park at no charge by Big Top for seven concerts per year, with a capacity of up to 15,000, through 2035, a total of 84 concerts. Do you know what concert promoters typically pay for just one concert at a similar venue? Finally, as a homeowner I pay hefty property taxes year in and year out without receiving any income from my use of the property. However, if I supplement my income renting a room on Airbnb to help pay my property taxes, I must pay the city a room tax that is 10% of revenues! The contradiction between the use of city property by highly profitable for profit enterprises, and ordinary taxpayers is grossly unfair.

As I hope you can see, this proposal raises a number of important questions. In the interest of transparency and making an informed decision, the public and the council must have this information well before a public hearing on this proposal and the council deliberates on it. As such, I respectfully ask that you refer this matter to a future meeting until after the public has this information and is able to review it.

Sincerely,

Alex Saloutos

Public Comment Registrants Report

05/07/2024 06:30 PM - Common Council				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 79 Authorizing the Parks Division to submit, and if awarded, to accept a grant of $4,000,000 from the State of Wisconsin Grants for Local Projects Program for the Breese Stevens Field Improvement Project and authorizing the Mayor and City Clerk to enter into a contract with the State of Wisconsin to accept the grant award; and amending the 2024 Adopted Capital Budget of the Economic Development Division and the Parks Division. (District 6)								
79 05/07/24 04:17 PM	**Alex Saloutos** District: 5 3818 Hammersley Avenue Madison, WI 53705	Oppose	Yes	No				
79 05/07/24 06:09 PM	**Bonnie Roe** District: 11 4410 Somerset Lane Madison, WI 53711	Oppose	Yes	No				
		Support: 0 **Opposed**: 2 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 2						

From: taylor warsek <taylor.warsek@gmail.com>
Sent: Thursday, May 9, 2024 8:32 AM
To: Park Commission <pacommission@cityofmadison.com>
Subject: Meeting : For Profit companies using Breeze Stevens Field

[You don't often get email from taylor.warsek@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Taking out any type of additional loans for Breese Stephens Field to make improvements ifs just plain ludicrous !!! Do you not understand that the city is facing a $27 million dollar shortfall in its budget for next year? Concert promoters should be paying market rates to rent that venue, along with any other city owned property like Warner park, which is being given away to them . What kind of under the table shenanigans are going on?

Linda Warsek
1118 risse rd
madison

Non State Grant Application

1/31/2024 4:59:46 PM

Introduction

Non-State Grant Program Overview:

Welcome to the Grants for Local Projects program, a transformative initiative dedicated to supporting non-state organizations in their pursuit of construction projects with a statewide public purpose. We are excited to collaborate with you to create a positive impact in communities across Wisconsin.

Program Details:

The program was established by 2023 Wisconsin Act 19, which provides:

Purpose: The program offers funding to non-state organizations for construction projects that benefit the broader public.

Match Requirement: To be eligible for a grant, non-state organizations must secure funding from non-state revenue sources covering at least half of the total project cost.

Accountability: If a grant-funded project deviates from its public purpose, the state will retain ownership interest in the space equivalent to the grant amount.

Logistics: The Department of Administration will review and approve construction project plans before a grant is awarded by the Building Commission. Upon award and a fully executed grant agreement, the Department of Administration will disburse the grant funds as a proportional share of actual costs (i.e., reimbursements) for design and construction expenses.

Requirements and Next Steps:

To be considered for a grant, applicants must meet the following conditions when submitting their applications:

1. Proof of Not-For-Profit Status Documentation.
2. Proof of grantee match of at least 50 percent of the total project cost.
3. Proof of Plans and Specifications by an Architecture/Engineering Firm of Record.

Once an application is submitted, it will proceed to an initial pass/fail review stage based on the above conditions.

Well-qualified grants will address the following in their applications:

Public Purpose - Your organization's mission and goals should resonate with the broader public purpose of our grant program. We encourage you to articulate how your project aligns with the public purpose categories.

Project Need - Clearly illustrate the specific and significant need your project addresses within your community. Providing relevant data and real-life examples can strengthen your case.

Impact - Describe how your project will create a meaningful impact on the lives of the people it serves. Explain the positive changes your project aims to achieve and the long-term benefits it will bring to the community.

Viability - Outline your plans for sustaining the project beyond the grant period. Detail your strategies for financial sustainability, community engagement, and ongoing management to ensure the project's long-term success.

Capacity - Showcase your organization's capability to successfully execute the proposed project. Highlight your team's expertise, facilities, and past experiences that demonstrate your ability to carry out the initiative effectively.

Local Support - Demonstrate the backing and endorsement your project has garnered from the local community. Share evidence of community involvement, and support from local government and leaders, businesses, or community organizations, indicating that your project is welcomed and embraced by the community.

Applications with supporting documentation are due January 31st, 2024.

Public Purpose Categories and Definitions:

As mentioned, this program offers funding opportunities to non-state organizations for construction projects that benefit the broader public. To assist you in the application process, we have provided categories and their corresponding definitions as a reference. When completing your application, you will be required to choose at least one category from the list below, and it is perfectly acceptable to select multiple categories to accurately represent your project.

Category	Definition
Cultural	Grants supporting initiatives that enhance the arts, history, and humanities in Wisconsin. These may encompass projects aimed at constructing or revitalizing museums, theaters, libraries, and various cultural establishments.
Economic Development and Tourism	These grants are intended for projects that stimulate job growth and economic prosperity in Wisconsin. This encompasses initiatives to attract new businesses, expand existing ones, invest in tourism-related endeavors, or provide workforce training and education.
Education	These grants support projects and initiatives that enhance educational opportunities and access for Wisconsin residents. This includes programs aimed at improving early childhood education, K-12 education, college and career

	training, and various educational resources. The objective is to foster educational growth, support skill development, and empower individuals to pursue academic and career achievements, ultimately contributing to the well-being of the community and the state.
Health Care - Education	These grants support projects that aim to enhance healthcare education and training in Wisconsin. This category includes initiatives that improve facilities, resources, and training programs for healthcare professionals. The goal is to ensure a well-prepared healthcare workforce, facilitate technological advancements, and promote access to quality healthcare education and services, with a focus on meeting the needs of underserved populations within the state.
Health Care - Mental Health	These grants support projects that aim to enhance access to mental health services for Wisconsin residents. This includes initiatives to offer timely inpatient mental health treatment and provide other essential behavioral health services. The goal is to ensure broader access to mental health care, facilitate the effective allocation of public resources for mental health services, and address the statewide responsibility of enhancing mental health treatment and care. Expanding services may also extend to previously underserved counties to meet the mental health needs of a wider population.
Health Care - Research	These grants are designated for research projects aimed at enhancing the health and well-being of Wisconsin residents. This encompasses research in areas such as cancer, heart disease, Alzheimer's disease, and other chronic illnesses. The objective is to support scientific investigations that contribute to improved healthcare outcomes and the development of innovative solutions to address pressing health concerns within the state.
Health Care - Underserved	These grants support programs that aim to enhance access to healthcare services for underserved populations in Wisconsin. This includes initiatives focused on addressing the healthcare needs of low-income individuals, people with disabilities, and residents in rural areas. The goal is to promote equity in healthcare access and ensure that vulnerable and marginalized communities receive the necessary medical care and support to improve their health and well-being.
Public Safety	These grants support projects and initiatives that enhance public safety in Wisconsin. This category includes programs aimed at preventing and investigating crime, as well as initiatives focused on improving emergency response and forensic services. The goal is to contribute to safer communities, expedite investigations, and decrease the resources required for public safety efforts. Additionally, these grants may support the establishment of regional training centers to provide hands-on experience for individuals pursuing careers in public safety and forensic sciences. Ultimately, the objective is to enhance the overall effectiveness and responsiveness of public safety services in the state.
Other	Grants for projects that do not fit into any of the other categories. This category may be used for projects that are innovative or cross-cutting, or that address

	emerging needs.

We look forward to receiving your applications and partnering with you to make a positive impact on Wisconsin communities.

Non-State Grant Application

If you have a question about the application, please contact the DOA Non State Grant program. If you are experiencing any technical issues, please scroll to the bottom of the page and select "Go to web support."

Organization Information

Organization Name: City of Madison

Contact Name: CJ Ryan

Contact E-Mail: cryan@cityofmadison.com

Contact Phone Number: (608) 266-4714

Is The Organization a Not-For-Profit: Yes

Not-For-Profit Documentation: City of Madison W-9.pdf

Project Information

Project Name: Breese Stevens Field Improvements

Project Location

Address Line 1: 917 E Mifflin Street

Address Line 2:

City: Madison

State: Wisconsin

Zip: 53703

Project Description: The Breese Stevens Field Improvement project will restore and expand the uses for the historic Breese Stevens Field in Madison, Wisconsin. Breese Stevens Field was designated as a City of Madison Landmark on October 16, 1995, and is listed on the State and the National Registers of Historic Places. Owned by the City of Madison and managed under a use agreement with Big Top Events, LLC ("Big Top"), it is currently used as an athletic and events facility. The stadium is home to Forward Madison FC, a professional soccer team in the third division of the USL League One. It is also used for soccer and sporting events by Edgewood High School and Madison Metropolitan School District, the Madison Radicals Ultimate Frisbee League, and for a number of community events, such as farmer's markets, local lacrosse teams, concerts and festivals. Already a location that has boosted the economy by hosting sporting events, concerts, and community events, the improvements will facilitate the continued growth of events and entertainment for the region. The Breese Stevens Field Improvement Project will update and

expand the facility to support greater diversity of use opportunities going forward, including the potential to attract higher level professional sports, such as professional women's soccer. The key elements of the improvement project include replacing the artificial turf, the expansion of the locker rooms and seating areas to facilitate the use of the stadium by higher level professional sports leagues, and the construction of spectator suites to enhance the experience for spectators at the stadium's wide range of activities. Currently, the stadium has a capacity of 5,000 for athletic events with a total capacity of 10,000 for events that utilize the playing field for seating. Improvements will also include the restoration and reconstruction of the historic facades of the building, and repair work to address water damage and leaking, and other historic renovations, to ensure the facility is able to serve its purpose for years to come.

Statewide Public Purpose Justification: The construction project to improve Breese Stevens Field's statewide public purpose is to expand and attract the new business of women's professional soccer or other professional athletic teams, to continue to provide an athletic stadium with multiple purposes, to expand the existing entertainment business by providing a facility that can accommodate diverse types of concerts and entertainment events, and to expand the types of community building events and festivals that can occur at the location. The Breese Stevens Field Improvement Project will also contribute to the historic preservation of the facility. This activity falls under the Economic Development and Tourism category of the statewide public purpose.

Public Purpose Category:

- [ ] Cultural
- [x] Economic Development and Tourism
- [ ] Education
- [ ] Healthcare - Education
- [ ] Healthcare - Mental Health
- [ ] Healthcare - Research
- [ ] Healthcare - Underserved
- [ ] Public Safety
- [ ] Other

Public Purpose - Your organization's mission and goals should resonate with the broader public purpose of our grant program. We encourage you to articulate how your project aligns with the public purpose categories. : The vision of the City of Madison's Park Division is to provide the ideal system of parks, natural resources and recreational opportunities which will enhance the quality of life for everyone. The Mission Statement of the City of Madison Park Division is: "Our Mission is to provide an exceptional system of safe, accessible, well-planned and maintained parks, facilities, public cemetery, natural areas and public shorelines. Our Mission is to provide affordable opportunities for recreational and educational experiences. Our Mission is to preserve and expand our urban forest resources through a well-planned and systematic approach to tree maintenance, planting and natural area management. Our Mission is to preserve and promote parks' historic legacy. Our Mission is to provide opportunities for cultural interaction by facilitating community and ethnic festivals and through the display of public art." Three elements of the Parks Division mission align with this project and the public purpose of the grant program: providing affordable opportunities for recreational and educational experiences

preserve and promote parks' historic legacy, and provide opportunities for cultural interaction by facilitating community and ethnic festivals. First, the replacement of the athletic field turf at Breese Stevens Field will allow current recreational opportunities to continue for the public, which aligns with economic development. Currently, high school and college level athletic teams utilize Breese Stevens Field for soccer games and tournaments. The public is also encouraged to recreate at Breese Stevens Field by watching the professional level sports, including the men's Madison Forward FC soccer (USL League One, Division III) and Madison Radicals Ultimate Frisbee (American Ultimate Disc League). The current athletic field turf is a synthetic turf that was installed in 2014 and is at the end of its useful life, needing to be replaced. The City of Madison is currently working with Big Top to bring a top-level women's professional soccer team to Breese Stevens Field. The facilities need to be upgraded to attract the team, which would have a statewide focus and be the only professional women's sports team in Wisconsin. Women's sports are taking off throughout the country, with unprecedented fan support for these teams. Wisconsin has had great success at the amateur level, and a professional team would provide inspiration for girls across the state to aspire to play at the highest level. The team would implement statewide training for young female players and clearly outline the path from youth to amateur to professional. The team would compete in USL Super League, which is sanctioned as a first division women's professional soccer league by the US Soccer Federation. In addition to the Parks Mission of providing recreational opportunities, this aligns with the statewide purpose of economic development and tourism. As the only women's professional soccer team in the state, there will be statewide interest and tourism to see the best professional soccer players in the country. Furthermore, the stadium improvements will attract larger entertainment acts. Big Top has attracted and booked large concerts such as Willy Nelson and Brandi Carlyle to perform at Breese Stevens Field, and the improvements will encourage other large acts to follow suit. The stadium currently seats 3,740 spectators in the grandstand, with up to 5,593 spectators in the field. By upgrading the stage infrastructure, a wider variety of acts will be interested in booking shows at the historic stadium. Second, it is the mission of the Parks Division to preserve and promote parks' historic legacy, which encourages heritage travelers and supports economic development. This City Landmark is named in honor of Breese J. Stevens (1834-1903), a mayor of Madison and a University of Wisconsin-Madison regent, on the wishes of his widow, who sold the land to the city. Breese Stevens Field was built by the City of Madison in 1925 to 1926 and dedicated on May 5, 1926, It was accepted for inclusion on the National Register of Historic Places (1995) and the Wisconsin State Register of Historic Places (2014). The stone wall surrounding the stadium was built using quarry rock from Madison's Hoyt Park in 1934, the same year the concrete bleachers were built. The stadium is home to the oldest extant masonry grandstand in the state of Wisconsin. Breese Stevens served as a baseball stadium in the early 20th century and held special exhibition games with major league teams in addition to games against Negro league teams. High school football games were also held starting in the early 20th century and continued to be held there into the 21st century. In the 1980s, the venue was established as a soccer field, and since then has undergone various upgrades and repairs so it could continue to be used as an athletic field. This project aligns with both the Parks Division mission to preserve and promote parks' historic legacy, as this building has a significant amount of local history. According to the National Trust for Historic Preservation, rehabilitation of older buildings produces higher-paying jobs than new construction and the money tends to stay in the local economy. According to the National Park Service, historic preservation enhances real estate values and fosters local businesses, and heritage tourism contributes to the economy. Third, it is the mission of the Parks Division to provide opportunities for cultural interaction by facilitating community and ethnic festivals. Breese Stevens Field is home to "The Bodega," a monthly stand-up market that hosts vendors,

food cards, interactive children's area, beer and wine sales, live music, and yard games. The Bodega is designed to support small local businesses and provide the community a space to shop, relax, and connect with friends and family. Other festivals that have been hosted at Breese Stevens Field include Distill America, Curd Fest, Seltzer & Cider Fest, Oktoberfest, and Uncork Me Wisconsin. These festivals and cultural events are fundamental to the mission of the Parks Division and align with the economic and tourism goals of the grant program by providing opportunities for businesses to thrive.

Project Need - Clearly illustrate the specific and significant need your project addresses within your community. Providing relevant data and real-life examples can strengthen your case. : The residents of Wisconsin and the Madison region will benefit from the Breese Stevens Field Improvements by maintaining and expanding an important cultural and recreational resource. The need to make improvements to Breese Stevens Field is illustrated by the current conditions of the field and stadium. The synthetic turf that was installed in 2014 is now at its 10th year and is at the end of its useful life. The turf was manufactured by FieldTurf, and the life expectancy of this product is published at 8-10 years. In 2023, the turf was refreshed with additional materials to ensure the safety of users, but that process will need to be done again annually and is an indication that the turf needs to be replaced. In the fall of 2016, the Parks Division asked Isthmus Architecture to prepare a Facility Plan for Breese Stevens Field to evaluate the condition of the facility, building, field, and infrastructure. Overall, the Facility Plan identified areas that needed immediate repair as well as elements that would need to be changed if any increase in capacity was expected. For example, the current entrance and public toilet rooms are sufficient to accommodate the current accessible seating, however additional points of handicapped access and accessible toilet facilities will be required to accommodate any increase in capacity of the facility. Numerous elements of repairs needed were identified, including the 1925/1934 Field Wall and Dugouts, Lighting and Lighting Controls System, and the grandstand and site walls. The City of Madison has taken on many of the repairs identified in the Facility Plan, such as the construction of a new concession and restroom addition, installation of a new sanitary lateral serving the facility, and restoration of the historic façade along N. Paterson Street, and installation of a gutter system on a stadium roof. However, due to the age of Breese Stevens Field, ongoing maintenance and repairs will be necessary to address the movement of stone walls and subsequent cracking, the inability of moisture to properly drain in many places, and the absorption of moisture after rainfall that contributes to the deterioration of the concrete.

Impact - Describe how your project will create a meaningful impact on the lives of the people it serves. Explain the positive changes your project aims to achieve and the long-term benefits it will bring to the community. : The impact this project will have on people's lives is to their health and to their economic situation. The improvements to this location will encourage the current users of the facility to stay and continue to provide the recreational and cultural activities currently being provided. It will also encourage higher level professional sports to consider moving to Madison, creating statewide economic and tourism benefits. The provision of entertainment through concerts, professional sports, cultural events and festivals, and community use of the space will directly contribute to the vitality of the local economy, as it motivates sales output, employment opportunities, and spending on nearby lodging and food and beverages. Secondary economic considerations include the fact that having historic, unique, exciting recreational facilities contribute to the quality of life in Wisconsin. Economic development literature repeatedly stresses the attraction of local quality of life in the decision to move a firm to a new area. Parks and community leisure services are primary considerations and measures in such a move. According to the Wisconsin Economic Development Corporation, quality of life is an

element that is promoted to attract business investment in Wisconsin (https://wedc.org/business-development/attracting-business/). Since Forward Madison FC was established at Breese Stevens Field, the team has had a significant impact with youth soccer and the queer community. Forward's supporters' groups include one for the Latinx community (La Barra 608), women (Mingo Ladies), folks with disabilities (AccessiMingos), and Black supporters (Featherstone Flamingos). The Flock independent supporter group has established the Flock Soccer Foundation, which has provided grants and scholarships for local soccer teams and players, including the Millennium Soccer Club and Capital East Soccer Club, both local soccer clubs that provide opportunities to under-served communities. The Flock Foundation partners with Wisconsin Warriors, a nationally-ranked power soccer team that gives power wheelchair athletes an opportunity to play. They've also fostered relationships in the international football community and hosted international friendly matches, bringing revenue to the area. Professional sports teams' impact on the community is both economic and cultural, and the current professional sports team has demonstrated that quality. With the expansion of the stadium, the intent is to expand this impact in the community as well. By constructing and improving the facility to maintain and expand recreational opportunities – both participating and spectating types of recreation – the Parks Division will be providing opportunities for people to improve their mental and physical health. Physical recreation and fitness contribute to a full and meaningful life. Positive recreation opportunities for youth provide positive lifestyle choices and alternatives to self-destructive behavior, and leisure activities provide leadership opportunities that build strong communities. Community recreation reduces alienation, loneliness, and anti-social behaviors. Community recreation promotes ethnic and cultural harmony, as demonstrated by the diverse crowds that visit the events at Breese Stevens Field. Leisure opportunities, facilities, and the quality of the local environment are the foundations of community pride.

Viability - Outline your plans for sustaining the project beyond the grant period. Detail your strategies for financial sustainability, community engagement, and ongoing management to ensure the project's long-term success. : The City of Madison has owned and maintained Breese Stevens Field since 1925. Through a long history of its different types of uses, the recent history of Breese Stevens Field demonstrates is value to the community as an activated, highly utilized multi-use space. Since 2007, the City of Madison has invested millions of dollars into the facility to repair, restore, and improve the site. The City of Madison Parks Division has committed $100,000 per year in its 5-year Capital Improvement Plan for the ongoing repairs and maintenance of the decking. The Parks Division is committed to continuing to provide high quality recreational and cultural opportunities at this location, as is evidenced by its long-term partnership with Big Top. The two entities have an agreement for Big Top to use and operate the facility through 2033. Big Top is responsible for scheduling of the stadium by all users, including professional athletics, amateur and youth athletics, community events, concerts, and other events. As part of the contractual agreement, Big Top is required to develop an annual community and neighborhood impact plan that includes the requirement to meet with and work with the Neighborhood Association. Big Top is also required to submit an annual Multi-Modal Fan Access Plan to the Board of Park Commissioners with Big Top's plan to provide sufficient parking at or near the Stadium, and address customer access to the Stadium by bus, bicycle, and foot. These mechanisms have proven to be effective in keeping the community engaged on the programs, services, and events at the stadium.

Capacity - Showcase your organization's capability to successfully execute the proposed project. Highlight your team's expertise, facilities, and past experiences that demonstrate your ability to carry out the initiative effectively. : The City of Madison has demonstrable

capability and expertise to successfully execute the proposed project. The team that will oversee this project includes the City of Madison Engineering Division Facilities Section and the City of Madison Parks Division. The Facilities Section of the Engineering Division consists of a multi-disciplinary team of professionals who strive to deliver high quality, sustainable, creative, and cost-effective design, management, maintenance, and building operations solutions for city residents and city agencies. The team consists of architects, construction managers, custodians, electricians, engineers, historic preservation professionals, HVAC technicians, interior designers, maintenance technicians and trainees, plumbers, project managers, and sustainability professionals. The Facilities Section has proven its ability to successfully execute the proposed project through its design and construction oversight of large, technically complicated City facilities including projects like Fire Station 14, Pinney Library, Madison Municipal Building, Midtown Police Station, and the award-winning Fleet Services Maintenance Building. City agencies and community professionals have found that the services of the Facilities Section are beneficial and lead to successful outcomes (https://www.cityofmadison.com/engineering/facilities/work-with-us-partners/success-stories). This project will be subject to a competitive procurement process, and the City of Madison will maintain project management oversight over the selected contractors.

Local Support - Demonstrate the backing and endorsement your project has garnered from the local community. Share evidence of community involvement, support from local government, businesses, or community organizations, indicating that your project is welcomed and embraced by the community. : This project is supported by the Mayor of Madison, the City of Madison Parks Division, and Big Top, LLC. The aforementioned organizations support the improvement and enhancement of the stadium as it is an economic and recreational opportunity that will provide benefits to the community for years to come. Enhancing the stadium to attract professional women's soccer is supported in the community by various people, including April Kigeya, one of the members of Forward Madison's Independent Supporters Association, The Flock. In May of 2023, the United Soccer League announced its plans to launch a women's professional soccer league, and Madison has put in a bid to be part of the league. Kigeya stated at the announcement, "I just think it's going to set a great example for girls in our community. The younger generations are coming up, seeing that they can play professional soccer, that it's not just for men." At the press conference announcing the professional women's soccer team, Mayor Rhodes-Conway stated, "It's an opportunity for young women all across the state of Wisconsin, to not only see themselves playing sports, but to see themselves playing professional sports." (https://www.wpr.org/sports/madison-be-home-wisconsins-first-professional-womens-soccer-team)

Local Support - In this portion you can upload letters of support for the project.: Letters of Support DOA Grant.pdf

Budget Information

Application Request Amount: $4000000

Required Grantee Match Amount: $4000000

Proof of Grantee Match Documentation: DOA Grant Resolution.pdf

Given the constraints of the available funding, the State may opt to issue partial grants. Please elaborate on the potential ramifications of receiving a partial grant and outline your proposed strategy for addressing any funding gaps that may arise. : If the project only receives partial grants, the ramification is that the improvements will need to be delayed until

further funding is identified. This will delay the timeline at which additional professional level sports teams and larger performances could be attracted to play at Breese Stevens Field. This is a significant opportunity cost, as United Soccer League has indicated its interest in hosting a professional level women's soccer team in Madison. If the project receives a partial grant, the Parks Division will first scale back the scope and timeline of the project. The scope of the project can be narrowed to focus on elements that will maintain the current level of capacity and programming services. Second, the Parks Division will seek out funding from additional sources, including, but not limited to state and federal grant funding, private funding, and philanthropic funding to support the elements of the project that expand the stadium's capacity.

Plans and Timeline

Name of Architecture/Engineering Firm: JLG Architects

Required Plans/Specifications: 230901_PROGRESS SET_23049.01_Breese Stevens Field_A.pdf

Construction Start Date: 10-01-2024

Construction Completion Date: 12-31-2025

Alex Saloutos

3318 Hammersley Avenue
Madison, WI 53705
Phone: 608/345-9009
E-mail: asaloutos@tds.net

May 13, 2024

Email: financecommittee@cityofmadison.com

Finance Committee
City of Madison

Re.: **$8 million investment in Breese Stevens Field**, **Legistar ID No. 82711**

Dear Commissioners:

I am writing to express my strong opposition to this proposal in its current form to invest $8 million in public funds for improvements to Breese Stevens Field, as detailed in Legistar ID No. 82711, agenda item 13. Before investing additional public funds in Breese Stevens Field, the finance committee and common council should refer this proposal to future meetings, and until such time that the city has:

1. A complete and thorough accounting of the revenue and expenses for the stadium, a long-term a long-term capital plan for the stadium, more detailed information on this proposal, and a non-partisan analysis of it.

2. Developed a policy on use of city property by for-profit enterprises that is open, transparent, and equitable, and that rental fees are based on the value to the user.

3. Created a special committee or task force who have the subject matter expertise in the management and operation of sports and music venues to assist with the development of policies on the use of city property by for-profit enterprises, how to value user agreements, and how to negotiate equitable user agreements that are a win-win for the city and users.

4. Utilized consultants, as appropriate, that are subject matter experts in sports and music venues to help equitably value and negotiate use agreements of this size.

5. Created a sinking fund for maintenance and improvements at Breese Stevens Field that is funded by a reasonable, and equitable user fee that is added to the cost of tickets.

Breese Stevens Field is a cherished community asset, and maintaining its vitality is essential. However, the current proposal raises significant concerns about financial transparency, the equitable use of public funds, and the benefit to private enterprises at the expense of taxpayers. The following points highlight the critical issues that need to be addressed.

Lack of Transparency and Comprehensive Proposal Details:

There is insufficient information available in the public record to make an informed decision. A proposal of this magnitude should include:

- A detailed needs analysis, plans, specifications, and cost estimates for the proposed work.

- A long-term capital plan, outlining future investments required for maintenance and capital improvements.

- A thorough and complete accounting of the investments made by the city and Big Top, including interest on general obligation borrowing, and the net revenue the city has actually received.

- A staff report that objectively analyzes both the pros and cons of this proposal.

Financial Implications and Equity:

- The city's investment of $8 million primarily benefits Big Top Sports and Frank Productions, private for-profit entities. These improvements, such as additional seating, locker rooms, concession stands, restrooms, a green room, and a permanent stage, are designed to increase their revenue.

- From 2015 to 2028, the net rental fee the city will receive, after adjustments for the actual number of concerts and improvements paid for by Big Top, is approximately $369,000, or $26,400 per year. This is far below the market rate for similar venues, indicating an inequitable deal. Notably, this is less than what a concert promoter would typically pay for a single concert at a similar venue.

- While Big Top has occupied Breese Stevens Field, including the installation of new AstroTurf in 2014, the city has invested $3.324 million in the stadium. An additional $8 million brings the total public investment to $11.324 million.

- After accounting for the public investment of $11.324 million, the city’s net rental fee (subsidy) for 2015 through 2028, which is the end of the initial term in the current agreement, will be -$10.955 million.

- These figures do not include the interest expense the city must pay on the general obligation borrowing for their investments, which will significantly increase the city’s subsidy.

- Parks division staff, some alders, and Big Top management claim the low rental fee is fair because “The stadium isn’t new.” This argument is irrelevant; the age of the stadium is not a factor in determining if the rental fee is equitable. For-profit enterprises must pay rental fees based on the value they receive for their use of city property.

- The argument that this deal saves the city money is a false choice. It is framed as a choice between a use agreement with Big Top or no use agreement at all, which would mean the city would pay the operating costs. Because there wasn’t a competitive process to award this long-term multi-million dollar contract, taxpayers were short-changed.

- The current 15-year agreement was negotiated privately behind closed doors by staff without competitive bidding, resulting in a deal easily worth tens of millions to Big Top and Frank Productions. This isn’t equitable, good business, or in the best interests of the city.

Policy and Community Impact:

- This investment and use agreement are contrary to the city's policy that our municipal golf courses be self-sustaining and generate revenue for the city's general fund. In 2024, the city's golf enterprise will generate about $200,000, about 5% of revenues for the general fund.

- Despite generating tens of millions in revenue from their use of the stadium, Big Top Sports and Frank Productions do not pay property taxes or a payment in lieu of taxes (PILOT) for their commercial use of the stadium.

- This proposal would use $2 million in TIF funds primarily for improvements to help a private for-profit business generate more revenue. At the same time, we have an affordable housing crisis. The $2 million in TIF money is best used to create much-needed affordable housing.

- The city will have a $27 million structural deficit in 2025, which will more than double to $60 million in 2029. Borrowing $2 million for these improvements, which will add to the deficit, isn't necessary when users can pay for it.

- A representative of Big Top claims they have invested $2.5 million in the stadium. This must be verified, as there is nothing in the public record that substantiates an investment of this size by Big Top.

- Capital improvements to the stadium that Big Top paid for were good investments intended to help them generate more revenue.

These steps are crucial to safeguard public funds, ensure the sustainability of Breese Stevens Field, and maintain the integrity of the city's financial decisions. I strongly urge the committee to defer this proposal until the above recommendations are implemented. Thank you for your time and consideration.

Sincerely,

Alex Saloutos

From: Nicholas Davies
To: Finance Committee
Cc: Martinez-Rutherford, Dina Nina
Subject: Debt/spending for Breese Stevens
Date: Sunday, May 12, 2024 2:43:27 PM

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

Dear Finance Committee,

Parks Superintendent Eric Knepp has a habit of doing massive favors for influential people at the city's expense.

Take, for example, the recently adopted plans for Olbrich North. These include a massive parking lot designed to be customer parking for a private business on public land and at public expense. This was negotiated behind closed doors with the owner of Garver Feed Mill, months before the public got to have any input into the process.

Now we have this vague proposal of $8 million in "improvements" to Breese Stevens, with the city responsible for half of that huge amount.

Was this similarly negotiated behind closed doors with someone influential? I don't know, because Mr. Knepp doesn't voluntarily disclose this. It would take an open records request--and weeks--to find out. Does Mr. Knepp personally get anything out of doing these massive favors for influential people? I don't know, because I don't have the authority to do the kind of investigation necessary to find that out. But Mr. Knepp certainly doesn't seem to be letting the appearance of impropriety get in the way of doing what he wants to do with Madison funds, and now that extends to even putting us in debt.

The explanation of the $8 million in improvements have been vague. Much more vague than other city departments are when requesting that the city take on debt for their projects.

Breese Stevens is old, but so what?
Breese Stevens is allegedly a money sink, and we could spend unlimited amounts there--then why spend money there now, as opposed to later? What happens if we don't make the improvements now?
What will $8 million get us? Why $8 million, and not 6, or 10?
Why is the city taking on debt for the improvements, when it's going to be folks like Frank Productions / LiveNation and Madison FC who reap the benefits?

The truth is, you're being asked to sign off on a grant proposal that was already submitted without your approval. And because the Parks Commission isn't in the habit of holding Eric Knepp accountable, it falls to you all.

I have no idea whether these improvements to Breese Stevens are worth taking on debt for or not, because there's been so little transparency in this process. Like writing a memo to the Parks Department on the day of their meeting, too late for the public to read ahead of time; that memo is still not attached to this item in Legistar.

I'm just wary of taking on debt for something completely undefined, and I'm looking for you

all to hold the Parks Department to the standards that other city departments consistently meet already.

Thank you,

Nick Davies
3717 Richard St

From: Finance Committee
To:
Subject: FW: Please Vote No on $4 million + Debt (#79)
Date: Monday, May 13, 2024 1:51:16 PM

From: Bonnie Roe <bonnie.roe@gmail.com>
Sent: Tuesday, May 7, 2024 5:56 PM
To: All Alders <allalders@cityofmadison.com>; Tishler, Bill <district11@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Please Vote No on $4 million + Debt (#79)

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

Dear Alders,

I'm having a hard time understanding how you are even entertaining the thought of spending $4 million in local TIF and GO Borrowing on improvements on Breese Stevens Field. What are the estimated costs to finance that debt? How much in interest? What will the total cost be? What improvements are being made? Who will benefit? What was the process used for determining this grant?

Why do you expect city taxpayers to pay a matching $4 million on a state grant when Big Top Sports, a for-profit business, will be the primary beneficiary of the improvements?

Please vote no or refer this decision to a later meeting so that questions involving transparency can be answered, the tax-paying public can understand what is at play here, and the Council can make an informed decision.

Thank you,

Bonnie Roe
District 11

MeetingID 05/13/2024 04:30 PM - Finance Committee

Public Comment Registrants Report

05/13/2024 04:30 PM - Finance Committee				Representing Organization			
Agenda Item Registered	**Name**	**Support**	**Speaking**	**Y/N**	**Name(s)**	**Paid**	**Duties**
AGENDA ITEM: 1 Public Comment							
1 05/13/24 03:58 PM	**Alex Saloutos** District: 5 3818 Hammersley Avenue Madison, WI 53705	Oppose	Yes	No			
		Support: 0 **Opposed**: 1 **Neither**: 0 Counts distinct registrants and removes duplicate votes					
AGENDA ITEM: 10 Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corporation, or an affiliate LLC. (District 9 & District 12)							
10 05/13/24 04:10 PM	**Christopher Laurent** District: 4 10 E Doty Street 617 Madison, WI 53703	Support	Available to answer questions	Yes	Cinnaire Solutions, 10 E Doty Street #617 | Madison, WI (503) 869-6544	No	Yes
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes					
		Total Registrants: 2					
		Meeting Watchlist: 0					

Report: /Council/RegistrantsReport-PriorMeetings Executed: 5/13/2024

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 82913

File ID:	82913	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/09/2024
File Name:	Authorizing the Parks Division to submit, and if awarded, accept grant of up to $500,000 from the State of Wisconsin Department of Natural Resources for park improvements and authorizing the Mayor and City Clerk to enter into a contract with State of Wisc			**Final Action:**	

Title: Authorizing the Parks Division to submit, and if awarded, accept grant of up to $500,000 from the State of Wisconsin Department of Natural Resources for park improvements and authorizing the Mayor and City Clerk to enter into a contract with State of Wisconsin Department of Natural Resources to accept grant award. (District 18)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	38.
Sponsors:	Charles Myadze, Regina M. Vidaver And Nasra Wehelie	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Lisa Laschinger	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/10/2024	Robert Mulcahy	Approve	4/30/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/09/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/6/24), Board of Park Commissioners (5/8/24), Common Council (5/21/24)

1	COMMON COUNCIL	04/16/2024	Referred	FINANCE COMMITTEE	05/06/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
	Notes:	Additional referral to Board of Park Commissioners (5/8/24)				
1	FINANCE COMMITTEE	04/16/2024	Referred	BOARD OF PARK COMMISSIONERS	05/08/2024	
	Action Text:	This Resolution was Referred to the BOARD OF PARK COMMISSIONERS				
1	FINANCE COMMITTEE	05/06/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Verveer, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.				
1	BOARD OF PARK COMMISSIONERS	05/08/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		Pass
	Action Text:	Motion made by Figueroa Cole, seconded by Miller Fienen, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.				

Text of Legislative File 82913

Fiscal Note

The proposed resolution authorizes the Parks Division to apply for and accept if awarded, grant funding of up to $500,000 from the State of Wisconsin Department of Natural Resources financial aid programs. The grant will fund a portion of the costs of improvements for the Warner Park Southeast Area Development Project. Matching funding is available within the Parks Division's Adopted Capital Budget within Field Improvements Program (Munis #17235). If awarded, the Parks Division's 2024 Adopted Capital Budget will be amended to appropriate the grant funding.

Title

Authorizing the Parks Division to submit, and if awarded, accept grant of up to $500,000 from the State of Wisconsin Department of Natural Resources for park improvements and authorizing the Mayor and City Clerk to enter into a contract with State of Wisconsin Department of Natural Resources to accept grant award. (District 18)

Body

WHEREAS, at the request of the Brentwood Neighborhood Resource Team, the Parks Division's 2020 and 2021 Adopted Capital Budgets included funding to begin planning for and implementation of the reconfiguration of the Warner Park Southeast area project, which was delayed due to COVID-19 and remains funding remains available; and,

WHEREAS, at the request of the Brentwood Neighborhood Resource Team to improve access to southeast area of Warner Park, the Parks Division's 2022 Adopted Capital Budget authorized a bridge connection, which was installed in the southeast corner of Warner Park in 2002; and,

WHEREAS, the 2018-2023 Park and Open Space Plan calls for the "*Design Park Facilities to accommodate Diverse Activities and Populations"*; and,

WHEREAS, the Parks Division received Grant Eligibility Extension for Comprehensive Outdoor Recreation Plan through December 31, 2024 from the State of Wisconsin Department of Natural Resources as staff and consultant team continue to update the 2025-2030 Park and

Open Space Plan, which is expected to be consistent with the aforementioned strategy; and,
WHEREAS, the Dane County 2018-2023 Park and Open Space Plan, recommends agencies "*provide sufficient park land and recreation facilities to meet the demand of Dane County residents without adversely affecting existing natural and cultural resources;" and,*
WHEREAS, the Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) identifies that all types of trails are in demand and that agencies should *"Boost participation in outdoor recreation;" and,*
WHEREAS, Parks Division staff have led engagement efforts and developed plans for redevelopment of the park that aligns with the aforementioned strategies and goals by creating flexible updated athletic facilities that will be used for a variety of recreational purposes, ensures equitable access and extends the outdoor recreation season during the spring and summer; and,
WHEREAS, the Board of Park Commissioners and Common Council finds that it is in the public interest that the Warner Park Southeast Area Development project be implemented as described in the application; and,
WHEREAS, the Parks Division's Adopted Capital Budget allocates sufficient matching funds and financial aid is required to carry out the project; and,
WHEREAS, the Common Council hereby recognizes and acknowledges the long-term operations and maintenance responsibilities associated with the proposed project, and will all obligations under the grant award contract for the project if awarded the grant; and,
NOW, THEREFORE, BE IT RESOLVED the Parks Division is hereby authorized to act on behalf of the City of Madison as follows:

- Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available.
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date.
- Submit Signed Documents; and,
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that if awarded, the Parks Division's Adopted Capital Budget Field Improvements Program (MUNIS 17235) will be amended to accept grant funding of up to $500,000 from the State of Wisconsin Department of Natural Resources financial aid programs and sign any documents necessary for that purpose or to administer the grant; and,
BE IT FURTHER RESOLVED that the Parks Division will comply with state or federal rules for the programs; may perform force account work; will maintain the completed project in an attractive, inviting, and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site; and,
BE IT FINALLY RESOLVED that, if awarded the grant, the Mayor and City Clerk are authorized to sign a grant agreement with State of Wisconsin Department of Natural Resources, in a format approved by the City Attorney, and any other documents necessary to comply with the grant requirements and to secure the grant funding.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83082

File ID:	83082	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/23/2024
File Name:	A Resolution authorizing the Mayor and City Clerk to sign a contract with Baker Tilly US, LLP for independent external audit services for fiscal years 2024, 2025, and 2026 with an option to extend the contract for two subsequent fiscal years 2027 and 2028			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to sign a contract with Baker Tilly US, LLP for independent external audit services for fiscal years 2024, 2025, and 2026 with an option to extend the contract for two subsequent fiscal years 2027 and 2028.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	39.
Sponsors:	Satya V. Rhodes-Conway And Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Brian Pittelli	**Hearing Date:**	
Entered by:	bpittelli@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/26/2024	Elizabeth York	Approve	5/13/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	04/23/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction **Notes:** Finance Committee (5/13/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass

	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.		
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.		

Text of Legislative File 83082

Fiscal Note

The proposed resolution authorizes a contract with Baker Tilly US, LLP for independent external audit services. The contract has a three-year term with an option to extend the contract for two subsequent fiscal years. The annual cost of the contract is $253,100 in the first year (2024). Under the terms of the contract, the cost will grow by 5% annually. Funding for 2024 is included in various agency operating budgets. No appropriation is required.

Title

Authorizing the Mayor and City Clerk to sign a contract with Baker Tilly US, LLP for independent external audit services for fiscal years 2024, 2025, and 2026 with an option to extend the contract for two subsequent fiscal years 2027 and 2028.

Body

WHEREAS, the existing contract for independent external audit services expires during 2024; and,

WHEREAS, the City participated in a bidding process to solicit proposals under RFP 12094-0-2023-BP issued November 10, 2023 for professional auditing services; and,

WHEREAS, an evaluation team consisting of Finance and relevant Department staff conducted a detailed evaluation, scored and ranked each of the proposals using criteria including independence, licensing to practice in Wisconsin, quality and experience, specific audit approach, and cost of service; Baker Tilly US, LLP was selected; and,

WHEREAS, to complete the auditing work, a three-year contract is required, and Baker Tilly US, LLP proposed a contract price not to exceed $253,100 per year for year one to perform audit services and prepare a report and accomplish all of the other deliverables required by RFP 12094-0-2023-BP; and,

WHEREAS, under MGO 4.26(3)(e), service contracts of more than one year that average more than $100,000 per year in cost require Common Council approval and signature by the Mayor and City Clerk,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign, on behalf of the City, a contract for independent external audit services with Baker Tilly US, LLP at the prices described above, for a term of three (3) years with an option to extend the contract for two (2) subsequent years.

City of Madison

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Madison, WI 53703
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Master

File Number: 83131

File ID:	83131	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/25/2024
File Name:	A Resolution authorizing the noncompetitive purchase of $108,074 in goods from Masabi for the purchase of mounting stanchions for Metro's new farebox readers (JRV's) not accounted for in the original contract			**Final Action:**	

Title: A Resolution authorizing the noncompetitive purchase of $108,074 in goods from Masabi for the purchase of mounting stanchions for Metro's new farebox readers (JRV's) not accounted for in the original contract

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	40.
Sponsors:	MGR Govindarajan	**Effective Date:**	
Attachments:	Masabi - Non-Competitive Selection Request - CC Approval Required April 2024.pdf	**Enactment Number:**	
Author:	Youssef Adarssane	**Hearing Date:**	
Entered by:	sharnish@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/2/2024	Ryan Pennington	Approve	5/15/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	04/25/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/13/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					

1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83131

Fiscal Note

The proposed resolution authorizes purchase of $108,074 in goods related to Metro's new farebox readers. Funding is available within Metro's Transit Technology System capital project. No additional appropriation required.

Title

A Resolution authorizing the noncompetitive purchase of $108,074 in goods from Masabi for the purchase of mounting stanchions for Metro's new farebox readers (JRV's) not accounted for in the original contract

Body

WHEREAS, Metro Transit needs this equipment to fully install its new electronic fare collection system;

WHEREAS, these stanchions are custom mounts for the new Masabi farebox readers (JRV's) as described in the attached Noncompetitive Selection Request Form; and

WHEREAS, MGO 4.26(2) requires goods to be purchased using a competitive process approved by the Finance Director, and under the Finance Director's Purchasing Guidelines, Common Council approval is required to purchase goods of $50,000 or more without a competitive process;

NOW, THEREFORE, BE IT RESOLVED, that that the Common Council hereby authorizes the purchase of $108,074 in mounting stanchions from Masabi.

PURCHASING VIEW

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 04/20/2024

Requisition Number: (8 characters)

Requestor Name: Mick Rusch

Requestor Phone Number: 608-266-6532

Requestor Email: mrusch@cityofmadison.com

Fund: 2150 METRO TRANSIT

Agency: 85 METRO TRANSIT

Major:

- [x] 53*** Supplies/Goods
- [ ] 541** Utilities
- [ ] 542** Building/Facility Maintenance/Repair
- [ ] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [ ] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $108,074.00

Vendor Name: Masabi

Product/Service Description: Mounting stantions for Metro's new farebox readers (JRVs) not accounted ...

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [x] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [x] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [ ] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

☐ 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. Explain:

☐ If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

These are custom mounts for farebox reader/JRVs. Equipment not accounted for in Masabi contract, but necessary for installation of equipment on Metro buses.

COMMENTS REGARDING PURCHASES OVER $50,000

The City of Madison selected Masabi through a competitive process in 2021/2022, and has thus far made purchases totaling $842,506.90 toward that contract.

Date: 04/24/2024

Submit

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83137

File ID:	83137	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/26/2024
File Name:	Urban Community Arts Network MadLit SBER Grant			**Final Action:**	

Title: Providing Urban Community Arts Network, Ltd. (UCAN) a $30,000 grant for a "MadLit" program on the 100 Block of State Street using American Rescue Plan Act (ARPA) Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk to sign an agreement with UCAN for that purpose. (District 4)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	41.
Sponsors:	Sabrina V. Madison, Michael E. Verveer, Jael Currie, Amani Latimer Burris, Nikki Conklin And Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Saran Ouk, Office of Business Resources Manager	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/29/2024	Maggie McClain	Approve	5/16/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/26/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/13/24), Economic Development Committee (5/15/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Economic Development Committee.						

1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER		Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.			
1	ECONOMIC DEVELOPMENT COMMITTEE	05/15/2024	Return to Lead with the Recommendation for Common Council to Adopt	FINANCE COMMITTEE	
	Action Text:	Members of UCAN gave a presentation on MadLit program followed by questions from members. A motion was made by Madison and seconded by Bah to return to lead to recommend approval. The motion passed unanimously by voice vote.			

Text of Legislative File 83137

Fiscal Note

The proposed resolution authorizes a $30,000 grant to Urban Community Arts Network utilizing ARPA funds dedicated to the Small Business Equity & Recovery program (Munis program 13072). These funds were authorized by the Common Council through RES-21-00487 (Leg file 65935). No additional City appropriation required.

Title

Providing Urban Community Arts Network, Ltd. (UCAN) a $30,000 grant for a "MadLit" program on the 100 Block of State Street using American Rescue Plan Act (ARPA) Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk to sign an agreement with UCAN for that purpose. (District 4)

Body

WHEREAS, the Common Council approved the Small Business Equity & Recovery Program (SBER) on September 1, 2020 (RES-20-00613, Legistar #61605); and,

WHEREAS, on July 6, 2021, The Common Council adopted RES-21-00487, accepting and allocating American Rescue Plan Act, State and Local Fiscal Recovery Funds for the City of Madison; and,

WHEREAS, the SBER resolution authorized sub-programs including one to "help underwrite pop-up retail opportunities in collaboration with neighborhood business organizations. These pop-up retail opportunities could be targeted to business owners of color and other historically underrepresented groups;" and,

WHEREAS, Urban Community Arts Network, Ltd. has proposed the "MadLit" program, which would utilize the 100 Block of State Street during five (5) evenings this year for music and pop-up retail, consistent with applicable permit requirements for utilizing the space, sound amplification and street vending; and,

WHEREAS, the "MadLit" program will target historically underrepresented musicians and entrepreneurs; and,

WHEREAS, Urban Community Arts Network, Ltd. requires sponsorship of the "MadLit" program to proceed; and

WHEREAS, the "MadLit" program falls into one of the sub-programs approved in the SBER resolution, the Economic Development Division recommends funding the "Madlit" program in

the amount of $30,000, and the SBER resolution requires EDD staff to bring this to the Common Council via a resolution.

NOW THEREFORE BE IT RESOLVED that the Common Council approves a $30,000 grant to Urban Community Arts Network, Ltd. to fund the “MadLit” program this year using the Small Business Equity and Recovery (SBER) budget; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a grant agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.

City of Madison

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

Master

File Number: 83167

File ID:	83167	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/29/2024
File Name:	Stryker 2024-2027			**Final Action:**	

Title: A Resolution authorizing a sole source contract between Stryker Sales Corporation - Medical Division (Stryker) as the only contractor who can perform annual preventative maintenance and service for ambulance power cot and power load systems. (Citywide)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	42.
Sponsors:	Derek Field	**Effective Date:**	
Attachments:	Stryker Medical - Non-Compete 2024.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	afreedman@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/1/2024	Elizabeth York	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	04/29/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/13/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83167

Fiscal Note

The proposed resolution authorizes a sole source service contract with Stryker Sales Corporation - Medical Division for annual preventative maintenance and service for ambulance power cot and power load systems. The annual cost of this three-year contract is $45,264.60 for a total cost over the three years of $135,793.80. This contract is included in the Fire Department's adopted budget. No additional appropriation required.

Title

A Resolution authorizing a sole source contract between Stryker Sales Corporation - Medical Division (Stryker) as the only contractor who can perform annual preventative maintenance and service for ambulance power cot and power load systems. (Citywide)

Body

WHEREAS, the Fire Department has purchased and implemented Stryker Power Load Systems and Power Cots in all front line and reserve ambulance units;

WHEREAS, the Ambulance Power Cots and Power Load systems require annual maintenance and occasional repair to maintain optimum performance;

WHEREAS, Stryker utilizes proprietary diagnostic tools and software when servicing the Power Load systems and maintains its own field service team to perform maintenance using only parts manufactured specifically for Stryker products;

WHEREAS, Fire Department staff have negotiated a 3-year, no increase service contract with Stryker for a cost of $45,264.60 per year, totaling $135,793.80;

WHEREAS, the contract will include two 1-year options for renewal with no price increase;

WHEREAS, equipment support and maintenance contracts of $50,000 or more that are not competitively selected must meet one of the exceptions stated in MGO 4.26(4)(a) and require Common Council approval and Mayor and Clerk signature;

WHEREAS, this contract meets the exception in MGO 4.26(4)(a)2., "the service required is available from only one person or firm" because only Stryker can support and maintain its Power Load Cot systems, as explained in the attached Noncompetitive Selection Request Form;

NOW THEREFORE, BE IT RESOLVED, the Mayor and City Clerk are authorized to sign a three-year contract with Stryker Sales Corporation - Medical Division for repair and maintenance of ambulance power cot and power load systems at a total price of $135,793.80, starting in 2024;

BE IT FURTHER RESOLVED, that should the Madison Fire Department choose up to two 1-year options for contract renewal with no price increase, the Madison Fire Chief is authorized to sign the renewals.

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 04/29/2024

Requisition Number: 24001691 (8 characters)

Requestor Name: Andrea Freedman

Requestor Phone Number: 608-266-5957

Requestor Email: afreedman@cityofmadison.com

Fund: 1400 CAPITAL PROJECT

Agency: 30 FIRE

Major:

- [ ] 53*** Supplies/Goods
- [ ] 541** Utilities
- [ ] 542** Building/Facility Maintenance/Repair
- [x] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [ ] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $135,793.80

Vendor Name: STRYKER MEDICAL / SALES CORP

Product/Service Description: MAINTENANCE & SERVICE - POWER COTS & POWER LOADERS

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [ ] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [x] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [ ] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

- [x] 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. Explain:

- [ ] If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

The Fire Department utilizes Stryker PowerCot and PowerLoad systems in all front line and reserve ambulance units and Stryker is the only authorized contractor to perform diagnostic maintenance on the PowerLoad systems using proprietary tools and software. The Fire Department has established a working relationship with Stryker having used their field service team for the past several years to perform onsite repairs and maintenance on PowerCots. Stryker can maintain both the PowerCot and PowerLoad systems together, saving down-time and money. Since these two pieces of equipment work in conjunction and coordination with each other it is best that one contractor service both.

COMMENTS REGARDING PURCHASES OVER $50,000

The City of Madison has paid Stryker Medical a total of $265,781 since 2015. Of that amount, $123,182 was competitively selected, $116,648 was non-competitively selected, and $25,952 was made up of many small purchases that were each under the threshold requiring competitive selection.

Date: 04/30/2024

Submit

City of Madison

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Master

File Number: 83170

File ID:	83170	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/29/2024
File Name:	Revive Restoration Small Cap TIF Loan			**Final Action:**	

Title: Authorizing a loan to Revive Restoration, Inc., or its assigns in the amount of $100,000 for real estate improvements to the commercial property at 925 Applegate Road through the TID 51 Small Cap TIF loan program using TID #51 incremental revenue as authorized in an amendment to the TID #51 Project Plan (RES 23-00208 adopted by the Common Council on March 7, 2023). (District 14)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	43.
Sponsors:	Satya V. Rhodes-Conway And Isadore Knox Jr.	**Effective Date:**	
Attachments:	2024_04_Loan Summary_Revive Restorations.pdf	**Enactment Number:**	
Author:	Michael Miller, Business Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/30/2024	Maggie McClain	Approve	5/17/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/29/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/13/24), Economic Development Committee (5/15/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE	05/13/2024		Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Economic Development Committee.						

1	FINANCE COMMITTEE	05/07/2024	Referred	ECONOMIC DEVELOPMENT COMMITTEE	05/15/2024	
	Action Text:	This Resolution was Referred to the ECONOMIC DEVELOPMENT COMMITTEE				
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				
1	ECONOMIC DEVELOPMENT COMMITTEE	05/15/2024	Return to Lead with the Recommendation for Common Council to Adopt	FINANCE COMMITTEE		
	Action Text:	MIller gave a brief introduction and Jillian Hackel from MDC gave an overview of the business and loan followed by questions from members. A motion was made by Gombar and seconded by Lentz to return to lead to recommend approval. The motion passed unanimously by voice vote.				

Text of Legislative File 83170

Fiscal Note

The proposed resolution authorizes a Small Cap TIF Loan in the amount of $100,000 to Revive Restoration, Inc. for real estate improvements at a commercial property at 925 Applegate Rd. At loan closing, the City shall disburse an amount equal to 15% of the principal amount of loan to MDC from Program funds for servicing, and 15% of the principal amount of the loan to MDC from Program funds for servicing and closing fees. The aggregate (30%) of all such loan fees for this loan will be $30,000.

The TID 51 Project Plan includes $1.5 million for Small Cap TIF Loans. The Common Council approved the TID 51 Project Plan in 2023 (RES-23-00208, Leg file 75809). Council further authorized Madison Development Corporation (MDC) to administer the program in TID 51 (RES-23-00470, Leg file 78323). Funding for TID 51 projects is available through TIF increment donated from other TIDs to TID 51.

Three other Small Cap TIF loans in TID 51 have been approved by Council: $212,500 (RES-23-00651, Leg file 80079), $250,000 (RES-23-00776, Leg file 80813), and $80,000 (RES-24-00060, Leg file 81363). With this resolution, the total amount expended from the program (including MDC service fees) is $835,350.

Title

Authorizing a loan to Revive Restoration, Inc., or its assigns in the amount of $100,000 for real estate improvements to the commercial property at 925 Applegate Road through the TID 51 Small Cap TIF loan program using TID #51 incremental revenue as authorized in an amendment to the TID #51 Project Plan (RES 23-00208 adopted by the Common Council on March 7, 2023). (District 14)

Body

WHEREAS, the City of Madison has created the boundary and Project Plan for Tax Incremental District (TID) #51 on March 7, 2023 RES-23-00208 (File ID Number 75809); and

WHEREAS, the intent and purpose of the Project Plan, among other things, is to attract and retain business and employment in the South Madison area generally bounded by Fish Hatchery Road, the Beltline Highway, John Nolan Drive, and Murphy Creek; and

WHEREAS, Revive Restoration, Inc. will operate its businesses out of this location and the improvements will raze 2 buildings located at 925 and 995 Applegate Road to construct a 3-story, 36,691 square foot building with a finished office and retail area attached to a 1-story warehouse. The company plans to host industry training sessions and outside industry training. The company has been in operation for over six years; and

WHEREAS, Revive Restoration, Inc would utilize Small Cap TIF program funds to assist with the real estate improvements for the property located at 925 Applegate Road, hereby meeting the requirements of the Small Cap TIF program; and

WHEREAS, the program guidelines stipulate through these funds borrowers may receive zero-percent (0%) loans, not to exceed $250,000, for the purpose of purchasing real estate, financing real estate improvements or not to exceed $150,000 for purchasing capital machinery and equipment and for each anniversary year of the Common Council authorization of the Loan, 20% of the original principle of the Loan is forgiven until the entire balance is forgiven at the end of five (5) years; and

WHEREAS, the City of Madison has a service contract with Madison Development Corporation (MDC) to market the Program to eligible small businesses and MDC shall qualify all Borrowers for eligibility and credit-worthiness; and

WHEREAS, MDC created a loan summary report and the MDC Loan Committee has recommended an investment of $100,000 of TID 51 Small Cap TIF loan program funds using TID #51 incremental revenue to this project.

NOW, THEREFORE BE IT RESOLVED, that the Common Council authorizes a $100,000 TID 51 Small Cap TIF loan program using TID #51 incremental revenue to R.E. Golden Produce Company, Inc and/or its assigns for real estate improvements to the property at 925 Applegate Road; and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a loan agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.

CITY OF MADISON – SMALL CAP TIF PROGRAM
TID #51
LOAN SUMMARY
April 4, 2024

BORROWER: 925 Applegate LLC

BUSINESS: Revive Restoration, Inc.

ADDRESS: 925 Applegate Rd, Madison WI

PRINCIPALS: Josh Duggan

CREDIT REQUEST: $100,000 from TID #51 Small Cap TIF

AMORTIZATION: 5-year maturity, 5-year amortization

RATE: Small Cap TIF - 0% Fixed – No closing fee

PURPOSE: Provide funding for new construction at 925 Applegate Road

COLLATERAL: Second real estate mortgage on 925 Applegate Road. Blanket Security Agreement on business assets of Revive Restoration LLC and 925 Applegate LLC. Unlimited Personal Guarantees of Josh and Carrie Duggan.

DISADVANTAGED BUSINESS

____ MBE
____ WBE
____ L-M-I Ownership
____ Other _____

TYPE OF BUSINESS

__X__ Basic
____ Neighborhood
Years in Operation: 6

LOCATION
Census Tract # 14.05

Yes **Targeted L-M-I Census Tract**

CDBG ENVIRONMENTAL REVIEW

Required: Yes ____ No **X**

Date Requested: __

JOB IMPACT

6 Number of Jobs Created

OTHER FUNDING
- FORTIFI BANK, WBD/SBA AND OWNER'S CASH INFUSION

	Job Classification	Salary	#Hrs/Week
1.	Technicians	$60,000	40+
2.	Project Managers	$100,000	40+
3.	Production Managers	$65,000	40+

BACKGROUND

Revive Restorations provides emergency services for water and fire damaged residential and commercial buildings. They are southern Wisconsin's top mold remediation company and provide trauma remediation, asbestos remediation and general contractor services. The company also offers duct, carpet, upholstery and tile cleaning.

Josh Duggan invested the time and capital to set Revive Restoration to create a national brand for future growth. Revive Restoration has grown to be the 3rd largest restoration company in the Madison area and the only independent large restoration company left in the area. Over the past 3 years, the company has grown by 121%. Revive continually produces Gross Margins over 65% and manages their cash-flow effectively with the help of a part-time CFO.

PROJECT DESCRIPTION

Revive Restorations will raze 2 buildings located at 925 and 995 Applegate Road to construct a 3-story, 36,691 square foot building with a finished office and retail area attached to a 1-story warehouse. The building will allow Revive Restoration to operate, entertain, and educate in their state-of-the-art facility. The company plans to host industry training sessions, outside industry training for referral sources, and lend its entertainment facility to referral sources to use when needed.

Most of the building will be reserved for Revive Restoration, but an area of 8,297 square feet (approximately 1/3 of the building) is being advertised for lease to prospective retail tenants.

Completion of the project is anticipated to take place early in 2025. Ideal Builders Inc will be the contractor.

This credit request represents a piece of gap financing for the project, which is estimated to cost $8.6 million.

Revive Restorations is requesting assistance through the City of Madison's Small Cap TIF Program in the amount of $100,000. Funds are to be used for real estate improvements.

MANAGEMENT

Josh Duggan, President - Duggan has owned and operated ChemDry of Madison and ChemDry of Southern WI since 1997 and 2004, respectively. In 2012, Duggan started Capital Remediation and in 2016 merged the companies to form Acquire Restoration. In 2018, Duggan bought his partner out and rebranded to Revive Restoration, Inc.

OWNERSHIP STRUCTURE

1925 Applegate LLC (real estate holding company) and Revive Restoration, Inc. (operating entity) are owned 100% by Joshua Duggan.

MDC and Fortifi Bank will lend to 925 Applegate LLC., with a corporate guarantee of Revive Restorations, Inc.

SUMMARY OF FINANCIAL STATEMENTS

Historical financial statements and tax returns were provided for Revive Restorations for years 2020-2023. In addition, a summary of the projections for the new location were prepared. These are estimated through 2025. The historical financials show an average increase of 35% year over year since 2020. Projections continue this trend with total sales to grow by 28% in 2024 and 30% in 2025 with the project completion.

Post closing, long-term liabilities for this project will include a $7.758 million loan from Fortifi Bank.

Key Financial Ratios:

Debt to Net Worth: 0.72

Current: 1.74

Debt Coverage: 1.98

Ratios were based on the 2023 year-end financial statements submitted by the borrower. The property as stabilized would provide an estimated loan to value ratio of ~98%.

ECONOMIC IMPACT

Total New Positions	Current	2025	2026
Full-Time Positions	26	32	34

The project is expected to create 6-10 new full-time positions within the first two years. These are expected to be hourly positions and will include technicians, project managers, and production managers. The company currently has 26 full-time employees.

RISKS

1. The loan by Fortifi Bank will hold an adjustable rate tied to WSJ Prime. This could impact on the cash-flow position of the borrower in the event of further rate increases.

2. Projections indicate year-over-year growth of 30%. This could be impacted in the event of an economic downturn and if worker shortages increase.

3. The MDC loan will be secured by the same assets as Fortifi Bank with similar terms. However, MDC and the City of Madison will hold a junior position on collateral available.

COLLATERAL

Second real estate mortgage on 925 Applegate Road. Blanket Security Agreement on business assets of Revive Restorations LLC. Unlimited Personal Guarantees of Joshua Duggan. A review of Duggan's personal credit shows a low risk of default.

TID-51 INTENT AND PURPOSE

The City of Madison established that the health of the Madison area economy is vital. It intends to continue to expand, stabilize and diversify its economic base. Madison also recognizes that the area encompassing the South Side is an essential part of the greater community.

In 2023, the City of Madison in collaboration with MDC established a lending program to review, underwrite, and provide recommendations for applicants. The program is structured as a forgivable loan program for qualifying businesses for the purposes of real estate purchases, improvements, and machinery. Loans are structured with 0% interest over a 5-year term. Eligible businesses are required to remain and keep ownership of the facility for at least 5 years. Whereas, 20% of the principal amount is decreased each year the recipient owns and occupies the property.

RECOMMENDATION

Based on the company's business plan, collateral available, and owner's credit history, the project meets the criteria and the economic development goals of the Small Cap TIF Lending Program. Staff recommends approval of $100,000. This recommendation is contingent on final approval by the City of Madison legal review and City of Madison Common Council.

City of Madison

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

Master

File Number: 83171

File ID:	83171	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Water Utility
				File Created Date :	04/29/2024
File Name:	Amending RES-24-00215 (File No. 82309) to Authorize the Mayor and City Clerk to enter into an agreement with Dane County for cost sharing of a water transmission pipeline from Savannah Road to Secret Garden Drive. (District 16)			**Final Action:**	

Title: Amending RES-24-00215 (File No. 82309) to Authorize the Mayor and City Clerk to enter into an agreement with Dane County for cost sharing of a water transmission pipeline from Savannah Road to Secret Garden Drive. (District 16)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	44.
Sponsors:	Charles Myadze	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Robert Mulcahy		

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	04/30/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/13/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					

1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83171

Fiscal Note
The proposed resolution amends RES-24-00215 (Legistar #82309) adopted on March 19, 2024. This resolution authorizes the City to enter into an intergovernmental agreement with Dane County for cost sharing of a water transmission pipeline across High I-39/90, consistent with the Agreement attached to RES-24-00215. No additional appropriation is required.

.Title
Amending RES-24-00215 (File No. 82309) to Authorize the Mayor and City Clerk to enter into an agreement with Dane County for cost sharing of a water transmission pipeline from Savannah Road to Secret Garden Drive. (District 16)

.Body
WHEREAS, on March 19, 2024 the Council adopted RES-24-00215 (File No. 82309), which resolution addressed the intent of the City of Madison and Dane County to enter into an agreement to fund a water transmission pipeline from Savannah Road to Secret Garden Drive and across Highway I-39/90, located in Madison and the Village of McFarland, to meet increased fire flow demands for the County's developments along CTH AB, with the County being responsible for 100% of costs for completed services and construction costs; and,

WHEREAS, it is necessary to amend the resolution to provide specific authority for the City to enter into necessary agreements with the County.

NOW THEREFORE, BE IT HEREBY RESOLVED, that RES-24-00215 is amended to authorize the Mayor and City Clerk to enter into an intergovernmental agreement with Dane County for cost sharing of a water transmission pipeline across Highway I-39/90, consistent with the Agreement attached to RES-24-00215 and in a form approved by the City Attorney.

City of Madison

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

Master

File Number: 83173

File ID:	83173	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/29/2024
File Name:	12709 CDA Theresa Terrace Redevelopment			**Final Action:**	

Title: Amending the Community Development Authority (CDA) Redevelopment Division's 2024 Adopted Capital Budget to authorize up to $1.0 million of additional GO Borrowing for construction financing of the Theresa Terrace redevelopment. (District 20)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	45.
Sponsors:	Tag Evers, Isadore Knox Jr. And Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Dan Johns, Housing Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/30/2024	Maggie McClain	Approve	5/17/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/29/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/13/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83173

Fiscal Note

The proposed resolution amends the CDA Redevelopment Division's 2024 Adopted Capital Budget to add $1.0 million in General Fund-supported GO Borrowing to finance construction of the Theresa Terrace Redevelopment project (Munis program 11817, project 14465).

$2.0 million in Developer Capital Funding was authorized in the 2024 Adopted Capital Budget for Affordable Housing Redevelopment, Development, & Preservation; this $2.0 million came from Affordable Housing Funds allocated to the Madison Revitalization and Community Development Corporation (MRCDC) for the Theresa Terrace project via RES-23-00749, Legistar file 80359.

The sole bid for the Theresa Terrace project came in at approximately $2.74 million. This resolution authorizes additional borrowing for a loan to the CDA to cover the funding gap. The loan will be repaid by MRCDC when the project stabilizes.

Title

Amending the Community Development Authority (CDA) Redevelopment Division's 2024 Adopted Capital Budget to authorize up to $1.0 million of additional GO Borrowing for construction financing of the Theresa Terrace redevelopment. (District 20)

Body

WHEREAS, the Madison Revitalization and Community Development Corporation (the "MRCDC"), the nonprofit arm of the Community Development Authority ("CDA"), is the owner of two duplexes located at 1309-11 and 1401-03 Theresa Terrace in the City of Madison, Wisconsin (the "Properties"); and

WHEREAS, the MRCDC intends to replace the four existing units on the Properties with six townhouse-style homes that will be managed by MRCDC as affordable rental units (the "Project"); and

WHEREAS, on December 5, 2023 (RES-23-00749, Legistar file 80359) the Common Council of the City of Madison allocated up to $2.0 million of City Affordable Housing Funds (AHF) to MRCDC for the Project; and

WHEREAS, the CDA Redevelopment Division's 2024 Adopted Capital Budget includes up to $2.0 million for Affordable Housing Redevelopment, Development, & Preservation; and

WHEREAS, the $2.0 million of Affordable Housing Funds authorized in RES-23-00749 encompass the Developer Capital Funds authorized in CDA Redevelopment's 2024 Adopted Capital Budget; and

WHEREAS, the sole responsive and responsible bidder provided an all-inclusive cost of

$2,730,762 for the Project; and

WHEREAS, due to delays in federal approvals and cost inflation for new construction of “missing middle” housing in the Madison area, the existing budget authority is insufficient to complete the Project as originally contemplated, and the additional budget will allow MRCDC to begin construction in mid-2024.

NOW, THEREFORE, BE IT RESOLVED that the CDA Redevelopment Division's 2024 Adopted Capital Budget is hereby amended to authorize up to $1.0 million in General Fund GO Borrowing for construction financing of the Theresa Terrace redevelopment project.

City of Madison

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

Master

File Number: 83201

File ID:	83201	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/01/2024
File Name:	Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corpo			**Final Action:**	

Title: Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corporation, or an affiliate LLC. (District 9 & District 12)

Notes:			
		CC Agenda Date:	05/21/2024
		Agenda Number:	46.
Sponsors:	Satya V. Rhodes-Conway, Nikki Conklin, Amani Latimer Burris, Yannette Figueroa Cole And Jael Currie	**Effective Date:**	
Attachments:	Council Briefing Memo May 8 '24.pdf, RegistrantsReport-PriorMeetings - SQL Server Reporting Services.pdf	**Enactment Number:**	
Author:	Jim O'Keefe	**Hearing Date:**	
Entered by:	rschesny@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/1/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	05/01/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/13/24), Common Council (5/21/24)

1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE	05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.				
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				

Text of Legislative File 83201

Fiscal Note

The proposed resolution authorizes assignment and assumption of Affordable Housing Fund loans originally made to Heartland Housing, Inc. to Cinnaire Solution Corporation, or an affiliate LLC, in order to support the preservation of affordable housing t 715 Rethke Ave and 7933 Tree Ln. No additional City appropriation is required.

The original loan amounts to Heartland Housing, Inc. were authorized via three resolutions in 2015-2016: RES-15-00180 (Legistar file 37626), RES-15-00532 (Legistar file 38694), and RES-16-00064 (Legistar file 41200).

Title

Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corporation, or an affiliate LLC. (District 9 & District 12)

Body

WHEREAS, the City of Madison, in the early years of its Affordable Housing Initiative, helped bring about the development of two permanent supportive housing properties (the “Properties”), the first at 715 Rethke Avenue, which provided 60 studio apartments for single adults experiencing homelessness, and the second at 7933 Tree Lane, which included 45 two-, three- and four-bedroom apartments for families with homeless experience; and,

WHEREAS, development of the Properties was undertaken by Heartland Housing Inc., a Chicago-based non-profit agency with demonstrated experience in such developments, which was selected by the City following competitive Request for Qualifications processes; and,

WHEREAS, in March 2015, the Madison Common Council authorized a deferred payment loan of $1.15 Million to Heartland Housing, Inc. to assist in the development of 60 units of affordable housing at 715 Rethke Avenue, secured by a recorded Collateral Assignment and Promissory Note; and,

WHEREAS, in January 2016, the Common Council authorized a separate deferred payment loan of $1.5 Million to Heartland Housing, Inc. to assist in the development of 45 units of affordable housing at 7933 Tree Lane, secured by a recorded Collateral Assignment and Promissory Note; and,

WHEREAS, the Properties were further supported through financial support from Dane County; through the allocation of Federal Low-Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority; through the assignment of 54 project-based Section 8

housing vouchers to the Rethke property , and 40 project-based Section 8 housing vouchers to the Tree Lane property, split equally between the Madison Community Development Authority and the Dane County Housing Authority; and through the provision of ongoing financial assistance from the City and Dane County to help pay for on-site support services; and,

WHEREAS, despite this financial support, as well as other forms of sustained support from City staff and others in the community, persistent deficiencies in property and financial management practices plagued both properties and created very difficult conditions for tenants as well as for neighboring residents and property owners; and,

WHEREAS, in the spring of 2023, Heartland Housing Inc. notified the City it was on the brink of insolvency and intended to relinquish its control of the Properties, as well as other properties it operated in Milwaukee and Chicago; and,

WHEREAS, in June of that year, a Dane County judge placed the Properties under the control of a Receiver with instructions to improve the living conditions at the Properties and find a replacement for Heartland Housing Inc. to operate them; and,

WHEREAS, in December, the Receiver advised the judge that attempts to find a replacement for Heartland Housing Inc. had proven unsuccessful and that funds available to operate the Properties were nearly depleted, and sought permission to list the Properties for sale; and,

WHEREAS, the judge approved the Receiver's request, adding that any sale be subject to approval by the City, Dane County and WHEDA; and

WHEREAS, after reviewing purchase proposals received by the Receiver, City, County and WHEDA staff concluded that the proposal put forth by Cinnaire Solutions Corporation, a non-profit housing developer with offices in Madison, most closely aligned with their stated goals of preserving long-term affordability at the Properties, ensuring the retention of some units to support households experiencing or at risk of homelessness, and protecting the interests of existing and future tenants; and,

WHEREAS, Cinnaire Solutions Corporation has made an offer to acquire and rehabilitate the Properties at a combined total cost of approximately $7.5 million and, through negotiations with the City, agrees to assume responsibility for the outstanding secured loans made by the City to Heartland Housing Inc. to support development of the Properties, and to honor the existing requirements to maintain current affordability that are set forth in the Land Use Restriction Agreements for the Low-Income Housing Tax Credits.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the secured debt of $1.15 Million associated with the property at 715 Rethke Avenue, and $1.5 Million associated with the property at 7933 Tree Lane, to be assigned to and assumed by Cinnaire Solutions Corporation, or an affiliate LLC, to support the preservation of affordable housing at those locations; and,

BE IT FURTHER RESOLVED, that the Council authorizes the Mayor and City Clerk, on behalf of the City, to execute, deliver, publish, file and record such other documents, instruments, notices and records, and take such other actions as shall be deemed necessary or desirable to accomplish the purpose of this Resolution, in a form or forms approved by the City Attorney.

Department of Planning & Community & Economic Development
Community Development Division
215 Martin Luther King Jr Blvd, Ste. 300
Mailing Address:
P.O. Box 2627
Madison, Wisconsin 53701-2627
Phone: (608) 266-6520
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www.cityofmadison.com

Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

TO: **All Alders**

FROM: **Jim O'Keefe**

SUBJECT: **Briefing Memo – Proposed Sale of Rethke Terrace & Tree Lane Apartments**

DATE: **May 8, 2024**

This memo provides background information related to two resolutions before the Common Council – **Legistar Items #83201 and #83208**. Both pertain to the proposed acquisition and rehabilitation of properties located in Madison, at 715 Rethke Avenue and 7933 Tree Lane, by Cinnaire Solutions Corporation.

HISTORY

The properties in question came about in response to the City's desire to increase the supply of permanent supportive housing in Madison for those experiencing homelessness. The properties were developed by Heartland Housing, a Chicago-based non-profit organization that was selected by the City to do so in successive competitive Request for Qualifications Processes.

The Rethke development, which offers 60 studio apartments for single adults, was constructed with the aid of $1.15M of financial assistance from the City, $1M from Dane County, a $5.4 million allocation of Federal Low-Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority and a grant from the Federal Home Loan Bank of Chicago. The property further benefited from the assignment to it of 54 project-based housing vouchers. Rethke Terrace Apartments opened in 2016.

The Tree Lane development, 45 family apartments, was built with the help of $1.5M from the City, $1M from Dane County, a grant from the Federal Home Loan Bank of Chicago, a private mortgage loan from BMO Harris and $7M of Federal Low-Income Housing Tax Credits from WHEDA. Forty project-based vouchers were assigned to Tree Lane Apartments which opened in 2018.

Ineffective property and financial management by Heartland Housing plagued the properties and eventually led to Heartland's exit as part owner and operator. In June 2023, a Dane County Court put the properties under control of a Receiver to improve management of the properties and find a replacement for Heartland.

In November, the Receiver advised the Court he was unable to find a new entity to replace Heartland and work with US Bank (a principal investor and co-owner of the properties). He further noted that funds to operate the properties were nearly depleted. The Court granted permission to begin the process to close the buildings and list them for sale. The Court also accepted an offer by US Bank of $1.25M to sustain operations through May 2024 and help pay relocation costs for tenants able to find other housing prior to a sale.

DETAILS OF PROPOSED PURCHASE

Several entities expressed interest in acquiring one or the other property. The proposal submitted to the Receiver by Cinnaire Solutions Corporation most closely aligned with key City (and County and WHEDA) goals, including:

- Preserving the long-term affordability of the housing

- Ensuring that a (reduced) number of supportive housing units remain available to serve those with homeless experience
- Committing to favorable tenant practices for current and future residents

Through negotiations with staff and legal counsel from the City, Dane County, WHEDA, the Madison Community Development Authority and the Dane County Housing Authority, an agreement with Cinnaire was reached. The following describes key details:

- Cinnaire Solutions Corporation is based in Lansing Michigan, with offices and key leadership staff located in Madison.
- Cinnaire's total cost to acquire and rehabilitate the two properties is approximately $7.5M ($3.9M for Rethke and $3.5M for Tree Lane). These costs cover extensive rehabilitation that may take months to complete.
- Cinnaire agrees to assume responsibility for $2.65M of secured debt from previous loans made by the City to help finance the properties ($1.15M associated with Rethke, $1.5M with Tree Lane.)
- Cinnaire will rent all of the units to tenants with household incomes at or below 60% of the County Median Income. Most, including all 60 of the Rethke units, will rent to persons with incomes at or below 50% of CMI.
- Cinnaire will maintain approximately 25% of the units (20 at Rethke, 11 at Tree Lane) as Permanent Supportive Housing units. This is down from about 90% when the properties opened, however, the previous concentration of high-need tenants is generally acknowledged to have been a contributing factor in the difficulties at the properties.
- At Rethke, 54 of the 60 units will retain project-based housing vouchers, unchanged from previously. At Tree Lane, the number of project-based vouchers will decline from 40 to 20.
- Units supported with project-based vouchers will continue to serve households experiencing, or at risk of, homelessness. Cinnaire will provide on-site support services for those living in supportive units.
- Existing City Loan Agreements and Land Use Restriction Agreements (as well as corresponding agreements with Dane County and WHEDA) will be modified to reflect the negotiated terms and conditions of the sales.
- To finance its costs, Cinnaire requests $1,527,600 from both the City and Dane County. Cinnaire also seeks $2.76M in low-cost loans, and an additional $1.6M in conventional debt financing, from WHEDA.
- The transfer of ownership to Cinnaire and execution of related agreements, as well as the offer of financial assistance, requires Common Council and County Board approval The WHEDA Board has signaled its support for the proposed sale and Cinnaire's specific requests for assistance are pending.
- The purchase and sale agreements are also subject to approval from a Dane County Court. A petition on the matter is scheduled for May 20.

PENDING RESOLUTIONS

- Legistar #83201:
    - Authorizes the assignment of secured loans, previously made to Heartland Housing to undertake development of the properties in question ($1.15M for Rethke, $1.5M for Tree Lane), to Cinnaire Solutions Corporation, or an affiliate LLC.
    - Authorizes staff to modify existing Loan and Land Use Restriction Agreements to reflect the negotiated terms of the purchase and sale. These will obligate Cinnaire, among other things, to maintain the unit mix and affordability through 2045 at Rethke and 2047 at Tree Lane.

- Legistar #83208:
    - Approves a grant from the City of Madison to Cinnaire, of up to $1,527,600, to help finance eligible project costs.
    - Approves the use of uncommitted, City-administered Federal Emergency Rental Assistance Program funds that are contained in the Community Development Division's 2024 Adopted Operating Budget.
    - ERA funds, under updated federal guidelines, may be used to support the construction, rehabilitation and preservation of affordable housing so long as the assisted units serve households with incomes not more than 50% of the County Median Income.
    - Any ERA funds not spent by September 30, 2025 must be returned to the US Treasury.

MeetingID 05/13/2024 04:30 PM - Finance Committee

Public Comment Registrants Report

05/13/2024 04:30 PM - Finance Committee				Representing Organization			
Agenda Item Registered	**Name**	**Support**	**Speaking**	**Y/N**	**Name(s)**	**Paid**	**Duties**
AGENDA ITEM: 1 Public Comment							
1 05/13/24 03:58 PM	**Alex Saloutos** District: 5 3818 Hammersley Avenue Madison, WI 53705	Oppose	Yes	No			
		Support: 0 **Opposed**: 1 **Neither**: 0 Counts distinct registrants and removes duplicate votes					
AGENDA ITEM: 10 Authorizing an assignment and assumption of the City of Madison Affordable Housing Fund loans, made by the City to Heartland Housing, Inc. to help finance affordable housing developments at 715 Rethke Avenue and 7933 Tree Lane, to Cinnaire Solutions Corporation, or an affiliate LLC. (District 9 & District 12)							
10 05/13/24 04:10 PM	**Christopher Laurent** District: 4 10 E Doty Street 617 Madison, WI 53703	Support	Available to answer questions	Yes	Cinnaire Solutions, 10 E Doty Street #617 | Madison, WI (503) 869-6544	No	Yes
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes					
		Total Registrants: 2					
		Meeting Watchlist: 0					

Report: /Council/RegistrantsReport-PriorMeetings Executed: 5/13/2024

City of Madison

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

Master

File Number: 83208

File ID:	83208	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/01/2024
File Name:	Authorizing a grant of up to $1,527,600 to Cinnaire Solutions Corporation, to be drawn from funds authorized under the American Rescue Plan Act, for its use in acquiring and rehabilitating the properties at 715 Rethke Avenue and 7933 Tree Lane and preserv			**Final Action:**	

Title: Authorizing a grant of up to $1,527,600 to Cinnaire Solutions Corporation, to be drawn from funds authorized under the American Rescue Plan Act, for its use in acquiring and rehabilitating the properties at 715 Rethke Avenue and 7933 Tree Lane and preserving their long-term affordability for persons with household incomes at or below 60% of the County Median Income. (District 12 and District 9)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	47.
Sponsors:	Satya V. Rhodes-Conway, Nikki Conklin, Amani Latimer Burris, Yannette Figueroa Cole And Jael Currie	**Effective Date:**	
Attachments:	Council Briefing Memo May 8 '24.pdf	**Enactment Number:**	
Author:	Jim O'Keefe	**Hearing Date:**	
Entered by:	rschesny@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/1/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	05/01/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/13/24), Common Council (5/21/24)

1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE	05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.				
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				

Text of Legislative File 83208

Fiscal Note

The proposed resolution authorizes a grant of up to $1,527,600 of uncommitted federal Emergency Rental Assistance (ERA, Munis project 76121) funds to Cinnaire Solutions for the acquisition of properties at 715 Rethke Terrace and 7933 Tree Lane. No additional City appropriation required.

Title

Authorizing a grant of up to $1,527,600 to Cinnaire Solutions Corporation, to be drawn from funds authorized under the American Rescue Plan Act, for its use in acquiring and rehabilitating the properties at 715 Rethke Avenue and 7933 Tree Lane and preserving their long-term affordability for persons with household incomes at or below 60% of the County Median Income. (District 12 and District 9)

Body

WHEREAS, the City of Madison, in the early years of its Affordable Housing Initiative, helped bring about the development of two permanent supportive housing properties (the "Properties"), the first at 715 Rethke Avenue, which provided 60 studio apartments for single adults experiencing homelessness, and the second at 7933 Tree Lane, which offered 45 two-, three- and four-bedroom apartments for families with homeless experience; and,

WHEREAS, development of the Properties was undertaken by Heartland Housing Inc., a Chicago-based non-profit agency with demonstrated experience with such developments, which was selected by the City following two separate competitive Request for Qualifications processes; and,

WHEREAS, the developments were undertaken with the benefit of direct financial assistance from the City of Madison ($1.15 million to assist with development costs at Rethke Avenue and $1.5 million at Tree Lane), and from Dane County, and through Federal Low-Income Housing Tax Credits allocated by the Wisconsin Housing and Economic Development Authority (WHEDA), as well as from other sources; and,

WHEREAS, the Properties were further supported by the assignment of 54 project-based Section 8 housing vouchers to the Rethke property, and 40 project-based Section 8 housing vouchers to the Tree Lane property, divided in equal numbers by the Madison Community Development Authority and the Dane County Housing Authority, and through the provision of ongoing financial assistance from the City and Dane County to help pay for on-site support services; and,

WHEREAS, despite this financial assistance, as well as other forms of sustained support from City staff and others in the community, persistent deficiencies in property and financial management practices plagued both properties and created very difficult conditions for tenants

as well as for neighboring residents and property owners; and,

WHEREAS, in the spring of 2023, Heartland Housing Inc. notified the City it was on the brink of insolvency and intended to relinquish its control of the Properties, as well as other properties it operated in Milwaukee and Chicago; and,

WHEREAS, in June of that year a Dane County judge placed the Properties under the control of a Receiver with instructions to improve the daily living conditions for residents at the Properties and to find a replacement for Heartland Housing Inc. to operate them; and,

WHEREAS, in December, the Receiver advised the judge that attempts to find a replacement for Heartland Housing Inc. had proven unsuccessful and that funds available to operate the Properties were nearly depleted, and sought permission to list the Properties for sale; and,

WHEREAS, the judge approved the Receiver's request adding that any sale be subject to approval by the City, Dane County and WHEDA; and,

WHEREAS, after reviewing purchase proposals received by the Receiver, City, County and WHEDA staff concluded that the proposal put forth by Cinnaire Solutions Corporation (Cinnaire), a non-profit housing developer with offices in Madison, most closely aligned with their stated goals of preserving long-term affordability at the Properties, ensuring the retention of some units to support households experiencing or at risk of homelessness, and protecting the interests of existing and future tenants; and,

WHEREAS, Cinnaire has made an offer to acquire and rehabilitate the Properties at a combined total cost of approximately $7.5 million and, through negotiations with the City, agrees to assume responsibility for the outstanding secured loans made by the City to Heartland Housing Inc. to support development of the Properties, and to honor affordability commitments that are set forth in the Land Use Restriction Agreements for the Low-Income Housing Tax Credits; and,

WHEREAS, Cinnaire has prepared a project budget, totaling nearly $7.5 million, that includes costs associated with acquiring the Properties and returning them to use, including, for example, making needed structural and systems repairs and replenishing depleted operating reserves at both properties and satisfying an additional existing lien on the Tree Lane property; and,

WHEREAS, Cinnaire is proposing to finance these costs through a combination of conventional debt financing and assistance from the City of Madison, Dane County, and WHEDA; and,

WHEREAS, the processes by which approvals for said assistance from Dane County and WHEDA will be secured are in progress; and,

WHEREAS, in 2021, Congress enacted the American Rescue Plan Act of 2021 which included funding for the Emergency Rental Assistance (ERA) Program to be distributed to state and local governments to support their eviction prevention and other housing stabilization efforts; and,

WHEREAS, more than $45 million of ERA funds came to the City of Madison, most of which was used to support the Dane CORE rental assistance program and the Eviction Defense and Diversion Program, and all of which must be spent by September 30, 2025; and,

WHEREAS, the guidance provided to state and local governments by the U.S. Treasury regarding eligible uses of ERA funds has evolved over the life of the program and, in July 2022, was modified to authorize the use of ERA funds to support the construction, rehabilitation and preservation of affordable housing so long as assisted housing units are dedicated to serving households that earn not more than 50% of the County Median Income; and,

WHEREAS, upon review of Treasury's guidelines, Community Development Division (CDD) staff have concluded that the $1,527,600 of proposed acquisition and rehabilitation costs for which Cinnaire is seeking funding from the City are eligible for ERA assistance; and,

WHEREAS, the CDD's adopted 2024 Operating Budget includes uncommitted ERA funds; and,

WHEREAS, CDD staff recommend to the Common Council that the City draw on these funds to award a grant to Cinnaire, in an amount not to exceed $1,527,600, to help finance development costs associated with the acquisition and rehabilitation of the Properties, provided Cinnaire secures all other financing necessary to complete the project, and agrees to use City funds only for costs associated with units that will serve households earning not more than 50% of Dane County's Median Income, and to enter into Land Use Restriction Agreements to memorialize that agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes a grant not to exceed $1,527,600 of Federal ERA funds to Cinnaire, or an affiliate LLC, to support the preservation of affordable housing at 715 Rethke Avenue and 7933 Tree Lane; and,

BE IT FUTHER RESOLVED, that the Council authorizes the Mayor and City Clerk, on behalf of the City, to execute, deliver, publish, file and record such other documents, instruments, notices and records, and take such other actions as shall be deemed necessary or desirable to accomplish the purpose of this Resolution, in a form or forms approved by the City Attorney.

Department of Planning & Community & Economic Development
Community Development Division
215 Martin Luther King Jr Blvd, Ste. 300
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Madison, Wisconsin 53701-2627
Phone: (608) 266-6520
Fax: (608) 261-9626
www.cityofmadison.com

Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

TO: **All Alders**

FROM: **Jim O'Keefe**

SUBJECT: **Briefing Memo – Proposed Sale of Rethke Terrace & Tree Lane Apartments**

DATE: **May 8, 2024**

This memo provides background information related to two resolutions before the Common Council – **Legistar Items #83201 and #83208**. Both pertain to the proposed acquisition and rehabilitation of properties located in Madison, at 715 Rethke Avenue and 7933 Tree Lane, by Cinnaire Solutions Corporation.

HISTORY

The properties in question came about in response to the City's desire to increase the supply of permanent supportive housing in Madison for those experiencing homelessness. The properties were developed by Heartland Housing, a Chicago-based non-profit organization that was selected by the City to do so in successive competitive Request for Qualifications Processes.

The Rethke development, which offers 60 studio apartments for single adults, was constructed with the aid of $1.15M of financial assistance from the City, $1M from Dane County, a $5.4 million allocation of Federal Low-Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority and a grant from the Federal Home Loan Bank of Chicago. The property further benefited from the assignment to it of 54 project-based housing vouchers. Rethke Terrace Apartments opened in 2016.

The Tree Lane development, 45 family apartments, was built with the help of $1.5M from the City, $1M from Dane County, a grant from the Federal Home Loan Bank of Chicago, a private mortgage loan from BMO Harris and $7M of Federal Low-Income Housing Tax Credits from WHEDA. Forty project-based vouchers were assigned to Tree Lane Apartments which opened in 2018.

Ineffective property and financial management by Heartland Housing plagued the properties and eventually led to Heartland's exit as part owner and operator. In June 2023, a Dane County Court put the properties under control of a Receiver to improve management of the properties and find a replacement for Heartland.

In November, the Receiver advised the Court he was unable to find a new entity to replace Heartland and work with US Bank (a principal investor and co-owner of the properties). He further noted that funds to operate the properties were nearly depleted. The Court granted permission to begin the process to close the buildings and list them for sale. The Court also accepted an offer by US Bank of $1.25M to sustain operations through May 2024 and help pay relocation costs for tenants able to find other housing prior to a sale.

DETAILS OF PROPOSED PURCHASE

Several entities expressed interest in acquiring one or the other property. The proposal submitted to the Receiver by Cinnaire Solutions Corporation most closely aligned with key City (and County and WHEDA) goals, including:

- Preserving the long-term affordability of the housing

- Ensuring that a (reduced) number of supportive housing units remain available to serve those with homeless experience
- Committing to favorable tenant practices for current and future residents

Through negotiations with staff and legal counsel from the City, Dane County, WHEDA, the Madison Community Development Authority and the Dane County Housing Authority, an agreement with Cinnaire was reached. The following describes key details:

- Cinnaire Solutions Corporation is based in Lansing Michigan, with offices and key leadership staff located in Madison.
- Cinnaire's total cost to acquire and rehabilitate the two properties is approximately $7.5M ($3.9M for Rethke and $3.5M for Tree Lane). These costs cover extensive rehabilitation that may take months to complete.
- Cinnaire agrees to assume responsibility for $2.65M of secured debt from previous loans made by the City to help finance the properties ($1.15M associated with Rethke, $1.5M with Tree Lane.)
- Cinnaire will rent all of the units to tenants with household incomes at or below 60% of the County Median Income. Most, including all 60 of the Rethke units, will rent to persons with incomes at or below 50% of CMI.
- Cinnaire will maintain approximately 25% of the units (20 at Rethke, 11 at Tree Lane) as Permanent Supportive Housing units. This is down from about 90% when the properties opened, however, the previous concentration of high-need tenants is generally acknowledged to have been a contributing factor in the difficulties at the properties.
- At Rethke, 54 of the 60 units will retain project-based housing vouchers, unchanged from previously. At Tree Lane, the number of project-based vouchers will decline from 40 to 20.
- Units supported with project-based vouchers will continue to serve households experiencing, or at risk of, homelessness. Cinnaire will provide on-site support services for those living in supportive units.
- Existing City Loan Agreements and Land Use Restriction Agreements (as well as corresponding agreements with Dane County and WHEDA) will be modified to reflect the negotiated terms and conditions of the sales.
- To finance its costs, Cinnaire requests $1,527,600 from both the City and Dane County. Cinnaire also seeks $2.76M in low-cost loans, and an additional $1.6M in conventional debt financing, from WHEDA.
- The transfer of ownership to Cinnaire and execution of related agreements, as well as the offer of financial assistance, requires Common Council and County Board approval The WHEDA Board has signaled its support for the proposed sale and Cinnaire's specific requests for assistance are pending.
- The purchase and sale agreements are also subject to approval from a Dane County Court. A petition on the matter is scheduled for May 20.

PENDING RESOLUTIONS

- Legistar #83201:
    - Authorizes the assignment of secured loans, previously made to Heartland Housing to undertake development of the properties in question ($1.15M for Rethke, $1.5M for Tree Lane), to Cinnaire Solutions Corporation, or an affiliate LLC.
    - Authorizes staff to modify existing Loan and Land Use Restriction Agreements to reflect the negotiated terms of the purchase and sale. These will obligate Cinnaire, among other things, to maintain the unit mix and affordability through 2045 at Rethke and 2047 at Tree Lane.

- Legistar #83208:
    - Approves a grant from the City of Madison to Cinnaire, of up to $1,527,600, to help finance eligible project costs.
    - Approves the use of uncommitted, City-administered Federal Emergency Rental Assistance Program funds that are contained in the Community Development Division's 2024 Adopted Operating Budget.
    - ERA funds, under updated federal guidelines, may be used to support the construction, rehabilitation and preservation of affordable housing so long as the assisted units serve households with incomes not more than 50% of the County Median Income.
    - Any ERA funds not spent by September 30, 2025 must be returned to the US Treasury.

City of Madison

City of Madison
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Master

File Number: 83209

File ID:	83209	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMUNITY DEVELOPMENT AUTHORITY
				File Created Date :	05/01/2024
File Name:	Amending the Community Development Authority Redevelopment (CDA) 2024 Adopted Operating Budget to finance Triangle Redevelopment preconstruction costs up to $800,000 from fund balance (District 13)			**Final Action:**	

Title: Amending the Community Development Authority Redevelopment (CDA) 2024 Adopted Operating Budget to finance Triangle Redevelopment preconstruction costs up to $800,000 from fund balance (District 13)

Notes:			
		CC Agenda Date:	05/21/2024
		Agenda Number:	48.
Sponsors:	Tag Evers, Isadore Knox Jr. And Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Anne Slezak	**Hearing Date:**	
Entered by:	aslezak@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/1/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMUNITY DEVELOPMENT AUTHORITY	05/01/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/13/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass

	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.		
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.		

Text of Legislative File 83209

Fiscal Note

The proposed resolution amends the CDA Redevelopment Division's 2024 Adopted Operating Budget to add up to $800,000 in CDA Unassigned Fund Balance and increases Purchased Services expenditures by the same amount to finance Triangle Redevelopment preconstruction costs.

Title

Amending the Community Development Authority Redevelopment (CDA) 2024 Adopted Operating Budget to finance Triangle Redevelopment preconstruction costs up to $800,000 from fund balance (District 13)

Body

WHEREAS, the Triangle Redevelopment Phase 1 known as B1 will begin preconstruction and planning development within the month; and

WHEREAS, the CDA had originally planned to fund the expenditures from the HUD AMP - Triangle funds; and

WHEREAS, the expenditures from this point onward have been confirmed to be reimbursable at the time of close on the first phase; and

WHEREAS, HUD has many financial regulations which may negatively affect the necessary timeline of redevelopment process if the reimbursable expenditures were to be funded directly from the HUD AMP - Triangle; and

WHEREAS, the CDA Redevelopment has adequate reserves to finance the expenditures until reimbursement at the first close on phase one; and

WHEREAS, the CDA Redevelopment current budget lacks the authority to fund the above change order.

NOW, THEREFORE BE IT RESOLVED that the CDA Redevelopment 2024 Adopted Operating Budget is amended to add up to $800,000 from currently held reserves to finance preconstruction expenditures for the Triangle Redevelopment project.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83210

File ID:	83210	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/01/2024
File Name:	Accepting the Community Development Division (CDD) "Older Adult Services 2024 Policy Concept Paper" as the basis for structuring and conducting a Request for Proposals (RFP) process, and authorizing the CDD to undertake this process and recommend, for app			**Final Action:**	

Title: Accepting the Community Development Division (CDD) "Older Adult Services 2024 Policy Concept Paper" as the basis for structuring and conducting a Request for Proposals (RFP) process, and authorizing the CDD to undertake this process and recommend, for approval by the Common Council, a funding allocation plan regarding awards and contracts that will take effect on January 1, 2025 (Citywide).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	49.
Sponsors:	Satya V. Rhodes-Conway, Isadore Knox Jr., Michael E. Verveer, Derek Field And Yannette Figueroa Cole	**Effective Date:**	
Attachments:	Older Adult Services_2024 Policy PaperFinal.pdf	**Enactment Number:**	
Author:	Yolanda Shelton-Morris	**Hearing Date:**	
Entered by:	kpetershack@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/1/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	05/01/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/13/24), Common Council (5/21/24)

1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE	05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.				
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				

Text of Legislative File 83210

Fiscal Note

The proposed resolution accepts the Community Development Division's policy paper for structuring and conducting a Request for Proposals process for Older Adults Services programs in 2025. The policy paper assumes a Cost to Continue budget for Older Adult Services community agency contracts in 2025 consistent with the 2024 Adopted Operating Budget: $838,039. No additional City appropriation required.

Title

Accepting the Community Development Division (CDD) “Older Adult Services 2024 Policy Concept Paper” as the basis for structuring and conducting a Request for Proposals (RFP) process, and authorizing the CDD to undertake this process and recommend, for approval by the Common Council, a funding allocation plan regarding awards and contracts that will take effect on January 1, 2025 (Citywide).

Body

The proposed resolution accepts a staff prepared “Older Adult Services Policy Paper” and authorizes the Community Development Division (CDD) to utilize its content to guide a funding process through which CDD staff will make recommendations to the Council regarding the allocation of funds available to support older adult services, beginning in 2025.

WHEREAS, the City of Madison has a long-standing commitment of financial support to community-based organizations as part of its strategy to create the necessary conditions for Madison residents to realize their full potential by ensuring residents and neighborhoods have access to needed services; and,

WHEREAS, the CDD, in consultation with the Committee on Aging, is responsible for formulating recommendations to the Mayor and Common Council regarding the use of available City-administered resources to ensure the quality and availability of older adult services in Madison; and,

WHEREAS, the City’s 2024 Adopted Operating Budget appropriates $838,039 to support older adult services programming; and,

WHEREAS, the provision of services to older adults, including through a system of high quality case management and older adult services programming, plays an important role in helping many Madison residents age successfully; and,

WHEREAS, the City currently contracts with a group of agencies (Freedom Inc, Goodman Community Center, The Hmong Institute, NewBridge of Madison, Outreach, and Retired Senior Volunteer Program), that provide a range of programs and services supporting older adults in

our community; and,

WHEREAS, the City places a priority on supporting older adults who face barriers to accessing quality services and is further interested in focusing support on historically marginalized groups such as Black, Indigenous, or People of Color (BIPOC), people who identify as LGBTQIA+, and those who are Limited English Proficient (LPE); and,

WHEREAS, the CDD has drawn on input from stakeholders, policy makers and residents, including recommendations offered by EQT by Design following focused community engagement efforts undertaken on behalf of the City, to prepare a policy paper that addresses the City's goals and expectations with respect to serving older adults, particularly those who face barriers in accessing quality programming; and,

WHEREAS, the content of this policy paper, if approved by the Common Council, will serve as the foundation of an RFP document, which will set forth the City's goals and expectations, and be used to solicit proposals from local service organizations seeking City funding to support programs and activities focused on older adults.

NOW, THEREFORE BE IT RESOLVED, that the Common Council accepts and approves the 2024 Older Adult Services policy paper as the basis for developing the corresponding Request for Proposals process; and,

BE IT FURTHER RESOLVED, that the Council authorizes CDD staff to conduct an RFP process and develop funding allocation recommendations for consideration and approval by the Common Council, that will support contracts with selected agencies beginning on January 1, 2025.

City of Madison
Community Development Division
Older Adult Services
2024 Policy Paper

I. Introduction

This policy paper describes the proposed 2024 conceptual framework that will guide the use of City of Madison Community Development Division funding for Older Adult Services beginning in 2025.

The Community Development Division (CDD) of the City of Madison strives to create the necessary conditions for older adults in Madison to age successfully. Encompassed within the goal of ensuring that "*Individuals and families at-risk or in crisis can access services to meet immediate and/or basic needs"* is the desire to see that older adults have services and activities that can help them avoid disease and disability, maintain high physical and cognitive function, and reduce social isolation.

This policy paper describes the proposed conceptual framework and the desired elements of programming that will be supported during 2025-2028 by City of Madison Community Development Division funding for Older Adult Services. It specifically targets adults, aged 55 or older, who reside in the City of Madison. In allocating funds for older adult services, the City's goal is to ensure that services reach a more diverse population of older adults including, for example, historically marginalized groups such as BIPOC, LGBTQIA+, and Limited English Proficient (LPE) identifying individuals.

II. Background

Every state and community in the U.S. is aging. By 2030 there will be 73 million Americans over 65. There will be more people over 65 than under 18[1]. People are living longer and staying active longer and our community needs to adjust to meet those needs. To better ensure the alignment of Older Adult Services with the needs of Madison residents, it is important to understand the historical context and methodologies within past funding processes, current funding allocations, and community outreach efforts. This section outlines key components of the background and methodology, laying the foundation for future funding approaches in the City of Madison.

2016: Older Adult Services Funding Process + Forward Community Investment Analysis

The most recent funding process for Older Adult Services took place in 2016. It was the first funding process following the analysis of CDD's funding practices conducted by Forward Community Investments. Within the report, Older adult services are rooted in community goal III.

> Community Goal III***:*** Resident and community wellbeing through individual, family, and household stabilization and equitable access to resources—**connect vulnerable and marginalized residents with resources designed to avoid homelessness or other crisis situations, promote household stability, and maintain personal independence.**

[1] U.S. Census Bureau. (2022, February 25). *2020 census will help policymakers prepare for the incoming wave of aging boomers*. Census.gov. https://www.census.gov/library/stories/2019/12/by-2030-all-baby-boomers-will-be-age-65-or-older.html

Furthermore, the report highlights necessary conditions for success to reach this goal and calls for CDD to fund initiatives that serve low-income individuals, residents of color, and vulnerable populations, and are designed to be culturally and linguistically responsive to residents.

2020-Present: COVID-19

The COVID-19 pandemic significantly impacted older adults, magnifying existing vulnerabilities and presenting unprecedented challenges[2]. This crisis resulted in severe health consequences within this demographic, including heightened infection rates, hospitalizations, and mortality compared to other age groups. Moreover, measures like social distancing and lockdowns, implemented to mitigate virus transmission, have intensified feelings of isolation and loneliness among older adults, exacerbating mental health concerns. Disruptions to access essential services and support systems have further compounded the difficulties faced by older adults during this period. The pandemic has underscored the critical need for robust and flexible older adult services, emphasizing the necessity for ongoing investment and strategic planning to address the evolving needs of this population in Madison.

2019-2024: Age Friendly Madison

Beginning in 2019, the Age Friendly Communities initiative began a collaborative effort between the City, County, and AARP as part of the larger AARP Livable Communities initiative which supports the efforts of neighborhoods, towns, cities and rural areas to support healthy and successful aging around 8 domains of aging[3]. This involved forming a steering committee and engaging in extensive community outreach (2021) and culminated in a comprehensive final infographic[4]. This infographic highlights the needs and wants of older adults in Madison and serves as a foundational document, offering critical insights and recommendations for policymakers and future endeavors.

2023: 7.5% Increase to Current Contracts

In 2023, the Common Council increased City funding for older adult services by 7.5% as part of the City's 2024 Adopted Operating Budget. That increased available funds to $838,039. For 2024, the added funding is being used to increase existing provider contracts. Provided the Council preserves the increase in the 2025 Operating Budget, these funds will be included in those to be allocated in the upcoming RFP process for contracts beginning in 2025.

2024: Community, Older adult, Advocacy, Learning, Equity, Support, Communication, Engagement – COALESCE Cohort

COALESCE is a cohort of service providers that receive city funds through older adult services funding. This workgroup aims to facilitate stronger partnerships and communication channels among agencies that receive city funds. This cohort also aims to develop effective and relevant solutions that address the unique needs of diverse older adult communities in Madison.

Agencies within COALESCE are expected to work collaboratively with a diverse base of local partners in understanding current resources for supporting older adults and develop prevention strategies, identify gaps and needs, and create local solutions.

2024: Piloting Equity Priority Areas – Older Adults

One of the challenges that many older adults face in accessing services is the lack of mobility. It raises the question of whether some services might be more effectively delivered if they focus on

[2] Lee, Y. J. (2020). The Impact of the COVID-19 Pandemic on Vulnerable Older Adults in the United States. Journal of Gerontological Social Work, 63(6–7), 559–564. https://doi.org/10.1080/01634372.2020.1777240

[3] 1. Housing, 2. Transportation, 3. Communication & Information, 4. Respect & Social Inclusion, 5. Social Participation, 6. Civic Participation & Employment, 7. Health Services & Community Supports, and 8. Outdoor Spaces & Buildings

areas of the city in which there are high concentrations of older adults. A City's "Data Team", housed within the Finance Department, explored this issue utilizing data from the Census and the American Community Survey (ACS) through the US Government's Census Bureau. The team generated a detailed map to identify "equity priority areas", that is, census blocks within Madison with higher proportions of Black, Indigenous, People of Color (BIPOC), and low-income older adults. The map incorporates key data, such as age (65+), race/ethnicity, median income, percentage of households above the poverty line, and the prevalence of English-speaking households. It suggests there may be areas in Madison where a more geographically focused approach to service delivery could be considered.

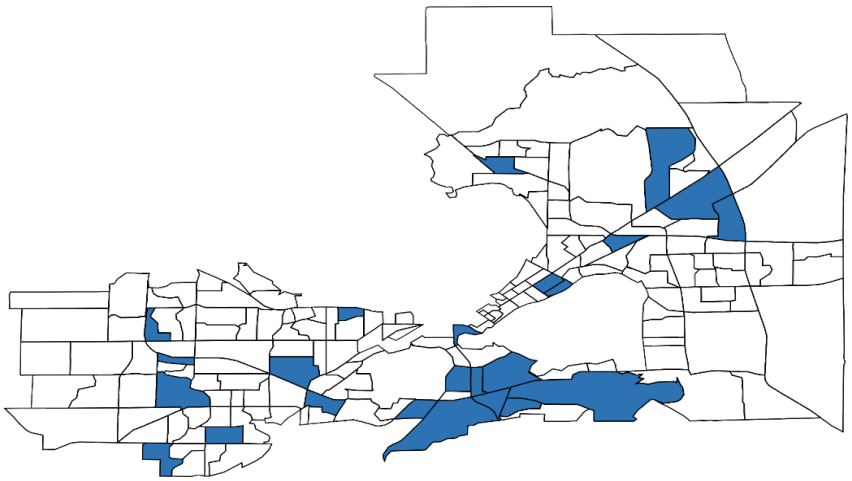


Figure 1 - Map of Madison - Equity Priority Areas in Blue

Table 1 – Areas of Madison and neighborhoods near equity priority areas

West	Southwest	Near West	South
• Walnut Grove • Oakbridge Condominiums • Midvale Heights	• Allied • NewBerry Heights • HighPoint Estates • Maple-Prairie • Glacier Ridge	• Rocky Bluff	• Bridge-Lakepoint • Brams Addition • Burr Oaks • Leopold • Indian Springs • Moorland-Rimrock
Downtown	**Near East**	**North**	**Northeast**
• Capitol Neighborhoods • Monona Bay • Near Brittingham Apartments	• Sherman Terrace • Eken Park • Worthington • Marquette	• Kennedy Heights • Vera Court	• Westchester Gardens • Norman Acres • Ridgewood

In figure 1 above, the equity priority areas are highlighted in blue. These segments of the city underscore where CDD calls agencies to deliver targeted and localized services and programming. There are scatterings, or clusters, throughout Madison. Understanding that communities and neighborhoods exist beyond the confines of census blocks, table 1 provides more context and delineates specific neighborhoods, or residential spaces, that reside within, or near, equity priority areas. No dataset is flawless, and it's important to acknowledge that real-world complexities often blur categorical boundaries. CDD simply encourages agencies to use this map as a tool as they

articulate their capacity to serve diverse communities across the city, while recognizing the nuanced needs of communities.

An Invite to Place-based Initiatives

Place-based initiatives generally refer to those in which programs, services, or interventions focus on the unique needs and characteristics of specific geographic areas, such as neighborhoods or communities. These initiatives aim to improve outcomes by tailoring interventions to the particular assets, challenges, and opportunities present in each location.[5] Transportation is a historically cited barrier to accessing services for older adults. Therefore, CDD seeks to ask our partners to reimagine older adult services in the City of Madison. Through strategic collaboration and partnership between city-supported neighborhood centers, Senior Housing developments, and other agencies that serve older adults (COALESCE), there may be opportunities to develop a network of support that transcends traditional organizational boundaries and fosters a responsive ecosystem of care for older adults[6]. Table 2 lists the 15 City-supported neighborhood centers in Madison. Figure 2 shows their locations in relation to the previously identified equity priority areas. Several of them already devote resources to older adult programming but, through collaborations with other agencies, it may be possible to expand the capacity to serve more older adults within their own neighborhoods.

Table 2 – List of city-supported neighborhood centers

City of Madison Neighborhood Centers				
Bayview Foundation	Boys and Girls Club of Dane County - Allied	Boys and Girls Club of Dane County - Flemming	Bridge Lake Point Waunona Neighborhood Center	East Madison Community Center
Elver Park Neighborhood Center	Goodman Community Center	Kennedy Heights Community Center	Lussier Community Education Center	Meadowood Neighborhood Center
Neighborhood House Community Center	Rooted/Badger Rock Neighborhood Center	Theresa Terrace Neighborhood Center	Vera Court Neighborhood Center	Wil-Mar Neighborhood Center

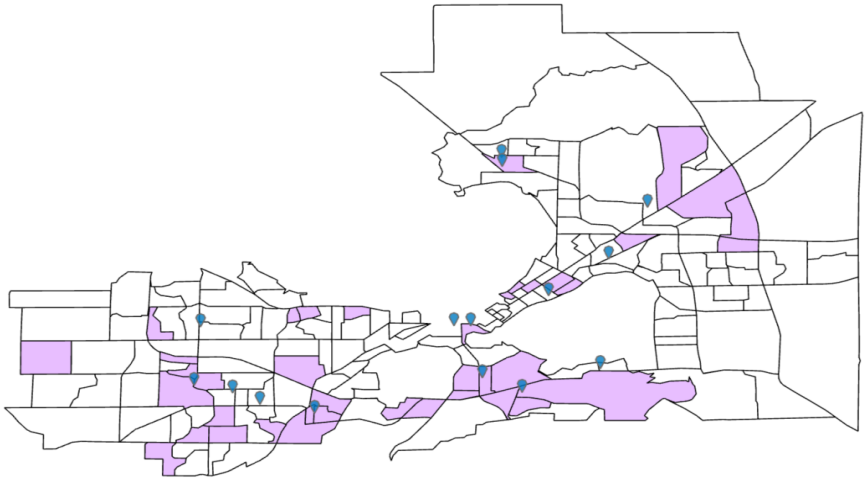


Figure 2 - Equity Priority Areas & City Funded Neighborhood Centers

[5] Place-based initiatives. Urban Institute. (n.d.). https://www.urban.org/projects/place-based-initiatives#:~:text=Place%2Dbased%20initiatives%20aim%20to,and%20rural%20communities%20experiencing%20disinvestment.

[6] Ewen, H. H., Emerson, K. G., Washington, T. R., Carswell, A. T., & Smith, M. L. (2017). Aging in place: community-based services and resources in residential settings among older adults. *Housing and Society*, *44*(1–2), 114–126. https://doi.org/10.1080/08882746.2017.1389577

2023-2024: EQT By Design Consultancy

Building on and complementing the work of Age Friendly Communities, the consultant, EQT by Design, conducted a thorough assessment and analysis in 2023 of older adult services in Madison, resulting in their final report in early 2024. EQT surveyed older adults, service providers, and led focus groups to gain insight about the reach, relevance, of current efforts around the city that support older adults in Madison. Detailed findings and recommendations are encapsulated in the EQT by Design report[7], a document that stands as a key reference for ongoing efforts to align Older Adult Services with community needs.

While EQT by Design community outreach highlighted that white, fixed-income, older adults receive high quality services, there is a large portion of our diverse BIPOC, LGBTQIA+, and Limited English Proficient (LEP) older adult population who are not as well connected to services.

Recommendations: EQT by Design brought forth a comprehensive set of findings and recommendations, outlining targeted areas for improvement in the City's approach to older adult services. EQT by Design listed the following items within its final report when providing recommendations to the City.

1. Culturally Relevant Programming
   Advocate for the investment and expansion of programming and services that are culturally relevant to the BIPOC and LGBTQIA+ communities.

2. Staff Diversity
   Prioritize efforts to diversify City and program staff, ensuring representation that better reflects the demographics of the communities served.

3. Leverage BIPOC City Staff
   Actively engage and leverage the expertise and perspectives of BIPOC City staff in the development and implementation of older adult services.

4. Support Providers Serving BIPOC/LGBTQ+
   Provide support to service providers catering to BIPOC and LGBTQ+ communities, recognizing the unique challenges faced by these groups.

5. Transportation Challenges
   Collaborate with relevant stakeholders to help address transportation challenges faced by older adults, emphasizing the importance of a coordinated and comprehensive approach.

6. Language Access
   Invest in language access design and resources to ensure that language is not a barrier for older adults in accessing services.

7. LGBTQIA+ Services
   Commit to continuous learning and growth in providing services that are inclusive and sensitive to the needs of the LGBTQIA+ community.

8. Information Distribution Networks
   Improve information distribution networks to older adults, ensuring that vital information reaches them through accessible and effective channels.

[7] EQT by Design Final Report

A Note on Data-Driven Policy Development

These most recent findings from EQT by Design, in conjunction with almost a decade's worth of data and insights garnered from previous initiatives, guide City policies and actions as we collectively cultivate a more age-friendly and inclusive community. Beyond a simple summary and timeline of past events, it is important to underscore that these diverse efforts highlighted several recurring themes that resonate across Madison and will be reflected in CDD funding priorities. Chief among these themes is our commitment to reaching a more diverse spectrum of older adults, acknowledging the unique challenges they face. Additionally, our efforts prioritize addressing transportation barriers experienced by certain segments of older adults, particularly within equity priority areas. Also, we recognize the need to address growing cultural and language barriers, ensuring that services are accessible and responsive to the diverse needs of our community. Furthermore, we emphasize the dissemination of relevant information and the facilitation of connections to existing resources, empowering older adults to navigate the support landscape effectively. Lastly, we aim to enhance coordination among service providers, streamlining access to available resources and fostering a more cohesive support network for older adults.

III. Program Areas

The City of Madison's Community Development Division is committed to allocating funding towards a comprehensive array of services tailored to address the diverse needs of older adults across the aging continuum. The aging process unfolds through five distinct stages, each presenting unique challenges and considerations for policy makers. These distinct stages, developed by Dr. Mark Frankel[8], may be further simplified into two main veins of programming priorities through CDD. Firstly, we aim to facilitate successful aging by fostering active engagement within the community through entities such as the Madison Senior Center (MSC) and other Community Based Organizations (CBO), offering a spectrum of enriching activities to help residents age successfully. Secondly, we prioritize providing essential support to individuals facing barriers to participation, including those at risk of isolation or lacking access to necessary resources.

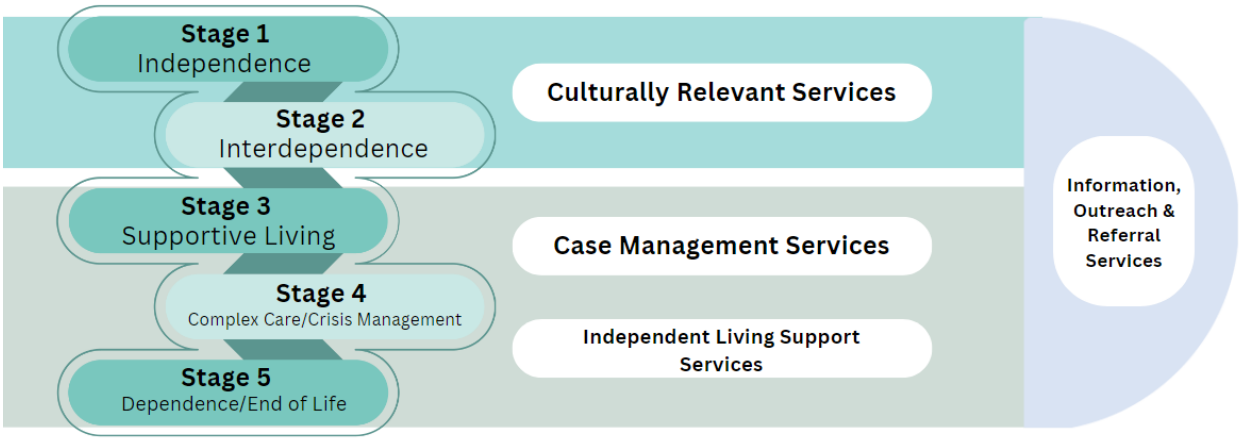


Figure 3- Older Adult Range of Programming

City funding priorities will be strategically aligned with these objectives, ensuring that the programs recommended for funding effectively address the unique challenges faced by older adults, whether

[8] Senior services - 5 stages of Aging. Available at: https://www.chicago.gov/content/dam/city/depts/fss/supp_info/SeniorServices/SeniorServicesDivision-BK.pdf

through promoting active lifestyles or delivering vital support services. Information on the specific service areas are as follows:

A. Case Management Services

Case managers serve as advocates, assisting clients in accessing essential resources and coordinating various aspects of their care. Case management Services not only meet immediate needs but also foster long-term stability and empowerment for those facing challenges in our community. The request for proposals process will favor programs that follow providing services consistent with the current standards for case management services as defined in Area Agency on Aging Client Centered Case Management Standards[9]

The target population for Case Management services is higher need older adults. While services are intended for individuals aged 55 and older, emphasis shall be placed on adults 65+, living in their own home or apartment, or with a family member in Madison. Additionally, a particular emphasis shall be placed on serving BIPOC, Limited English Proficient (LEP), low-income, and/or LGBTQIA+ older adults. Agencies seeking funding will need to describe specific and tangible plans for how they will serve these populations. Clients eligible for Targeted Case Management through Medical Assistance or from case management paid for by any waiver program (e.g. Family Care, IRIS, Partnership) are not eligible for case management under this program. Three exceptions are allowed: clients requesting a home-delivered meal assessment or reassessment, Medicare Part D enrollment assistance, and/or referrals from DCDHS Adult Protective Service.

Case management services need to be language accessible, trauma-informed, and culturally competent to adequately serve the needs of individuals of various races, ethnicities, sexual orientations and gender identities. City-supported case management processes will begin with a psychosocial and functional assessment of client needs in areas including, for example, mental health, housing, food and nutrition, eligibility determination, and assistance applying for financial and health care benefits, in-home assistance, family care, Activities of Daily Living (ADLs), and access to culturally appropriate and language accessible older adult activities.

B. Culturally Relevant Services

Investing in Culturally Relevant Services is important to address the varied needs of the Madison community. Through programs that reflect the diverse cultural, ethnic, and linguistic backgrounds of our residents, we create spaces where all individuals feel valued and represented. Allocating resources towards Culturally Relevant Services ensures that programming reflects the unique experiences, traditions, and perspectives of diverse communities in Madison. This includes supporting agencies/programs that promote cultural awareness, celebrate heritage months, and provide platforms for cultural expression and exchange, etc. Beyond mere representation, funding for Culturally Relevant Services signifies a commitment to equity and social justice and acknowledges historical injustices and systemic barriers faced by marginalized communities and ties into the City's mission to establish racial equity and social justice as core principles in all decisions, policies and functions of the City of Madison. Culturally Relevant services aim to address disparities through targeted interventions and support catered to the specific wants, needs, and desires of the targeted population.

[9] https://aaa.dcdhs.com/pdf/Case%20Management%20%20Presentation.pdf

Older Adult Programs provide a broad range of group and individual activities and programming that respond to the needs and interests of older adults, their families and caregivers. Topic areas may be delivered in a variety of settings and formats including lectures, classes, individual sessions, small group activities and discussions, volunteer activities, online programming and special events. The applicant agency should be prepared to describe a range of programming that addresses these focal areas.

The target population for Culturally Relevant Services is older adults, aged 55 and over, with an emphasis on ensuring access and belonging to BIPOC, Limited English Proficient (LEP), low-income, and/or LGBTQIA+ older adults.

Programs need to be language accessible, culturally responsive to various races, ethnicities, sexual orientations and gender identities and be trauma-informed. They should also align with the framework for Senior Activity Programs adopted by the City's committee on Aging that outlines expectations for a range of activities in the following three areas:

- **Avoiding Disease and Disability**: Some examples: health screenings, wellness education, home safety modification, volunteering, nutrition, falls prevention, caregiving, meditation, shamanism, and/or soul calling ceremonies.
- **Maintaining High Cognitive and Physical Function**: Some examples: physical fitness, gardening, healing groups, exercise, recreation, computer literacy, brain fitness, creative self-expression, volunteerism, health literacy.
- **Engagement with Life**: Some examples: spirituality, field trips, social relationships, friendship development, advocacy, intergenerational and volunteer activities.

C. Outreach, Information, and Referral Services

Outreach, Information, and Referral services play a vital role in connecting individuals with the resources and support they need to address various challenges they may face. The consultant, EQT by Design, made a specific callout for increased information distribution networks. It is paramount that residents have access to accurate information, guidance, and referrals to appropriate services, ranging from healthcare and housing to employment and legal assistance. While United Way funds '2-1-1' and other information and referral services, outreach and survey data reveal that target demographics are still unaware of available supports. Outreach, Information, and Referral services must ensure all community members, especially underserved groups, know about and access these vital resources. Some examples of programs this area would fund may include programs that provide multilingual resources, culturally tailored information, and community outreach events.

D. Independent Living Support Services

Independent Living Support services are essential for helping older adults maintain their independence and quality of life. When polled, 70% of older adults listed "staying in their home" as a major priority for them within a national survey[10]. Assistance with tasks such as housekeeping, meal preparation, and errands, which can become increasingly challenging for individuals with limited mobility or other health issues can help individuals age in place safely and comfortably, reducing the need for more costly institutional care options and promoting overall health and well-being. Organized volunteer programs that recruit volunteers to be matched with eligible older adults to assist with necessary chore services, both inside the home and out, can do much to help, particularly if they are language accessible, culturally responsive and trauma informed.

[10] https://www.aarp.org/content/dam/aarp/research/surveys_statistics/liv-com/2018/home-community-preferences-chartbook.doi.10.26419-2Fres.00231.002.pdf

The target population for Independent Living Support services is higher need older adults, aged 55 and older, living in their own home or apartment. An emphasis shall be placed on serving individuals 65+ and ensuring access to BIPOC, Limited English Proficient (LEP), low-income, and/or LGBTQIA+ older adults. Clients eligible for Targeted Case Management under Medical Assistance or from case management paid for by any waiver program (e.g. Family Care & IRIS) are not eligible for this program.

IV. Eligibility

1. Eligibility is open to non-profit organizations and agencies that have tax-exempt status under 26 USC 501(c)(3) OR groups that can secure, as fiscal agents, organizations that have obtained such status. Please see the Fiscal Agent packet available on the Funding Process website for more information. Organizations that are identified to serve as Fiscal Agents on behalf of applicants will be asked to indicate their understanding of the City's expectations and agreement to act on the applicant's behalf.

2. Applicants may apply for funding to perform work within one or more of the following services:

    - A. Case Management Services
    - B. Culturally Relevant Services
    - C. Outreach, Information, and Referral Services
    - D. Independent Living Support Services

    Each service type has separate criteria for implementation and reporting. Applicants may apply for funding to perform work within one or more program type. Applicants should be aware of and incorporate best-practice standards outlined in this document in the planning, description and implementation of their proposals.

3. Eligible expenses include personnel, program/project supplies, space and special costs. No more than 20% may be applied to overhead or administrative costs. In awarding grants, the City may identify specific uses for allocations. Capital expenses related to the purchase of vehicles or property are not eligible. All awarded funds must be utilized in the timeline outlined in resultant contracts. Expenses not incurred by the contract end date will not be reimbursed.

Target Population
The City intends that all funded agencies take affirmative steps to ensure that programs and services are accessible to lower-income individuals, those who identify as Black, Indigenous, or People of Color (BIPOC), people who identify as LGBTQIA+, and Limited English Proficient (LPE) individuals. CDD places a high priority on ensuring that activities and programs are culturally and linguistically responsive to all residents.

The funds available for this RFP include $115,000 that was authorized to support services to Southeast Asian older adults. In the event that proposals are submitted specifically to serve that population, and such proposals satisfy the program or activity standards set forth in this policy paper and resulting RFP, they will be given priority regarding the use of these funds.

Funds Available
The CDD anticipates allocating up to $838,039 through this request for proposals process for contracts that will begin in 2025. CDD further expects to renew those contracts annually, contingent upon satisfactory agency performance and subject to the continued authorization of sufficient funding by the Common Council.

V. Timeline

Request for Proposal (RFP) Activity	Date
Introduce Older Adults Policy Paper to Common Council	5/7/24
Finance Committee	5/13/24
Common Council Approval	5/21/24
Publish RFP	5/24/2024
Older Adult Services RFP Workshop	6/5/24
DEADLINE FOR SUBMISSION OF PROPOSALS	7/1/2024
Applicant Presentations	8/28/2024
Committee on Aging Meeting – Finalize Funding Recommendations	9/25/2024
Resolution with Funding Recommendations Introduced to Common Council	10/8/2024
Finance Committee Action	10/14/2024
Common Council Action	10/29/2024
Applicants notified of Funding Allocations	10/30/2024
Anticipated contract start date	1/1/2025

City of Madison

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

Master

File Number: 83219

File ID:	83219	**File Type:**	Resolution	**Status:**	Council New Business
Version:	2	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/01/2024
File Name:				**Final Action:**	

Title: SUBSTITUTE - Amending the Fleet Division 2024 Capital Budget to appropriate an additional $430,000 to the Fire Apparatus and Rescue Vehicle Replacement Program to order a fourth ambulance in 2024.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	50.
Sponsors:	Yannette Figueroa Cole And Isadore Knox Jr.	**Effective Date:**	
Attachments:	83219-version1.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	echristianson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/2/2024	Robert Mulcahy	Approve	5/21/2024
2	1	5/15/2024	Robert Mulcahy	Approve	6/4/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fleet Service	05/01/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/13/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					

1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Madison, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83219

Fiscal Note

The proposed resolution amends the Fleet Division's 2024 Adopted Capital Budget to appropriate an additional $430,000 in Non-General Fund GO Borrowing to the 2024 Fleet Fire Apparatus / Rescue Vehicle Program (Munis #12504) for replacement of an ambulance that experienced an unexpected total loss earlier this year. The existing 2024 appropriation of $3,850,000 in the Fire Apparatus / Rescue Vehicle Program has already been allocated for the purchase of replacement apparatus, including a ladder, engine, and three ambulances.

Title

SUBSTITUTE - Amending the Fleet Division 2024 Capital Budget to appropriate an additional $430,000 to the Fire Apparatus and Rescue Vehicle Replacement Program to order a fourth ambulance in 2024.

Body

WHEREAS, the 2024 Capital Budget includes $3,850,000 to replace Fire Department apparatus and rescue vehicles; and,

WHEREAS, these funds, along with remaining available funds from prior year budgets, have already been designated for the purchase of replacement apparatus, including a ladder, engine, and three ambulances, that cannot be delayed; and,

WHEREAS, the unexpected total loss of a front-line ambulance earlier this year has left the Fire Department operating short one ambulance; and,

WHEREAS, the six ambulances held in reserve have a history of mechanical issues that do not make them suitable for long-term front-line duty; and,

WHEREAS, delaying the purchase of a replacement ambulance will result in the Fire Department operating short one ambulance for almost two years; and,

WHEREAS, the Fire Department is poised to execute a planned order for three new ambulances, estimated to be delivered a year from now;

NOW, THEREFORE, BE IT RESOLVED, that the Fleet Division's 2024 Adopted Capital Budget is hereby amended to authorize up to $430,000 in General Fund GO Borrowing ~~the Common Council hereby authorizes the addition of $430,000 to the Fleet Division 2024 Capital Budget~~ for the purchase of a fourth replacement ambulance this year.

City of Madison

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

Master

File Number: 83219

File ID:	83219	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/01/2024
File Name:				**Final Action:**	

Title: Amending the Fleet Division 2024 Capital Budget to appropriate an additional $430,000 to the Fire Apparatus and Rescue Vehicle Replacement Program to order a fourth ambulance in 2024.

Notes:

Sponsors:	Yannette Figueroa Cole And Isadore Knox Jr.	**Effective Date:**	
Attachments:		**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	Fleet Service	05/01/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/13/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	FINANCE COMMITTEE		05/13/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/13/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Madison, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 83219

Fiscal Note

The proposed resolution amends the Fleet Division's 2024 Adopted Capital Budget to appropriate an additional $430,000 in Non-General Fund GO Borrowing to the 2024 Fleet Fire Apparatus / Rescue Vehicle Program (Munis #12504) for replacement of an ambulance that

experienced an unexpected total loss earlier this year. The existing 2024 appropriation of $3,850,000 in the Fire Apparatus / Rescue Vehicle Program has already been allocated for the purchase of replacement apparatus, including a ladder, engine, and three ambulances.

Title

Amending the Fleet Division 2024 Capital Budget to appropriate an additional $430,000 to the Fire Apparatus and Rescue Vehicle Replacement Program to order a fourth ambulance in 2024.

Body

WHEREAS, the 2024 Capital Budget includes $3,850,000 to replace Fire Department apparatus and rescue vehicles; and,

WHEREAS, these funds, along with remaining available funds from prior year budgets, have already been designated for the purchase of replacement apparatus, including a ladder, engine, and three ambulances, that cannot be delayed; and,

WHEREAS, the unexpected total loss of a front-line ambulance earlier this year has left the Fire Department operating short one ambulance; and,

WHEREAS, the six ambulances held in reserve have a history of mechanical issues that do not make them suitable for long-term front-line duty; and,

WHEREAS, delaying the purchase of a replacement ambulance will result in the Fire Department operating short one ambulance for almost two years; and,

WHEREAS, the Fire Department is poised to execute a planned order for three new ambulances, estimated to be delivered a year from now;

NOW, THEREFORE, BE IT RESOLVED, the Common Council hereby authorizes the addition of $430,000 to the Fleet Division 2024 Capital Budget for the purchase of a fourth replacement ambulance this year.

City of Madison

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

Master

File Number: 81562

File ID:	81562	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	01/11/2024
File Name:	Prelim Plat - Herrling Property Subdivision			**Final Action:**	

Title: Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (District 9).

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 51.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Plat Application.pdf, Letter of Intent.pdf, Preliminary Plat.pdf, Link to CSM File 81564, Staff Comments_03-25-24.pdf, Staff Comments-Addendum_04-08-24.pdf, Public Comments_03-21-24.pdf, Public Comments 04-06_04-08-24.pdf, Prelim Plat Withdrawal Request_04-24-24.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	PLAN COMMISSION	03/11/2024	Refer	PLAN COMMISSION	03/25/2024	05/06/2024	Pass
	Action Text:	A motion was made by Heck, seconded by Mendez, to Refer to the PLAN COMMISSION and should be returned by 3/25/2024. The motion passed by voice vote/other.					
	Notes:	On a motion by Heck, seconded by Mendez, the preliminary plat was referred to March 25, 2024 to allow public hearing notices to be mailed as required by MGO Section 16.23(4)(c)5. The motion to refer passed by voice vote/ other. The subdivider has given written consent to allow review of the preliminary plat to exceed 90 days.					
1	PLAN COMMISSION	03/25/2024	Re-refer	PLAN COMMISSION	04/08/2024	05/06/2024	Pass

Action Text: A motion was made by Solheim, seconded by Spencer, to Re-refer to the PLAN COMMISSION and should be returned by 4/8/2024. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Spencer, the preliminary plat was referred to April 8, 2024 at the request of the applicant. The motion to refer passed by voice vote/ other.

1	PLAN COMMISSION	04/08/2024	Refer	PLAN COMMISSION	05/06/2024	05/06/2024	Pass

Action Text: A motion was made by Solheim, seconded by Field, to Refer to the PLAN COMMISSION and should be returned by 5/6/2024. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Field, the preliminary plat was referred to May 6, 2024 at the written request of the applicant. The motion to refer passed by voice vote/ other.

1	PLAN COMMISSION	05/06/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER				Pass

Action Text: A motion was made by Field, seconded by Mendez, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Field, seconded by Mendez, the Plan Commission recommended that the preliminary plat be placed on file without prejudice following the withdrawal of the request by the applicant. The motion to recommend that the plat be placed on file without prejudice passed by voice vote/ other.

Text of Legislative File 81562

Title

Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road (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 Financial Group, Inc. has duly filed a preliminary plat known as *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road, 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

10252-10554 Mineral Point Road

Applicant

Ryan McMurtrie, United Herrling Land, LLC & Westwind Madison, Inc.
Grady Gosser, Trio Engineering

Request

Re-approving Herrling Property Subdivision, creating approximately 60single-family lots and 17 lots for future multi-family development, with outlots for stormwater management and parkland

Public Hearing Dates

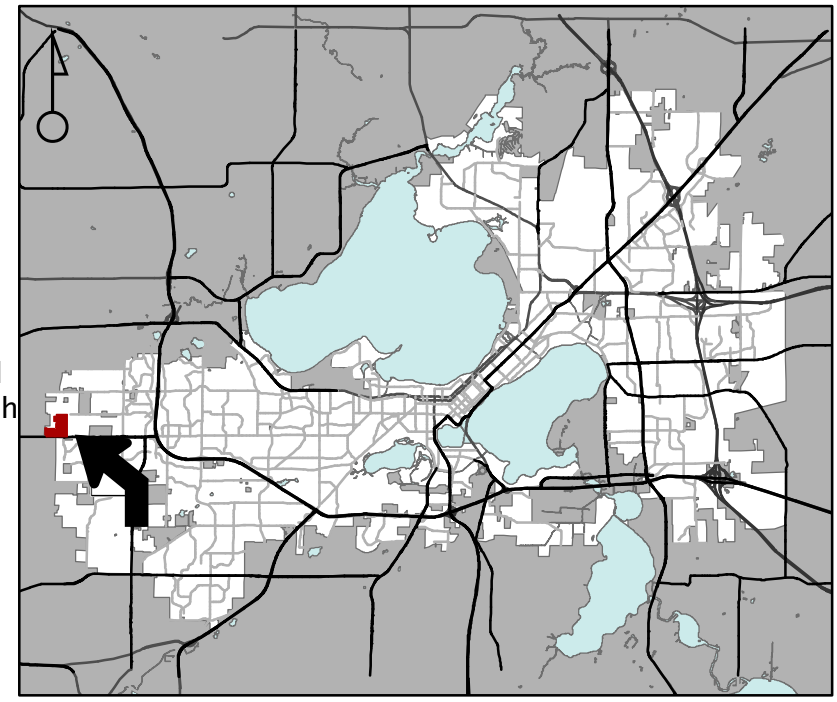
Plan Commission

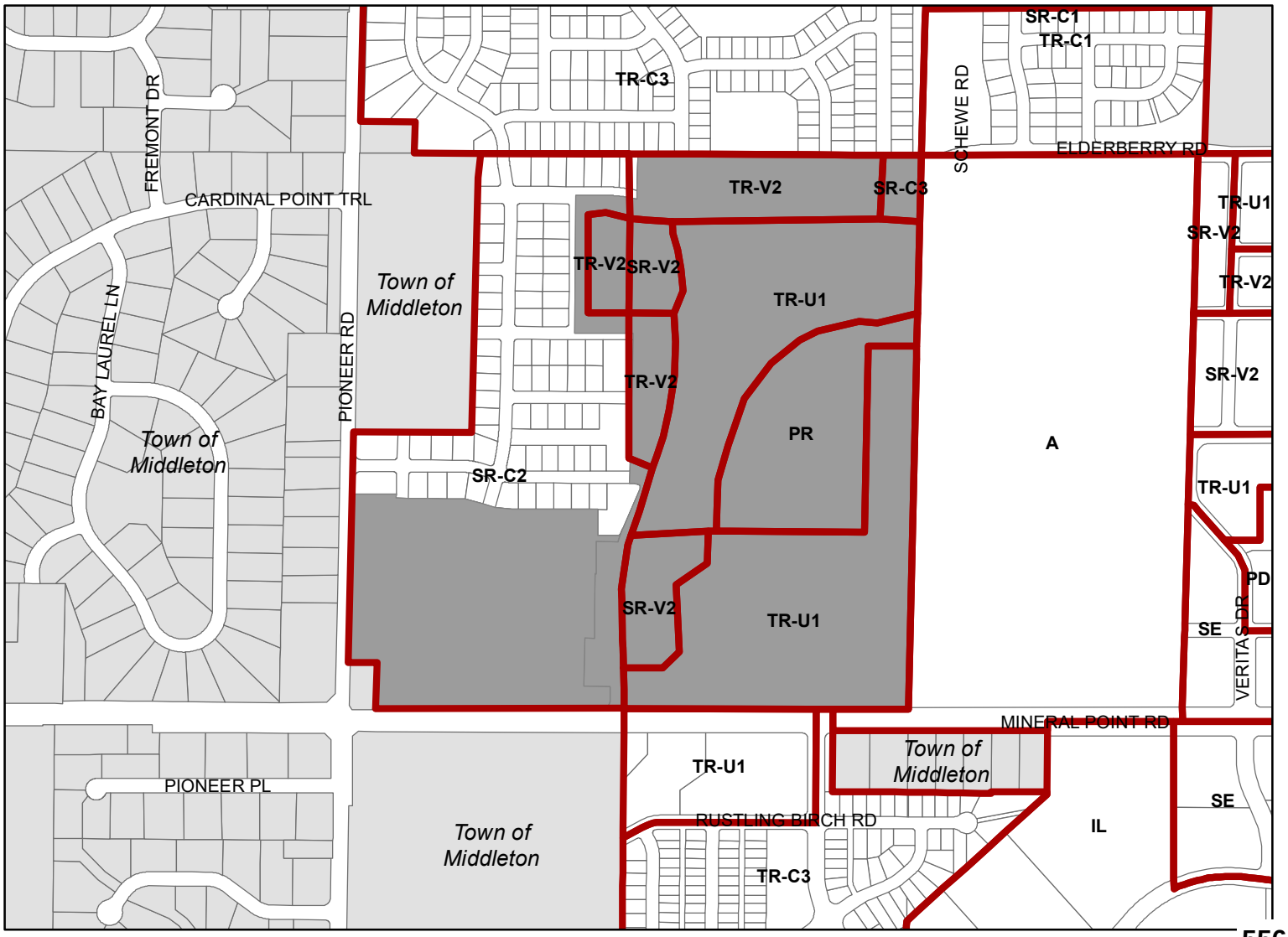
April 8, 2024

Common Council

April 16, 2024

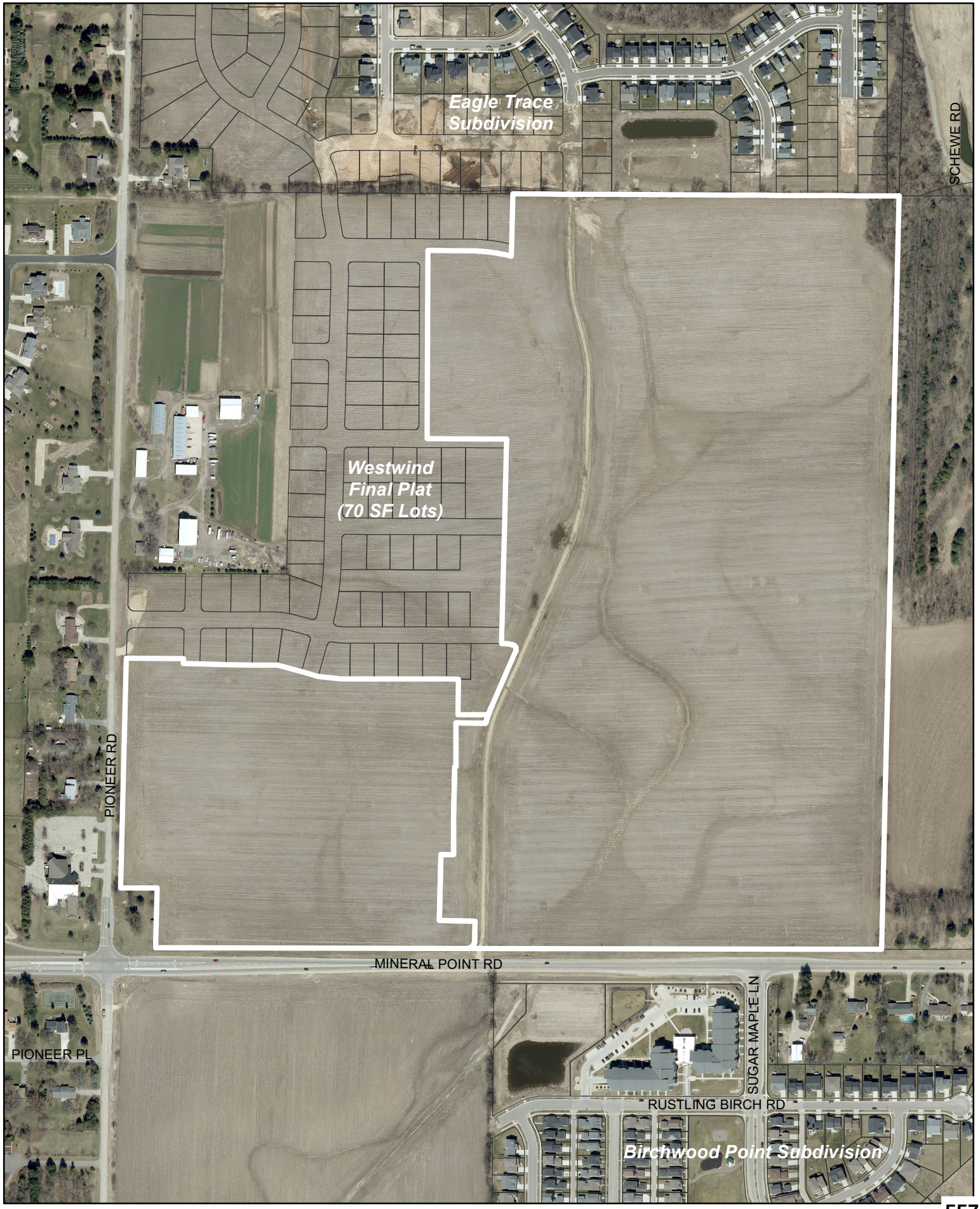
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





City of Madison

10252-10554 Mineral Point Road
Herrling Property Preliminary Plat



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 & Westwind Madison Inc. Representative, if any: Ryan McMurtrie
Street address: 660 W. Ridgeview Dr. City/State/Zip: Appleton/WI./54911
Telephone: (920) 968-8137 Email: RMcMurtrie@UFGroup.net

Firm Preparing Survey: Trio Engineering Contact: Grady Gosser
Street address: 4100 N. Calhoun Road, Suite 300 City/State/Zip: Brookfield/WI./53045
Telephone: (262) 790-1480 Email: GGosser@Trioeng.com

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: 10252 Mineral Point Road, Madison, WI. 53593 & 149 Wisteria St, Madison, WI. 53593
Tax Parcel Number(s): 0708-204-0098-8 & 0708-204-0096-2
Zoning District(s) of Proposed Lots: SR-C2, SR-C3, SR-V2, TR-V2, TR-U1, PR School District: Middleton-Cross Plains

- **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	76	7	108.99
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	76	7	108.99

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: Ryan McMurtrie

Date: January 8th, 2024 Interest In Property On This Date: Applicant

UNITED FINANCIAL GROUP, INC.

660 W. Ridgeview Drive
Appleton, WI 54911-1254
Telephone (920) 968-8100
Facsimile (920) 731-1696

January 8th, 2024

Ms. Heather Stouder
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Suite 017 (Level Zero "0")
Madison, Wisconsin 53703

RE: **Letter of Intent - Preliminary Plat:**
Herrling Property Subdivision
10252 Mineral Point Road & 149 Wisteria St
Madison, WI. 53593

Ms. Heather Stouder:

The following is submitted together with the applications, filing fees, and plans for Plan Commission, Common Council and staff review.

Project Team:

United Financial Group, Inc.
Role: Applicant/Construction Manager
660 W. Ridgeview Drive
Appleton, WI. 54911
(920) 968-8137
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGroup.net

Trio Engineering
Role: Civil Engineer & Surveyor
12660 W. North Avenue, Building D
Brookfield, WI. 53005
(262) 790-1480
Contact: Grady Gosser, PLS
Email: GGosser@Trioeng.com

Potter Lawson
Role: Architect
749 University Row Unit 300
Madison, WI. 53705
(608) 274-2741
Contact: Kirk Biodrowski
Email: kirkb@potterlawson.com

*Westwind Madison Inc.**
Role: Landowner
732 Bear Claw Way
Madison, WI. 53717
(608) 234-1180
Contact: Jack McKenzie
Email: Jack@mckenzie-apartments.com

United Herrling Land LLC*
Role: Landowner
660 W. Ridgeview Dr.
Appleton, WI. 54911
Contact: Ryan McMurtrie
Email: RMcMurtrie@UFGroup.net

*Note: Applicant will serve as construction manager for United Herrling Land LLC and has a Cooperation Agreement with Westwind Madison Inc. for land divisions recorded as Doc. #5756922.

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:
United Financial Group, Inc. (UFG) is seeking re-approval of the preliminary plat that was originally approved June 12th, 2019, exclusive of the northwest portion of the site which has been final platted as Westwind.

The existing zoning classifications and proposed uses of the lots comprising the preliminary plat are summarized below:

Lot Number	Proposed Zoning Classification	Proposed Use
71-127	SR-C2	Single-Family housing lots
132-133	SR-C3	Single-Family housing lots
128-131, 146	TR-V2	Age-restricted 55+ Townhomes
134, 142	TR-U1	Age-restricted 55+ Rental Residences
135-138, 140-141	TR-U1	Rental Residences
139	SR-V2	Rental Residences
143	SR-V2	Age-restricted 55+ Rental Residences
144-145	TR-V2	Rowhouses

Outlot Number	Proposed Zoning Classification	Proposed Use
10	SR-C3	Local Strom Water Area
4	TR-V2	Surface Drainage
5-7	PR (Parks and Recreation)	Neighborhood Park & Greenway Corridor
8	TR-U1	Regional Storm Water Area
9	SR-C3	Regional Storm Water Area

A copy of the preliminary plat that was approved in 2019 has been included with this submittal as a reference.

Existing Site Conditions & Project Schedule/Phasing Plan:
The site subject to the requested land division does not contain any structures, other than the sanitary sewer main installed in 2019, and is currently being used for agricultural purposes. Westwind will likely begin installing infrastructure on 149 Wisteria St once phases 1 and 2 of the development have absorbed. The development timeline has not been defined for 10252 Mineral Point Road, but development would likely begin at the south portion of the site, directly north of Mineral Point Rd.

Thank you for taking the time to review and consider our proposal.

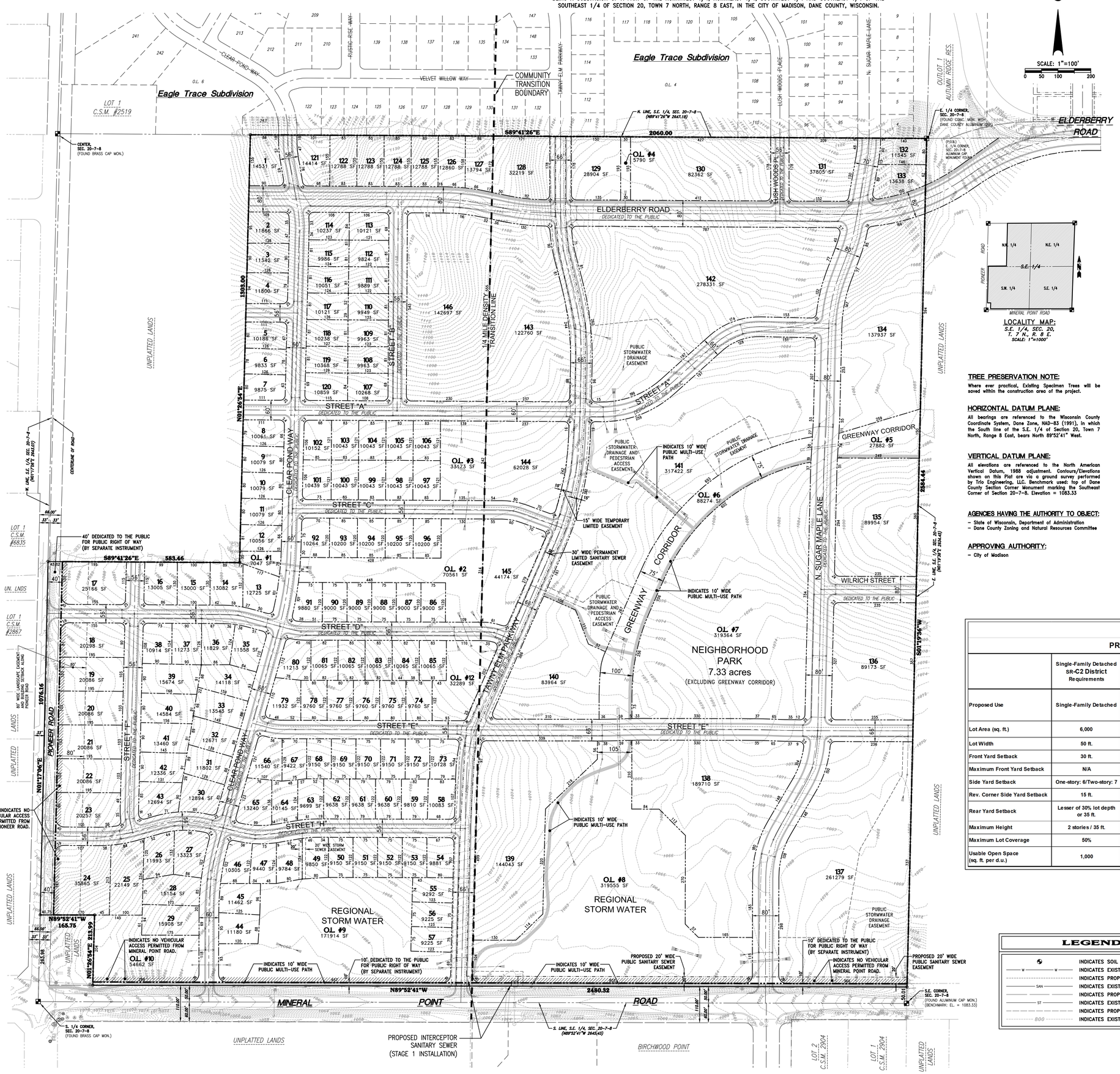
Sincerely,

Ryan McMurtrie

Ryan McMurtrie
President & Chief Executive Officer

PRELIMINARY PLAT
OF
HERRLING PROPERTY

BEING A SUBDIVISION OF 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.



LOCALITY MAP:
S.E. 1/4, SEC. 20, T. 7 N., R. 8 E.
SCALE: 1"=1000'

DEVELOPER:
UNITED FINANCIAL GROUP, INC.
660 W. RIDGEVIEW DRIVE
APPLETON, WI 54911
PHONE: (920) 968-8100
FAX: (920) 731-1696

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPMENT NOTES:

1. Subdivision contains 138.92 Acres of land, more or less. The dedication of right-of-way on Mineral Point Rd and Pioneer Rd results in a net subdivision of 137.31 Acres.
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 proposed to be Zoned: "SR-C2" (Suburban 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 Stormwater Management and Drainage purposes.
   4. Dedicated to the Public for Stormwater Management and Drainage purposes.
   5. Dedicated to the Public for Public Stormwater Drainage, Stormwater Management and Public Bike and Pedestrian Path Purposes.
   6. Dedicated to the Public for Public Stormwater Drainage, Stormwater Management and Public Bike and Pedestrian Path Purposes.
   7. Dedicated to the Public for Park purposes.
   8. Dedicated to the Public for Regional Stormwater Management, Stormwater Management and Drainage purposes. Public Sidewalk Bike Path Easement.
   9. Dedicated to the Public for Regional Stormwater Management and Drainage purposes.
   10. 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
- Dane County Zoning and Natural Resources Committee

APPROVING AUTHORITY:

- City of Madison

DEVELOPMENT SUMMARY TABLE

WEST OF TRANSITION LINE		EAST OF TRANSITION LINE	
TOTAL AREA =	59.12 ac (excluding ROW) [59.55 ac currently]	TOTAL AREA =	78.19 ac (excluding ROW) [78.50 ac currently]
NET AREA =	37.08 acres [excludes ROW, Local Ponds, Regional Ponds]	NET AREA =	42.37 acres [excludes ROW, Local Ponds, Regional Ponds, Park & Greenway Corridor]
TOTAL UNITS =	148 units (3.99 units/net acre)		

PROPOSED USES

Lot #	Proposed Zoning District
1-127	SR-C2
128-131	TR-V2
132-133	SR-C3
134-138	TR-U1
139	SR-V2
140-142	TR-U1
143	SR-V2
144-146	TR-V2

HERRLING PROPERTY
PROPOSED ZONING DISTRICT REQUIREMENTS

	Single-Family Detached SR-C2 District Requirements	Single-Family Detached SR-C3 District Requirements	TR-V2 District Requirements		Multi-Family TR-U1 District Requirements (>8 units)	Multi-Family SR-V2 District Requirements (>8 units)
Proposed Use	Single-Family Detached	Single-Family Detached	4 unit	Multi-Family (>4 unit permitted by Conditional Use)	Multi-Family (>8 units)	Multi-Family (>8 units)
Lot Area (sq. ft.)	6,000	6,000	8,000/Four-unit	2,000/d.u.	1,000/d.u. + 300 per bedroom >2	2,000/d.u.
Lot Width	50 ft.	50 ft.	50 ft.	60 ft.	50 ft.	60 ft.
Front Yard Setback	30 ft.	25 ft.	20 ft.	20 ft.	15 ft. or avg.	25 ft.
Maximum Front Yard Setback	N/A	N/A	30 ft. max.	30 ft. max.	30 ft. max.	N/A
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 5/Two-story: 6	One-story: 5/Two-story: 6	10 ft.	10 ft.	10 ft.
Rev. Corner Side Yard Setback	15 ft.	15 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Rear Yard Setback	Lesser of 30% lot depth or 35 ft.	Lesser of 30% lot depth or 35 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 25 ft.	Lesser of 25% lot depth or 30 ft.
Maximum Height	2 stories / 35 ft.	2 stories / 35 ft.	3 stories /40 ft.	3 stories /40 ft.	5 stories / 65 ft.	4 stories / 52 ft.
Maximum Lot Coverage	50%	60%	70%	70%	75%	60%
Usable Open Space (sq. ft. per d.u.)	1,000	750	500	500	320	500

LEGEND

	INDICATES SOIL BORING LOCATION
—W—	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
—SAN—	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
—ST—	INDICATES EXISTING STORM SEWER
	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

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, R.L.S.
Registered Land Surveyor S-2972

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO
4100 N. CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
HERRLING PROPERTY
NEIGHBORHOOD DEVELOPMENT
CITY OF MADISON, WI
BY: United Financial Group, Inc.
660 W. Ridgeview Drive
Appleton, WI 54911

REVISION HISTORY

DATE	DESCRIPTION
3/08/19	CITY SUBMITTAL
2/18/20	PER CITY REVIEW

DATE: FEBRUARY 18, 2020

JOB NUMBER: 12-041-311-02

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

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PLANNING DIVISION STAFF REPORT

March 25, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address: **10252-10554 Mineral Point Road**

Application Type: Preliminary Plat Re-Approval

Legistar File ID # 81562

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Ryan McMurtrie, United Herrling Land, LLC; 660 W. Ridgeview Drive; Appleton.

Property Owners: Westwind Madison, Inc.; 9201 Waterside Street; Madison and United Herrling Land, LLC.

Surveyor: Grady Gosser, Trio Engineering; 4100 N Calhoun Road, Suite 300; Brookfield.

Requested Actions: Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road.

Proposal Summary & Review Schedule: The *Herrling Property Subdivision* preliminary plat was first approved in June 2019. However, MGO Section 16.23 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. However, an error providing the mailed notices to property owners within 200 feet of the overall subdivision at least ten (10) days prior to the March 11, 2024 Plan Commission meeting as required by MGO Section 16.23(4) caused the preliminary plat to be referred to March 25, 2024.

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 the preliminary plat by April 7, 2024. However, the subdivider has granted an extension to the 90-day limit to allow review of the preliminary plat to continue beyond the April 7 deadline.

The preliminary plat will subdivide the remaining approximately 109 acres of the original 141.8-acre overall parcel into approximately 60 lots for future single-family residences in SR-C2 (Suburban Residential–Consistent 2 District) and SR-C3 (Suburban Residential–Consistent 3 District) zoning, and 17 lots to 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. The preliminary plat includes lots and outlots in the future phase of the *Westwind* subdivision on the portion of the subject site addressed as 10554 Mineral Point Road/149 Wisteria Street.

Development of the Westwind subdivision is ongoing. The letter of intent does not contain a timeline for when development of the portion of the property addressed as 10252 Mineral Point Road will commence, but suggests that it will likely commence at the southern end 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* at 10252-10554 Mineral Point Road 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 8 of this report.

Background Information

Parcel Location: Approximately 141.8 acres of land located in the northeastern quadrant of Mineral Point Road and Pioneer Road; Alder District 9 (Conklin); Middleton-Cross Plains Area School District.

Existing Conditions and Land Use: Most of the site is undeveloped agricultural land, zoned SR-C2 (Suburban Residential–Consistent 2 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. The northwestern quadrant of the site is currently being developed with the first phase of the *Westwind* subdivision, which was approved in 2021, with the final plat recorded creating the first 70 single-family lots from the western half of the Herrling site on May 8, 2023.

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);

West: Single-family residences in the Spruce Hollow subdivision and West Middleton Lutheran Church across Pioneer Road; single-family residence and agricultural land on the east side of Pioneer Road; West Middleton Lutheran Church cemetery on a one-acre parcel located at the northeastern corner of Mineral Point and Pioneer Roads, all 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 westernmost 1,300 feet of the site closest to Pioneer Road, which is restricted to a maximum density of four units per acre pursuant to the 2003 *Final City of Madison and Town of Middleton Cooperative Plan*. In general, development in HM1 is recommended not to exceed eight units per acre. More information on the housing types and design recommendations for the residential land use districts are included in the 'Analysis' section of this report.

The subdivision is recommended in the 2023 Comprehensive Plan 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 scheduled bus service is over 1.5 miles walking distance, and the units would be greater than the three-quarters of a mile regulatory distance from all day 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-C2 (Suburban Residential–Consistent 2 District) and SR-C3 (Suburban Residential–Consistent 3 District):

Single-Family Detached	**Required**	**Proposed**
Lot Area (sq. ft.)	6,000 sq. ft. per lot	All proposed lots will exceed
Lot Width	50'	All proposed lots will exceed
Front yard setback	25'	To be determined at permitting
Side yard setback	One-story: 5' | Two-story: 6'	To be determined at permitting
Reversed corner side yard setback	15'	To be determined at permitting
Rear yard	Lesser of 30% of lot depth or 35'	To be determined at permitting
Maximum lot coverage	60%	To be determined at permitting
Maximum building height.	2 stories/35'	To be determined at permitting
Usable open space (sq. ft. per unit)	750	To be determined at permitting
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

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 Temp. 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 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.

On March 11, 2024, the Plan Commission approved a Certified Survey Map 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.

Project Description

The applicant, United Financial Group, is requesting re-approval of the preliminary plat of the *Herrling Property Subdivision*. The preliminary plat will guide development of the remaining approximately 109 acres of the original 141.8-acre overall parcel into approximately 60 lots for future single-family residences in SR-C2 (Suburban Residential–Consistent 2 District) and SR-C3 (Suburban Residential–Consistent 3 District) zoning and 17 lots to 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 preliminary plat includes lots and outlots in the future phase of the *Westwind* subdivision on the portion of the subject site addressed as 10554 Mineral Point Road/149 Wisteria Street.

The site includes 2,480 feet of frontage along Mineral Point Road and 1,076 feet of frontage along Pioneer Road. The Pioneer Road frontage is located between two parcels still located in the Town of Middleton, including a cemetery associated with a nearby church. 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.

The current preliminary plat is largely unchanged from the preliminary plat first approved for the property in 2019 along with a zoning map amendment to assign permanent zoning. Access to the subdivision will be primarily provided by the extensions of N Sugar Maple Lane, Tawny Elm Parkway and Clear Pond Way from their current platted ends in the Eagle Trace subdivision north of the site south to Mineral Point Road. Emerald Elm Road was platted to provide access to the Westwind subdivision from Pioneer Road; a second east-west local street, Street "H", will also extend into the site from Pioneer Road. Additionally, Elderberry Road will be platted across the northern tier of the subdivision. Elderberry Road currently ends as a through street at Burnt Sienna Drive near the northeastern corner of the subject property, where it temporarily extends to the new 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 adjacent on the east of the Herrling property as well as the 20-acre farm and residence that borders a portion of the property on the west to create a consistent east-west collector street across the Elderberry neighborhood.

All but two of the lots proposed single-family detached housing in the Herrling Property Subdivision will be located on Outlot 2 of Westwind, a 24.14-acre remnant at the southwestern corner of the overall preliminary plat. The southern phase(s) of Westwind calls for 58 lots for single-family detached residences in SR-C2 zoning. Two outlots for stormwater management will also be platted, shown as Outlots 9 and 10 on the preliminary plat. All of the single-family lots will exceed the 50-foot minimum lot width and 6,000 square-foot minimum lot area required by the SR-C2 district.

The eastern 84.9 acres of the subdivision will be developed with the 17 lots proposed for future multi-family development. Eight of the proposed lots will be developed in TR-U1 (Traditional Residential–Urban 1 District) zoning, including Lots 134-138 and 140-142 of the preliminary plat. Seven of which will have frontage along the extension of N Sugar Maple Lane through the plat, with the eighth lot located on the east side of Tawny Elm Parkway. All eight lots will be located south of Elderberry Road. Seven lots will be developed in TR-V2 (Traditional Residential–Varied 2 District) zoning, include Lots 128-131 and 144-146. The remaining two lots for future multi-family development are zoned SR-V2 (Suburban Residential–Varied 2 District), and will include Lot 139 on the east side of Tawny Elm Parkway just north of Mineral Point Road, and Lot 143 on the west side of Tawny Elm at Elderberry Road. The remaining two lots planned for single-family houses are Lots 132 and 133 located in the northeastern corner of the overall site, which are zoned SR-C3 (which allows single- and two-family residences).

The application materials do not indicate the exact type, 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, with each lot required to obtain the necessary zoning approvals prior to the issuance of building permits.

In addition to the residential lots proposed, the *Herrling Property Subdivision* also proposes to dedicate a 7.33-acre outlot to the City for parkland and outlots of varying size and configuration to be dedicated for stormwater management and greenways, as shown on the proposed preliminary plat.

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.

The western approximately 60 acres 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 146 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 adopted Complete Green Streets Guide incorporates a more nuanced, equity-based approach to the design of streets that prioritizes pedestrians, transit, and bicycles over motor vehicles and parking compared to how streets have been designed since about 1950. The Guide intends to design and operate the entire right of way to prioritize safety, connectivity for people traveling whether they are walking, taking transit, biking, or driving, and to ensure the green infrastructure needs of the City. The Guide identifies 11 street types and specifies for each (see pages 58-61 of the Guide) the minimum and preferred walkway width; minimum and preferred "flex zone" width (including curb, gutter, terrace, and on-street parking (if present)); minimum, maximum, and preferred travel way width (including for a typical two-way street all travel lanes, transit lanes, on-street bike lanes, center

turn lanes, and medians, but not on-street parking); and the minimum and maximum width of the overall right of way. The design parameters for each street type includes a "typical average daily trips (ADT)," which informs how new streets are determined. The 11 street types have been incorporated into the 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, 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, City Engineering Division, and Planning Division have reviewed the Herrling preliminary plat and recommend the following changes to the proposed rights of way for the unplatted portions of the subdivision:

- The following streets shall be classified as ***Neighborhood Yield Streets*** per the Complete Green Streets Guide, with a maximum travel way of 16 feet, a 20- to 34-foot overall flex zone, and a typical right of way width of 62 feet:
  - Clear Pond Way
  - Hydrangea Road, Street "C"/Red Pine Drive
  - Street "D"/Emerald Elm Road
  - Street "F"/Wisteria Street
  - Street "H"
  - Lush Woods Place
- The following streets shall be classified as ***Neighborhood Streets*** per the Complete Green Streets 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:
  - Tawny Elm Parkway
  - Wilrich Street
  - Street "A"/Golden Eagle Drive between Street "B"/Blue Indigo Street and N Sugar Maple Lane
  - Street "B"/Blue Indigo Street
  - Street "E" between Tawny Elm Parkway and the eastern plat boundary
- The following streets shall 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:
  - N Sugar Maple Lane
  - Elderberry Road

Staff is recommending that all of the above streets be dedicated with at least the <u>typical</u> right of way width for those street types (62, 64, and 80 feet, respectively). Additionally, streets that will have parking on both sides shall be a minimum of 62 feet of right of way.

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 plats 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 allow implementation of it to continue, including the portions of the 141.8-acre site being developed as *Westwind*.

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. The portions of the subdivision subject to the development restrictions in the *Final City of Madison and Town of Middleton Cooperative Plan* also appear to be consistent with those requirements at this stage.

The proposed preliminary plat is largely the same as the one approved in 2019. However, City ordinances and policies have changed since the original preliminary plat was approved, most notably with the adoption of the Complete Green Streets Guide to guide how streets in new developments are designed and used and the enshrinement of that policy in the subdivision process through the repeal and re-creation of Section 16.23 last year. As a result, certain details of the Herrling subdivision will need to be revised as a condition of the preliminary plat re-approval to reflect the new ordinances and policies; the new requirements 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* at 10252-10554 Mineral Point Road 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 146 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. That a "No Vehicular Access" restriction be shown graphically and noted on the final plat for Lots 17-24 adjacent to Pioneer Road consistent with the City-Town cooperative plan.

3. The applicant shall submit a grading plan and landscaping plan (with cross-sections) for approval by the Planning Division with the final plat that provides a landscaped buffer for the western 80 feet of Lots 17-24 adjacent to Pioneer Road consistent with the City-Town cooperative plan. The planting area/ buffer strip adjacent to Pioneer Road shall be reserved for the planting and maintenance of trees or shrubs by the respective lot owners or an association, and the building of buildings within the 80-foot setback shall be prohibited. The final plat shall include a note identifying the rights and responsibilities of the owners of the affected lots and/or any association to install and maintain this 80-foot buffer.

4. Prior to final approval and recording of each 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 approved final plats.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

5. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

6. 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 developer shall work with City Engineering to provide additional stormwater detention area/volume as required to comply with the Lower Badger Mill Creek Watershed plan.

7. This development is subject to review fees from both Capital Area Regional Plan Commission (CARPC) and Madison Metropolitan Sewerage District (MMSD). Those fees have been prepaid by the City of Madison as a condition of bring this area into the Central Urban Service Area (CUSA). The proportional share of those fees shall be charged to this development prior to approval.

8. 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.

9. The developer shall construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

10. The developer shall construct curb, gutter, and up to 10 feet of pavement and along Mineral Point Road and Pioneer Road as required by the City Engineer.

11. The developer shall construct a 10-foot wide public multi-use path along the north side of Mineral Point Road as required by the City Engineer.

12. The developer shall construct 10-foot wide public multi-use path along the greenway corridor as required by the City Engineer.

13. The developer shall make improvements to Mineral Point Road and Pioneer Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.

14. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat.

15. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the West Elderberry Sanitary Sewer Improvement Impact Fee District and Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put 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.”

17. 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.

18. An Erosion Control Permit is required for this project.

19. A Storm Water Management Report and Storm Water Management Permit is required for this project.

20. A Storm Water Maintenance Agreement (SWMA) is required for this project.

21. 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.

22. 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.

23. This project will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

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. 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)

28. The header, legal description and the map of the preliminary plat shall clearly show and denote the Lots and Outlots that have been divided by CSM 15568 and the plat of Westwind. Show the actual platted lots and numbers where Westwind has been platted, official street names, easements, public utilities constructed. Show and label the current multiple recorded easements that encumber the future areas to be platted and everything required by Ordinance. Ordinances require the preliminary plat to show all existing conditions.

29. Add a note that lands within this preliminary plat are subject to the Declaration of Conditions, Covenants and Restrictions per Document No 5678222.

30. Add a note that lands within this preliminary plat are subject to Declaration of Conditions, Covenants and Restrictions Pertaining to Stormwater Facilities per Document No. 5756921.

31. Add a note that lands within this preliminary plat are subject to Cooperation Agreement per Document No. 5756922.

32. Add a note that lands within this preliminary plat are subject to Agreement Regarding Easements and Responsibility for Installation, Maintenance and Repair Costs Agreement per Document No. 5901028.

33. This plat requires a 30-foot wide Public Sanitary Sewer Easement along the north right of way of Mineral Point Road. Any other public utility easements required along Mineral Point Road shall be granted outside of the sanitary sewer easement areas. Contact Engineering (Jeff Quamme - jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on the final plat.

34. The owner of Outlot 2 of Westwind shall be included as a developer of the preliminary plat.

35. The Surveyor's Certificate shall have a new revision date added.

36. Correct the street name of Lush Woods Place to the official street name of Lush Woods Trail and its extension into the proposed plat. Correct the street name of Velvet Willow Way to the official street name of Velvet Willow Road.

37. Provide street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

38. The Traffic Engineering Division has provided requirements for street right of way widths. Update the street widths accordingly on the preliminary plat. Note: If Blue Indigo Street is required to be widened, the existing public street easement shall be amended to accommodate the additional width.

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

This agency reviewed this request and has recommended no conditions of approval.

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

39. 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).

40. The applicant shall work with Traffic Engineering staff on finalizing the alignment of the N Sugar Maple Lane and Elderberry Road intersection to be more perpendicular on all approaches.

41. The applicant shall work with Traffic Engineering staff on finalizing the alignment of the Tawny Elm Parkway and Street "E" intersection to be more perpendicular on all approaches.

42. The following streets shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide: Clear Pond Way; Hydrangea Road; Street "C"/Red Pine Drive; Street "D"/Emerald Elm Road; Street "F"/Wisteria Street; Street "H"; Lush Woods Trail; Street "E" between Clear Pond Way and Tawny Elm Parkway; and Street "A"/Golden Eagle Drive between Street "B"/Blue Indigo Street and western boundary. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide.

43. The following streets shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide: Tawny Elm Parkway, Wilrich Street, Street "B"/Blue Indigo Street; Street "E" between Tawny Elm Parkway and eastern boundary; and Street "A"/Golden Eagle Drive between Street "B"/Blue Indigo Street and N Sugar Maple Lane. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide.

44. 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. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide.

45. If the applicant wishes to provide parking on both sides of their streets classified as Neighborhood Streets as defined by the Complete Green Streets Guide, they shall dedicate a minimum 62-foot right of way.

46. 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 wide easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements needed between Lots: 2-3, 11-12, 25-26, 27-28, 30-31, 33-34, 36-37, 39-40, 42-43, 49-50, 53-54, 55-56, 66-67, 70-71, 81-82, 84-85, 93-94, 96-Outlot 2, 102-103, 105-106, 109-110, 112-113, 121-122, 124-125, 127-128, and 129-Outlot 4. Easements are needed on the corner of Lots 1, 5, 8, 13, 16, 18, 24, 46, 47, 58, 73, 129, 130, 133, 144, 145, Outlot 9, and Outlot 11.

47. 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.

48. 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.

49. Note: The applicant shall submit a deposit of $30,000 for the installation of a Rapid Rectangular Flashing Beacon at the Mineral Point Road/Tawny Elm Parkway intersection at the time that phase is constructed.

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

50. Note: Future buildings will need to comply with fire department access and aerial access, if required, in accordance with Madison General Ordinances, International Building Code, and International Fire Code.

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

51. 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).

52. 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 Ann Freiwald (608) 243-2848)

53. The future park outlot shall be dedicated to the public for park purposes and shall exclude the greenway corridor. Any widening of the greenway required by City Engineering shall not decrease the proposed 7.33 acres of property to be dedicated to the public for park purposes.

54. 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(8)(f) and 20.08(6)) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district.

55. 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.

56. 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.

57. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

58. The developer shall provide soil borings within any lands to be dedicated as parkland.

59. 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.

60. The following note should be included on the subdivision: "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 final plats of this subdivision.

61. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

62. 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.

City Forestry Section (Brandon Sly, (608) 266-4816)

63. 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.

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

The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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.

Office of Real Estate Services (Lance Vest, (608) 245-5794)

64. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. When possible, the executed original hard stock recordable plat 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 plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

65. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final plat sign-off.

66. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated…"

67. The final plat shall include all of the necessary certificates and signature blocks for the Plan Commission, Common Council, Dane County Register of Deeds, City Treasurer, and Dane County Treasurer.

68. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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.

69. 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 (December 29, 2023) 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.

70. 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) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
    d) 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 Heidi Fischer at 264-9297 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.

PLANNING DIVISION STAFF REPORT – Addendum **April 8, 2024**

PREPARED FOR THE PLAN COMMISSION

Project Address: **10252-10554 Mineral Point Road**

Application Type: Preliminary Plat Re-Approval

Legistar File ID # 81562

Requested Action: Re-approving the preliminary plat of *Herrling Property Subdivision* on property generally addressed as 10252-10554 Mineral Point Road.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

The applicant, United Herrling Land, LLC, is requesting re-approval of the preliminary plat of *Herrling Property Subdivision* to guide subdivision of the remaining approximately 109 acres of the original 141.8-acre overall parcel into approximately 60 lots for future single-family residences in SR-C2 (Suburban Residential–Consistent 2 District) and SR-C3 (Suburban Residential–Consistent 3 District) zoning, and 17 lots to 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 preliminary plat includes lots and outlots in the future phase of the *Westwind* subdivision on the portion of the subject site addressed as 10554 Mineral Point Road/149 Wisteria Street.

The preliminary plat re-approval was scheduled for review at the March 25, 2024 Plan Commission meeting but was referred at the request of the applicant to allow for further discussion with staff regarding specific conditions in the March 25 staff report. Specifically, the applicant inquired about the timing of condition 56 and the applicability of condition 61.

Parks Division staff has since clarified that condition 56 related to the farming of land dedicated to the City for parkland applies once the *final* plat dedicating the parkland has been approved and recorded and the outlot in City control. Parks staff also confirmed that condition 61 should be removed because the proposed park on Outlot 7 will not abut any private development parcels but rather will be bordered by a public greenway on the north and west (Outlot 6) and public streets on the south and east; therefore, the fencing in the condition is not required.

Recommendation

The Planning Division recommends that the Plan Commission forward re-approval of the preliminary plat of the *Herrling Property Subdivision* at 10252-10554 Mineral Point Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions in the March 25, 2024 staff report, with the exception of condition 61, which shall be struck.

~~61. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.~~

From: Paul Lauritsen
To: Plan Commission Comments
Subject: Register of Opposition to the Preliminary Plat of Herrling Property Subdivision
Date: Wednesday, March 20, 2024 5:29:55 PM

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

Good afternoon,

I am writing ahead of the virtual Plan Commission public hearing on the Preliminary Plat of the Herrling Property Subdivision (5:30 pm, March 25, 2024) to **register my opposition to the preliminary plat**. I do not oppose overall development of the platted area, but I do have **strong concerns with the arrangement of the current plan**.

My concerns are the following, and are centered around the **regions numbered 128 - 131 and 146, and 134 and 142 - 143** in the proposed plat:

- Lots 128 - 131 and 146, and lots 134 and 142 - 143, are designated TR-V2 and TR-U1 lots respectively. These are multi-unit/multi-family lot designations that will introduce a higher population density to the neighborhood.
    - The positioning of these higher-density lots will introduce larger traffic volumes and congestion to the interior of the overall neighborhood (defining the "neighborhood" as the development between Old Sauk to the north, Pioneer road to the west, and Mineral Point to the south). Rather than being close to major thoroughfares like Mineral Point, these high-density lots are located in the interior of the neighborhood and will require large volumes of drivers to drive through other portions of the neighborhood to reach these higher density structures.
    - At the current proposed maximum heights for TR-U1 development (capped at 65 ft), and taking into account relative land elevations, the structures in lots 134 and 142 - 143 would tower over the Eagle Trace development to the north, and be an eyesore for those residents. The TR-V2 plots (capped at 35 ft) are less of a concern since their relative height is close to existing Eagle Trace development.
    - The positioning of the public park (O.L. #7) is likely to introduce large volumes of pedestrian foot traffic alongside and crossing a major thoroughfare in Mineral Point road. This could be considered a risk due to the large volume of motor vehicles passing the park at speed, especially as it is likely Mineral Point will need to be expanded in the future to accommodate the ever-growing residential area west of Pleasant View road.

Fortunately, I believe there is a good solution to the concerns I have listed, and I am not a believer in pointing out problems without offering solutions. As a solution to the above concerns, I would propose the **location of the public park (O. L. #7) and the lots 128 - 131 and 146, and 134 and 142 - 143 be roughly swapped.** This would have several immediate benefits:

- Higher density residential traffic would have easier access to a major artery in Mineral Point road.
- The land currently proposed for O.L. #7 is at a lower elevation, allowing for less contrast in overall structure height between Eagle Trace to the north and the new proposed development to the south.
- Patrons of the public park would be more removed from a large volume of motor

vehicles passing at high rates of speed.

In the event that this solution is not feasible due to other engineering concerns I am not aware of, I would still **strongly suggest** that the higher density structures be platted closer to major roads and not located in the interior of the neighborhood.

Please feel free to reach out for further discussion. You can reach me by email at eaglepaul2011@gmail.com or by phone at 936-522-7359. If I am not able to pick up, please leave a message and I will return your call at my earliest convenience.

Thank you in advance for your consideration,

Paul Lauritsen

From: Brian White
To: Plan Commission Comments
Subject: Mineral Point Road and Herrling Property
Date: Saturday, April 6, 2024 9:18:59 PM

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

Hello,

My family and I live at 7369 W Mineral Point Rd (one of the 7 houses on the south side of Mineral Point between South Point and Sugar Maple). I wanted to write to share the perspective of the conditions of Mineral Point so they can be taken into consideration for the development plans, as well as to give some feedback on the proposed development.

Firstly and most important, turning from Mineral Point Rd into our houses. Drivers are not patient and very often pass on the shoulder when we turn left or attempt to pass in the other lane when we turn right. This will likely be worse with more development and traffic. Either a dedicated third turn lane (or expansion to a 4-lane road) would be tremendously helpful. If such expansion does occur, please consider extending the expansion to the first house on Mineral Point (or Black Hawk).

Also, we are generally excited at the proposed amount of greenspace (including the large neighborhood park). This will greatly benefit both the new neighborhood and the existing homes on Sugar Maple. Given the amount of development on both sides of the street, we'd encourage having dedicated pedestrian crossing infrastructure (likely at Sugar Maple Ln), especially if sidewalk/path infrastructure will be only on the North Side of Mineral Point (as proposed).

Thank you for taking the time to consider our feedback. Please don't hesitate to reach out if you have any questions about our comments.

-Brian White

From: docken6@charter.net
To: Plan Commission Comments
Cc: Parks, Timothy
Subject: Mineral Point Road Development - Herrling Subdivision
Date: Sunday, April 7, 2024 4:07:11 PM

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

Dear City of Madison,

My name is Joyce Docken, and I live at 7403 W. Mineral Point Road with my husband, Dean. I am writing in regard to the development north of MPR called Herrling Subdivision.

We have here since 1979 and have seen a lot of changes to our area. It feels sad to realize that the Herrling Subdivision will consume what seems to be one of the last open fields across from my home. I am not opposed necessarily to the development; however, I am concerned about several aspects that the development will have on the use of MPR. Firstly, traffic volume is already very high. It can be it can be very troublesome to even get out of my driveway with the traffic as it is now. For example, most mornings around 7:45-8:30am, traffic is lined up in a standstill all the way to the light at South Point Road.

Secondly, the speed on MPR is very much a concern. The speed is visibly and audibly very high. Late at night, we can hear cars and trucks racing with very high velocity and rpms. We have experienced cars ending up in our lawn, one car was wrapped around our tree, and our mailbox has been destroyed more than once.

Thirdly, what about the wildlife we get to see across from our home? Where do these animals go as we just keep pushing and pushing them further away? What plans are in place by the developer to protect the wildlife in our area?

What I hope for is that the current South side of MPR "road-to-house proximity" remains the same. I am very concerned about any development to MPR that changes easements on the South side of the road. MPR is already close enough to our home, we don't want it any closer.

Thank you for taking my concerns into consideration. Please feel free to contact me at any time.

Sincerely,
Joyce and Dean Docken
608-516-5267

From:	Leslie Taylor
To:	Plan Commission Comments
Cc:	Parks, Timothy
Subject:	Mineral Point Road Redevelopment with 10252-10554 MPR Herrling Subdivision
Date:	Sunday, April 7, 2024 5:03:58 PM

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

Dear City of Madison,

In response to the "Notice of Public Hearings" postcard I received in mid-March informing me of a hearing about the development "10252-10554 Mineral Point Road for reapproval of the Preliminary Plat of Herrling Property Subdivision", this is to express my concerns about the impacts on Mineral Point Road related to the Herrling Subdivision.

I live at 7397 W Mineral Point Road, which is directly off Mineral Point Road and across from the planned Herrling Subdivision. I've grown very concerned about speed and volume of traffic on Mineral Point Road over the past few years. Weekly, I experience cars heading west at excessive speeds (higher than the posted 45 mph) that makes slowing down to turn into my driveway dangerous. I use blinkers and as I slow my vehicle to turn into my driveway, cars routinely illegally pass my vehicle at breakneck speeds by using the gravel shoulder of the road, spewing rocks onto my vehicle as they narrowly miss my rear bumper. I've experienced being flipped off by impatient drivers annoyed by having to slow down in response to my necessary turn. With this Herrling Subdivision plan and resulting increased traffic, I am concerned that without a thoughtful plan for Mineral Point Road, these already stressful and dangerous situations will worsen. I am not in direct opposition to the Herrling development (although I do like the fact that the open field across from my home will turn into a neighborhood). I am in opposition to any Mineral Point Road development that encroaches upon my property, changes the size of my front yard, or reduces the current distance between MPR and my home.

I read in the Staff's Comment document that the City Engineer plans to construct a10-foot wide multi-use path along the north side of Mineral Point Road (item #12). I'm curious how that will help manage increased traffic? I'd like to know more about the developer's plans to 'make improvements to MPR and Pioneer Road in order to facilitate ingress and egress to the development' (item #13)? Will there be any easement implications to my property or those of my six other neighbors? There are seven single family homes between Pioneer and South Point Roads that will be affected if any development occurs on the South Side of MPR.

In summary, my concerns are:

1. Safety impacts to homeowners along Mineral Point Road and community members in our area. These safety concerns are directly related to the volume of traffic (already at high levels) and the speed of the traffic (east or west-bound, speed can be reckless).
2. Pollution and noise impacts on homeowners due to increased traffic on MPR between Pioneer Road and South Point Road. Noise pollution can be bad, especially late at night when cars (perhaps racing) barrel up and down MPR at extremely high speeds.
3. Nature and animal impacts. Do you have information on the developers' plans to preserve the forest area habitat, which is home to owls, deer, and wild turkeys? I adore seeing these animals across from my home in the open field. As a community, what is the City requiring of the developer to protect the habitat?

Thank you for taking into account my concerns. Please feel free to contact me for additional information.

Regards,
Leslie Taylor
1.608.686.2672

From: Parks, Timothy
To: Ryan McMurtrie
Cc: Firchow, Kevin
Subject: RE: Herrling plat status?
Date: Wednesday, April 24, 2024 11:04:00 AM

Ryan,

Thank you for letting us know. We will put your preliminary plat on the May 6 agenda for the purpose of placing it on file without prejudice, noting your withdrawal. A new application for preliminary plat approval will be needed when your team is ready to proceed with further development/ subdivision of 10252 Mineral Point Road.

Best,
TIM

Timothy M. Parks
Planner (Pronouns: He | Him | His)
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: (608) 261-9632

My hours are generally 8:30 AM to 5:00 PM. Most weeks, I work in the Planning Division offices on Mondays, Wednesdays and Thursdays; I am scheduled to work remotely on Tuesdays and Fridays.

From: Ryan McMurtrie <RMcMurtrie@ufgroup.net>
Sent: Wednesday, April 24, 2024 10:11 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: RE: Herrling plat status?

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

Good morning Tim,

We have decided to rescind our preliminary plat application at this time.

Thank you for your time and assistance with this process.

Ryan McMurtrie, President & Chief Executive Officer
United Financial Group, Inc.
660 West Ridgeview Drive, Appleton, WI. 54911
Phone: 920-968-8137

From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Monday, April 22, 2024 9:08 AM
To: Ryan McMurtrie <RMcMurtrie@ufgroup.net>
Subject: Herrling plat status?

Ryan,

My recollection from when we last spoke a couple of weeks ago is that your team was going to decide on how to proceed with the Herrling preliminary plat and advise accordingly, including a possible discussion with staff about how Complete Green Streets is potentially affecting the layout of your property and McKenzie's. Could advise on the status of your project? The May 6 Plan Commission meeting to which the preliminary plat was referred is two weeks from today.

Many thanks!
TIM

Timothy M. Parks
Planner (Pronouns: He | Him | His)
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: (608) 261-9632

My hours are generally 8:30 AM to 5:00 PM. Most weeks, I work in the Planning Division offices on Mondays, Wednesdays and Thursdays; I am scheduled to work remotely on Tuesdays and Fridays.

City of Madison

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

Master

File Number: 82733

File ID:	82733	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/01/2024
File Name:	Rev Prelim Plat - Midpoint Meadows, Mid Town & Marty Rds			**Final Action:**	

Title: Approving the revised preliminary plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	52.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Revised Preliminary Plat.pdf, Staff Comments.pdf, Link to Original Prelim Plat Resolution_ID 81268, Link to Final Plat Resolution ID 82752, Public Comment_05-01-24.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/2/2024	Maggie McClain	Approve	4/19/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/01/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (5/6/24), Common Council (5/21/24)					
1	COMMON COUNCIL	04/16/2024	Referred	PLAN COMMISSION		05/06/2024	
	Action Text:	This Resolution was Referred to the PLAN COMMISSION					

1	PLAN COMMISSION	05/06/2024	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Duncan, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the revised preliminary plat subject to the comments and conditions contained in the Plan Commission materials.

Text of Legislative File 82733

Fiscal Note
No City appropriation is required with the approval of this revised 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
Approving the revised preliminary plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Body
WHEREAS VH Midpoint Meadows, LLC filed a preliminary plat known as *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road, City of Madison, Dane County, Wisconsin for approval by the Madison Common Council; and

WHEREAS the Common Council approved the preliminary plat by Resolution 24-00111 (ID 81268) on February 13, 2024 subject to conditions, including a condition that the subdivider submit a revised preliminary plat concurrent with the first final plat of the subdivision that reflects the revisions to the plat layout recommended by staff and approved by the Plan Commission; and

WHEREAS the Common Council approved Resolution 24-00212 (ID 82283) on March 19, 2024 authorizing the negotiation and execution of a Purchase and Sale Agreement between the City of Madison and VH Acquisitions, LLC, or its successors and assigns, for the City's acquisition of multiple parcels of land near the intersections of Marty Road, Mid Town Road, and Raymond Road for stormwater management, parkland, and street right of way, portions of said acquisition being part of the *Midpoint Meadows* subdivision; and

WHEREAS the applicant/ subdivider has duly filed the revised preliminary plat of *Midpoint Meadows* and the first final plat of the subdivision;

NOW THEREFORE BE IT RESOLVED that the revised preliminary plat 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, subject to the conditions noted in the Plan Commission files, and that same shall be recorded with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

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.

City of Madison

Revised Preliminary Plat and Final Plat

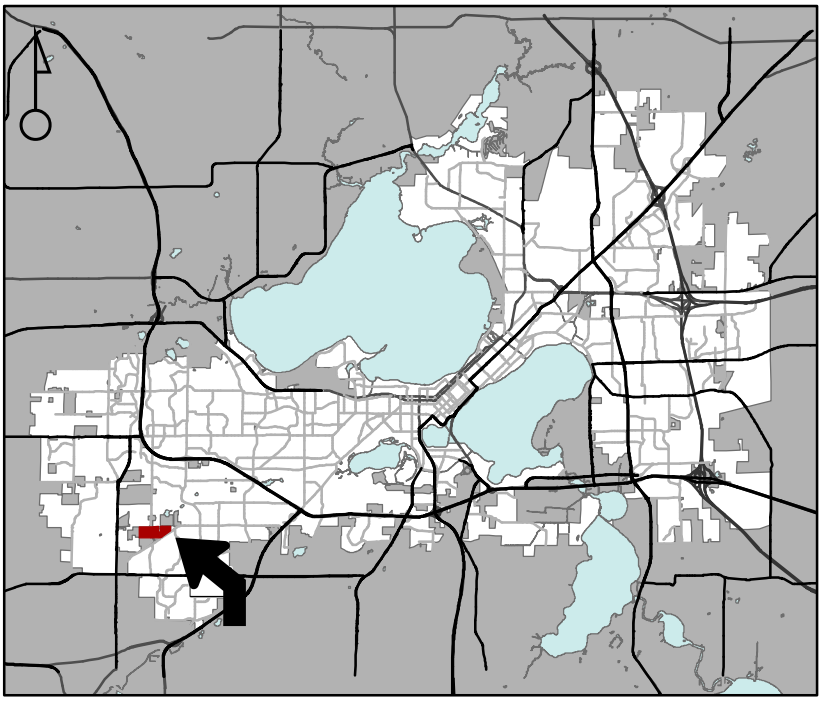
Location
7751 Mid Town Road, 2150 Marty Road, and 7342-7362 Raymond Road

Project Name
Midpoint Meadows

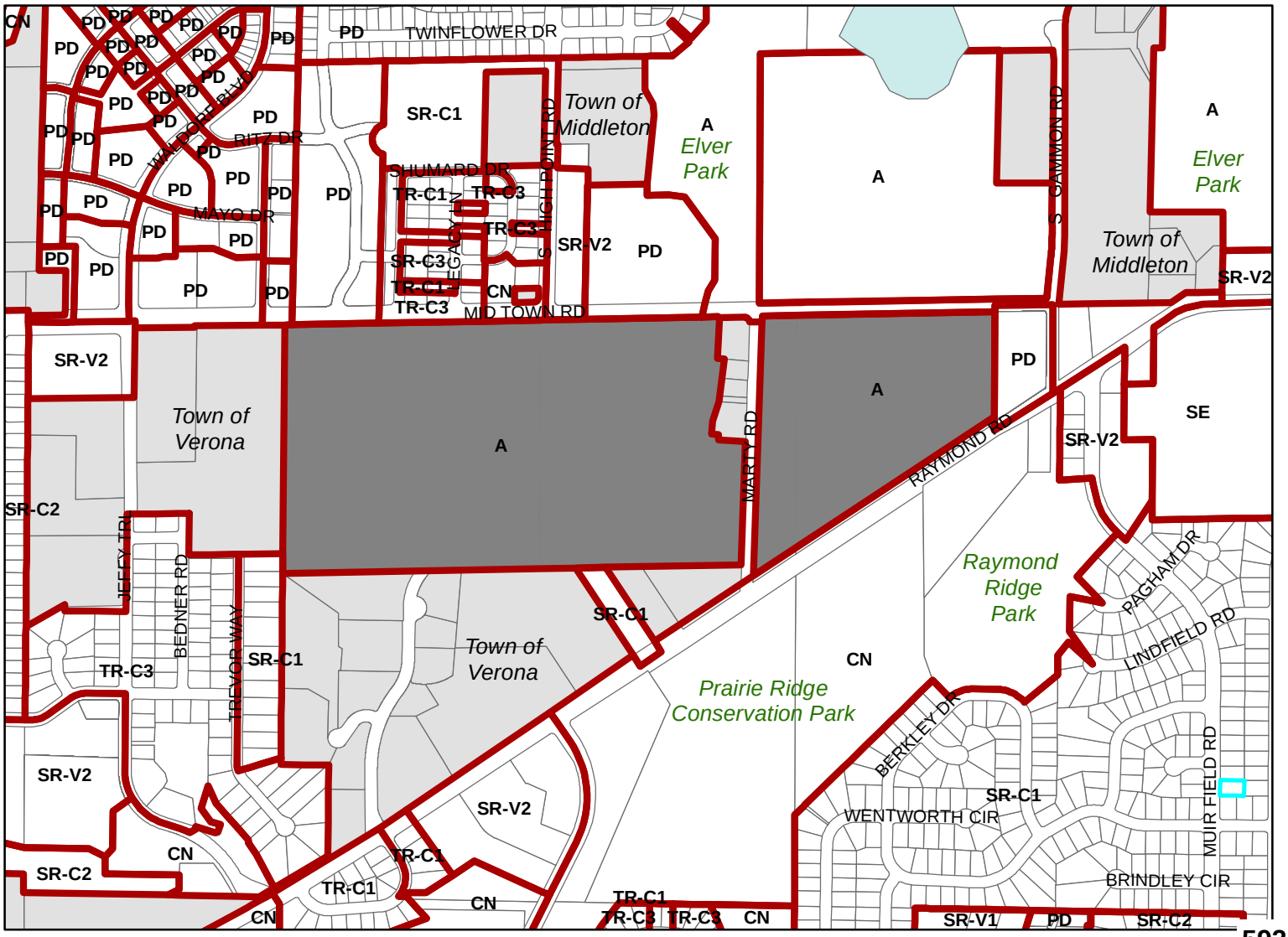
Applicant
Matt Brink, VH Midpoint Meadows LLC
Brett Stoffregan, D'Onofrio Kottke & Assoc.

Request
Midpoint Meadows, creating 151 lots for single-family residences, 98 lots for 49 two-family twin residences, 2 lots for multi-family development, 1 lot for development in CC-T zoning, 7 outlots for public uses, and 5 outlots for private uses

Public Hearing Dates
Plan Commission
May 6, 2024
Common Council
May 21, 2024



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



City of Madison

7751 Mid Town Road, 2150 Marty Road and 7342-7362 Raymond Road

Date of Aerial Photography : Spring 2

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: Midpoint Meadows

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: VH Midpoint Meadows, LLC Representative, if any: Matt Brink
Street address: 608 South Towne Drive City/State/Zip: Madison, WI 53717
Telephone: (608) 226-3000 Email: mbrink@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53717
Telephone: (608) 577-8543 Email: bstoffregan@donofrio.cc

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: None
Tax Parcel Number(s): 062-0608-022-8500-5, 062-0608-022-8001-0, 62-0608-021-8530-0, 038-0708-354-9030-9
Zoning District(s) of Proposed Lots: TR-P, CC-T 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	250		35.4
Retail/Office			
~~Industrial~~	Road ROW		27.1

Land Use	Lots	Outlots	Acres
Other (state use):		3	31.7
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	6.4
Outlots Maintained by a Private Group or Association		1	0.4
PROJECT TOTALS	250	6	101.0

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Brett Stoffregan Signature: Brett Stoffregan

Date: 3/25/24 Interest In Property On This Date: Surveyor

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

March 25, 2024

City of Madison – Planning Department
(via email)

Re: Midpoint Meadows

To whom it may concern,

We are pleased to submit the final plat for Midpoint Meadows, which is located on the 101-acre property south of the intersection of S. High Point Road and Mid Town Road on Madison's west side.

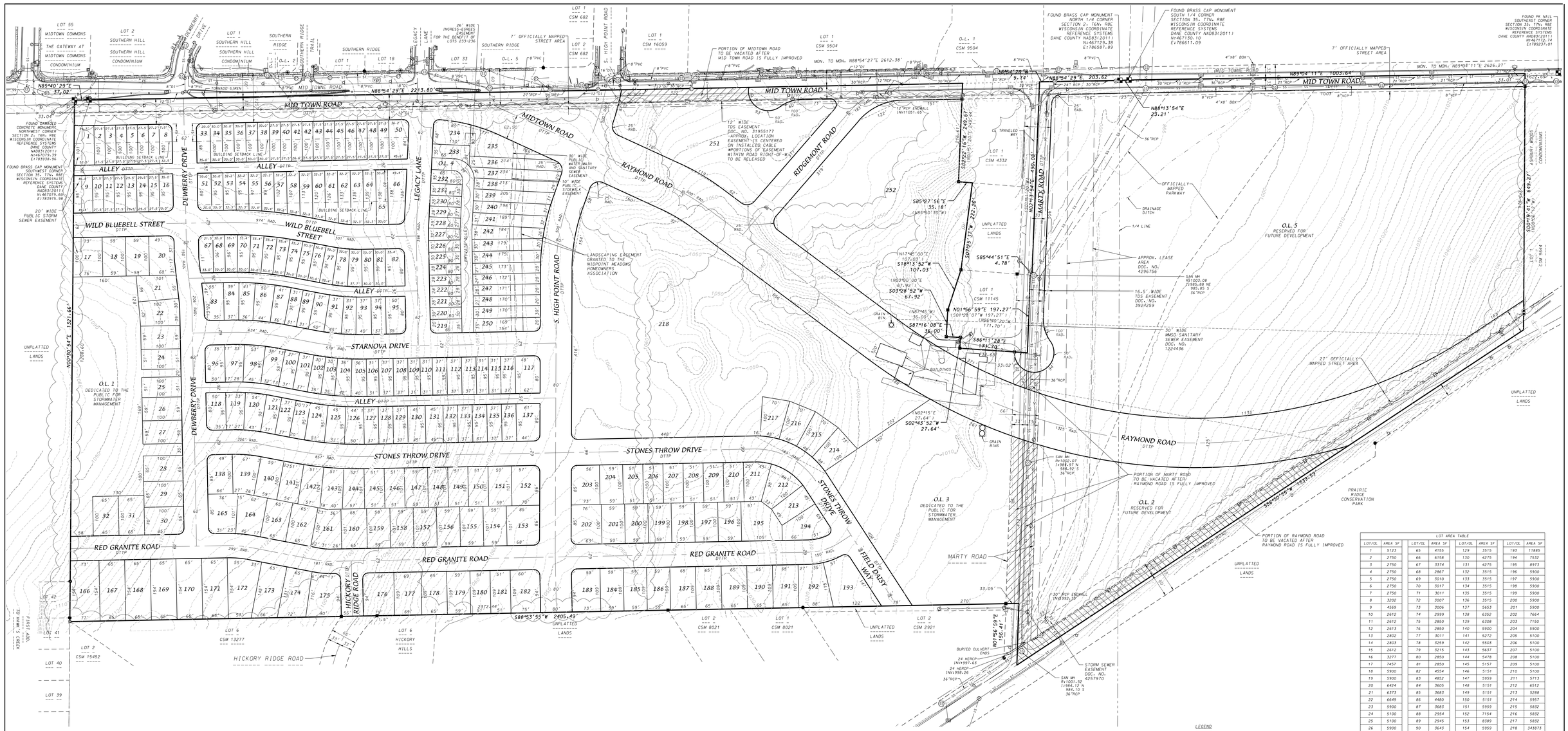
Below is a breakdown of lot/outlot numbers and their designated uses.

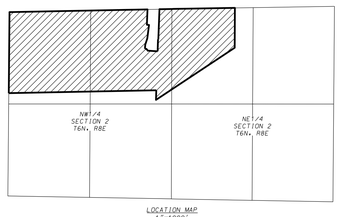
- Private Outlots: 1 private alley
- Public Outlots: 2 for stormwater management)
- Residential: 251 (250 for single-family use, 1 for multifamily)

Thank you, and we look forward to your feedback.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Brett T. Stoffregan, PLS





LOCATION MAP
1"=1000'

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Midpoint Meadows and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the Northwest corner of said Section 2;
thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E;
thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332;
thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1;
thence S85°27'56"E, 35.18 feet along the South line of said Lot 1;
thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145;
thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1;
thence S03°28'52"W, 67.92 feet along said Westerly line;
thence S87°16'08"E, 36.00 feet along said Westerly line;
thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1;
thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145;
thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145;
thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands;
thence N02°15'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4;
thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E;
thence N88°13'54"E, 25.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E;
thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644;
thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road;
thence S56°50'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road;
thence N01°56'59"E, 156.41 feet along the centerline of Marty Road;
thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek;
thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning.

Containing 4,401,120 square feet (101.0358 acres).

Dated this 11th day of December, 2023
Revised this 12th day of March, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

NOTES

1. Outlot Designations:
   1 - Dedicated to the public for stormwater management.
   2 - Reserved for future development.
   3 - Dedicated to the public for stormwater management.
   4 - Private Alley, Public utility easement over entire outlot.
   5 - Reserved for future development.

2. All intersection radii are 15 feet unless noted.

3. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-250, 252
   CC-T - Lot 251

4. Planner: Vandewalle and Assoc.
   Owner and Developer: VH Midpoint Meadows,LLC

LEGEND

- FOUND PLSS MONUMENT
- FOUND 1-1/4" REBAR
- FOUND 1" IRON PIPE (UNLESS NOTE
- FOUND 3/4" REBAR
- FOUND CHISELED "X" ON ROCK
- SS — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — GAS MAIN
- T — TELECOMMUNICATION LINE
- OH — OVERHEAD UTILITIES
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE W/LIGHT
- LIGHT POLE
- HYDRANT
- VALVE
- UTILITY VAULT
- TELECOMMUNICATION PEDESTAL
- ELECTRIC BOX
- SOIL BORING
- EDGE OF TREES
- CONCRETE
- CONCRETE CURB AND GUTTER
- 1000 — EXISTING CONTOUR
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC

LOT AREA TABLE

LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF
1	5123	65	4155	129	3515	193	11885
2	2750	66	6158	130	4275	194	7532
3	2750	67	3374	131	4275	195	8973
4	2750	68	2867	132	3515	196	5900
5	2750	69	3010	133	3515	197	5900
6	2750	70	3017	134	3515	198	5900
7	2750	71	3011	135	3515	199	5900
8	3202	72	3007	136	3515	200	5900
9	4569	73	3006	137	5653	201	5900
10	2612	74	2999	138	6352	202	7664
11	2612	75	2850	139	6308	203	7750
12	2613	76	2850	140	5900	204	5900
13	2802	77	3011	141	5272	205	5100
14	2803	78	3259	142	5503	206	5100
15	2612	79	3215	143	5637	207	5100
16	3277	80	2850	144	5478	208	5100
17	7457	81	2850	145	5157	209	5100
18	5900	82	4554	146	5151	210	5100
19	5900	83	4852	147	5959	211	5713
20	6424	84	3605	148	5151	212	6512
21	6373	85	3683	149	5151	213	5288
22	6649	86	4480	150	5151	214	5957
23	5900	87	3683	151	5959	215	5832
24	5100	88	2954	152	7154	216	5832
25	5100	89	2945	153	8389	217	5832
26	5900	90	3643	154	5959	218	343873
27	5900	91	3868	155	5959	219	2752
28	6500	92	3240	156	5959	220	2400
29	6500	93	3661	157	5959	221	2200
30	6952	94	3515	158	5959	222	2200
31	6500	95	4702	159	5959	223	2200
32	6500	96	4702	160	6565	224	2200
33	3452	97	4522	161	6937	225	2400
34	3000	98	4676	162	6500	226	2400
35	3000	99	4563	163	6500	227	2369
36	3000	100	3515	164	6995	228	2238
37	3000	101	3530	165	7212	229	2200
38	3000	102	5098	166	11500	230	2200
39	2750	103	3098	167	10010	231	2400
40	2750	104	3698	168	10010	232	2729
41	2750	105	3650	169	10010	233	3433
42	2750	106	2945	170	10010	234	5570
43	2750	107	3515	171	10010	235	9027
44	2750	108	3515	172	10929	236	6340
45	2750	109	2945	173	8958	237	6119
46	2750	110	2945	174	8408	238	5755
47	2750	111	3515	175	8934	239	6019
48	2750	112	3515	176	8563	240	5777
49	2750	113	3515	177	7521	241	5809
50	4838	114	2945	178	7085	242	5722
51	3277	115	2945	179	6431	243	5313
52	2850	116	3515	180	5559	244	5212
53	3065	117	5910	181	5559	245	4733
54	3089	118	4702	182	8123	246	4714
55	3148	119	4489	183	7866	247	4697
56	3243	120	4623	184	6431	248	4680
57	3375	121	3595	185	6431	249	5085
58	3543	122	3515	186	6431	250	5861
59	3746	123	3620	187	7085	251	97291
60	3964	124	4554	188	7085	252	203909
61	4182	125	4554	189	7085	OL 1	108592
62	4375	126	4548	190	7085	OL 2	199653
63	4460	127	3515	191	7085	OL 3	185074
64	4467	128	3515	192	8356	OL 4	15063
						OL 5	916483

DATE: 12-11-23
REVISED: 03-12-24

FN: 23-07-109
Sheet Number:
1 of 1

SCALE: 1"= 100'
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(PAGE SIZE: 30x42)

GRID NORTH
WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM (WSCRS) (DANE COUNTY) NAD83(2011)

PRELIMINARY PLAT

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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

PLANNING DIVISION STAFF REPORT

May 6, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address:	**2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road**
Application Type:	Revised Preliminary Plat and Final Plat
Legistar File ID #	82733 and 82752
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, VH Midpoint Meadows, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: Marty Century Farm Family Limited Partnership; 3223 Marty Road; Madison.

Requested Actions: Approving the revised preliminary plat of *Midpoint Meadows*, creating 151 lots for future single-family detached residences, 98 lots for 49 two-family dwellings–twin homes, two lots for future multi-family development, one lot for future mixed-use/commercial development, one outlot for a private alley, two outlots to be dedicated to the public for stormwater management, and two outlots for future development; and approving the final plat of *Midpoint Meadows* to create the 151 single-family lots, 98 lots for the two-family twin dwellings, one lot for multi-family development, three outlots for future development, the alley outlot, and the two outlots for public stormwater management.

Proposal Summary: The preliminary plat of *Midpoint Meadows* was approved by the Common Council on February 13, 2024 subject to conditions following a Plan Commission recommendation on February 5. Among the conditions of approval was a requirement that the applicant submit a revised preliminary plat of the subdivision with the first final plat that addresses many of the major/non-standard conditions of the February approval. The revisions on the current proposed preliminary plat include the removal of three private open space outlots and the removal of a landscape easement along S High Point Road, the latter of which resulted in the creation of three additional single-family lots compared to the original preliminary plat.

The proposed final plat encompasses most of the proposed development, including all the lots for future single- and two-family (shown on the TR-P attachment as "attached single-family") residences and the lot for future multi-family development south of Raymond Road. However, the second of the two lots for future multi-family development and the lot for future mixed-use/commercial development north of Raymond are included as part of Outlot 4 of the final plat; those lots (Lots 251 and 252 on the revised preliminary plat) will be platted in a later phase. The final plat also includes all of the other outlots for stormwater, alley, and future development purposes shown on the revised preliminary plat, as well as all but one of the many street rights of way to be dedicated to the City with the subdivision.

The applicant hopes to begin construction of the first phase of the subdivision in fall 2024, with completion of the subdivision based on market demand for the future units and mixed-use development. Construction of the Mid Town-Raymond connection and S High Point Road, including completion of the section between the southern plat limits and existing Raymond Road, will likely occur in phases, including phases that will be constructed by the City.

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 the revised preliminary plat and first final plat of *Midpoint Meadows* to the Common Council with recommendations 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 101 acres of land generally located on the south side of Mid Town Road and north side of Raymond Road on both sides of Marty Road; Alder District 1 (Duncan); Verona Area School District (portions will be annexed to the Madison Metropolitan School District per an agreement between the two school districts). Four parcels located on the west side of Marty Road were not part of the December 2023 annexation, are not part of the proposed development, and remain in the Town of Verona.

Existing Conditions and Land Use: Undeveloped land, zoned A (Agricultural District), CC-T (Commercial Corridor–Transitional District), and TR-P (Traditional Residential–Planned District). A series of farm buildings are located on the 2150 Marty Road parcel.

Surrounding Land Uses and Zoning: The site extends approximately three-quarters of a mile along Mid Town Road between S Gammon Road and Carns Drive. North of Mid Town Road, uses include multi-family housing in the Midtown Commons development, single- and two-family residences in the Southern Ridge and Southern Hill subdivisions, Hickory Hill Academy on the east side of S High Point Road, Province Hill Apartments, and undeveloped land adjacent to Elver Park. The far eastern edge of the site is bounded by the Ashbury Woods Condominiums located on the west side of S Gammon Road between Mid Town and Raymond Roads, zoned PD. Raymond Ridge Park and Prairie Ridge Conservation Park are located south of Raymond Road and east of Marty Road CN (Conservancy District) zoning. West of Marty, the lands to the south of the subject site are developed with single-family residences on a variety of differently sized parcels mostly located in the Town of Verona, including along Hickory Ridge Road. Most of the land bordering the western edge of the site is undeveloped land in the Town of Verona, with the southwestern corner of the site bordering by single-family residences in the northeastern corner of the Hawks Creek subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District) and TR-C3 (Traditional Residential–Consistent 3 District).

Adopted Land Use Plan: The 2017 High Point-Raymond Neighborhood Development Plan recommends the portions of the subject site west of Marty Road for a variety of residential uses at a range of potential densities surrounding potential mixed-use development at the corner of S High Point and Midtown-Raymond Roads. The land east of Marty Road is recommended for open space and stormwater management. Beyond the limits of the rezoning and preliminary plat, the neighborhood development plan recommends the expansion of Elver Park south to Mid Town Road.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P).

Zoning Summary: The proposed lots are zoned A, CC-T, and TR-P. Review of the proposed lots for conformance with those districts may be found in the Appendix A, Zoning Criteria, on page 27 at the end of this report.

Environmental Corridor Status: The portion of the subject site east of Marty Road is located in the Central Urban Service Area, with all of it located in a mapped environmental corridor, including a constructed drainageway that parallels Marty Road. The portion of the site located west of Marty Road is not located un the CUSA, though an application to the Capital Area Regional Planning Commission (CARPC) to add that land as well as other property in the High Point-Raymond planning area south of Mid Town Road to the CUSA is pending. According to the preliminary maps that will accompany the CUSA expansion request to CARPC, an area of environmental corridor will be added that coincides with detention on the western edge of the Marty property.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. A Madison Metropolitan Sewerage District interceptor extends north-south through the site. Metro Transit previously indicated that it cannot currently serve the proposed subdivision, with the nearest bus stops located either west of the site at Waldorf Boulevard and Mid Town Road (Route 55), or east at the intersection of Raymond and Muir Field Roads (Route E).

Previous Approvals

On February 13, 2024, the Common Council approved a request to rezone 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road from Temporary A (Agricultural District) to [Permanent] A, CC-T (Commercial Corridor–Transitional District) and TR-P (Traditional Residential–Planned District); and approved the preliminary plat of *Midpoint Meadows*, creating 148 lots for future single-family residences, 96 lots for 48 two-family dwellings–twin homes, two lots for future multi-family development, one lot for future mixed-use development, five outlots for public alleys, two outlots to be dedicated to the public for stormwater management, and five outlots for private open space and future development. For more information on the zoning map amendment and original preliminary plat requests, please see ID 81295 and 81268, respectively.

On March 19, 2024, the Common Council approved the negotiation and execution of a Purchase and Sale Agreement between the City of Madison and VH Acquisitions, LLC for the City's acquisition of multiple parcels of land near the intersections of Marty Road, Mid Town Road, and Raymond Road, and amended the adopted 2024 budget to facilitate the purchase of a total of 72.27 acres of land. Per the agreement, the 40.14 acres located at 7250 Mid Town Road north of the Midpoint Meadows subdivision will be acquired for the expansion of Elver Park, while the parcels at 7342-7362 Raymond Road within the plat boundaries will primarily be acquired for regional stormwater management purposes; that land is shown as Outlots 5 and 6 of the final plat. Per the purchase and sales agreement attached to ID 82283 (Resolution 24-00212), the City is scheduled to close on the property by June 3, 2024.

Project Description

VH Midpoint Meadows, LLC/ Veridian Homes is requesting approval of a revised preliminary plat and first phase final plat of *Midpoint Meadows* for an undeveloped approximately 101-acre parcel generally located on the south side of Mid Town Road and north side of Raymond Road on both sides of Marty Road. The lands comprising the proposed subdivision were annexed to the City of Madison from the Town of Verona effective December 20, 2023.

The subject site extends approximately three-quarters of a mile along the south side of Mid Town Road and is characterized by significant topography across the site. West of Marty Road, the property falls to the west and east form a ridge that extends north-south across the westernmost third of the site. East of the ridge, there is approximately 120 feet of grade change from the top of the ridge to the western right of way of Marty Road. The grade is particularly acute at the rear lot lines of the Town of Verona parcels adjacent to Marty Road that will be surrounded by the subdivision. The slope continues east of the road toward a constructed drainageway located about 125 feet east the Marty Road right of way. The property west of Marty Road includes a tree line along the westernmost property line and a mixed area of tree cover that generally parallels Mid Town Road, with scattered trees elsewhere. The property east of Marty Road is characterized by approximately 80 feet of grade change from the southeastern corner adjacent to Raymond Road to the constructed drainageway east of Marty Road. Most of the 101 acres are in tillage save for a group of accessory farm buildings located on the 2150 Marty parcel.

As part of the of Midpoint Meadows subdivision, right of way will be dedicated to connect Mid Town Road to Raymond Road. The connection of those road has been planned since at least 1997, with the goal of creating a continuous east-west arterial street that will extend from the far western City limits to Verona Road (US Highways 18 and 151). A substantial portion of the missing section of S High Point Road, which exists in two sections north of Mid Town Road and south of Raymond Road, will also be dedicated with the subject plat. The north-south routing of S High Point Road, which will create a continuous urban collector roadway extending from the City of Middleton north of Old Sauk Road to McKee Road (CTH PD), has been planned since at least 1985.

West of Marty Road, the revised preliminary plat calls for 151 lots of varying size to be developed in the future with single-family detached residences and 98 lots (Lots 1-16, 33-82, and 219-250) to be developed with 49 two-family twin unit residences in TR-P zoning (shown on the TR-P master plan attachment as “attached single-family”). The proposed single- and two-family residences will be organized along a grid of local streets, including the extensions of existing Dewberry Drive and Legacy Lane south from Mid Town Road, and the extension of Red Granite Road across the southern edge of the plat. Red Granite currently exists in the Hawks Creek subdivision and is planned to be a continuous east-west local street following development of the subject site and the adjacent undeveloped Rao parcel located in the Town of Verona. All of the two-family units as well as the single-family lots fronting onto Starnova Drive and the north side of Stones Throw Drive will be accessed by mid-block public alleys. Lots 219-250 will be accessed from a private alley, Outlot 3, which addresses an earlier concern that an alley on the original plat was planned to intersect Mid Town Road contrary to the Subdivision Regulations.

In addition to the single- and two-family lots, the TR-P master plan indicates that approximately 377 future multi-family units will be developed east of extended S High Point Road on two lots to be located on either side of the Mid Town-Raymond connection. Lots 218 is planned for 237 units on the 7.9-acre parcel, while Lot 252 is planned for 140 units on the approximately 4.9-acre parcel. Multi-family dwellings are permitted uses in the proposed TR-P district; however, residential building complexes (defined as “a group of two (2) or more residential buildings on a single parcel or tract of land, developed under single ownership and common management”) are a conditional use in TR-P zoning, requiring approval by the Plan Commission following a recommendation by the Urban Design Commission prior to the issuance of building permits.

Lot 251 of the revised preliminary plat is zoned CC-T for unspecified future commercial or mixed-use development on the north side of the Midtown-Raymond connection between S High Point Road and proposed Ridgemont Road, an east-west street intended to connect the existing section of Mid Town west of S Gammon Road into the proposed street network. Finally, two outlots will be dedicated to the City to manage stormwater for the development proposed west of Marty Road, Outlots 1 and 2.

East of Marty Road, two outlots are proposed for future development on either side of the Mid Town-Raymond connection. As noted in the preceding section, this land is part of the land the City has agreed to acquire from the subdivider for public purposes since the preliminary plat was originally approved. In this case, proposed Outlots 5 and 6 will primarily be acquired for regional stormwater management purposes.

The proposed final plat encompasses most of the proposed development shown on the preliminary plat, including all of the lots for future single- and two-family residences and the lot for future multi-family development south of Raymond Road. However, the second of the two lots for future multi-family development and the lot for future mixed-use/commercial development north of Raymond are included as part of Outlot 4 of the final plat, which will be reserved for future development. Those lots (Lots 251 and 252 on the revised preliminary plat) will be platted in a later phase. The final plat also includes the outlots for stormwater management for the plat, the private alley serving Lots 219-250, and Outlots 5 and 6, which the City is acquiring for regional stormwater management (currently shown for future development). The final plat will dedicate all but one of the many street rights of way to be dedicated to the City with the subdivision, including S High Point Road and the Mid Town Road-Raymond Road connection.

Analysis

In approving the preliminary plat and related zoning map amendment in February 2024, the Plan Commission and Common Council found that the proposed Midpoint Meadows subdivision was generally consistent with the High Point-Raymond Neighborhood Development Plan, which was first adopted in 1997 and amended in 2017 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by S Pleasant View Road/ CTH M on the west, Elver Park on the east, McKee Road/CTH PD on the south, and Valley View Road on the north. The layout and development pattern contained on the revised preliminary plat is consistent with the layout and development pattern on the original preliminary plat, and by extension, the neighborhood development plan.

The revised preliminary plat largely addresses the many conditions of approval imposed on the original preliminary plat, including revising the proposed street rights of way to reflect the Complete Green Streets Guide street typologies recommended for the subdivision by staff:

- S High Point Road is identified as a collector street in neighborhood development plan and is classified as a Community Connector by the Complete Green Streets Guide street typology map, with an 80-foot right of way considered the typical right of way width for a Community Connector street. The proposed plat shows an 80-foot right of way for S High Point consistent with these recommendations. A 30-foot landscaping easement previously shown for the lots abutting both sides of S High Point Road has mostly been eliminated from the revised preliminary plat and final plat except for the easternmost portions of Lots 235-250.
- The Midtown-Raymond connection is being classified as a Boulevard per Complete Green Streets. Staff previously recommended that a 125-foot minimum right of way would be needed for that arterial roadway if parking was desired adjacent to the development lots. The revised preliminary plat and final plat show the 125-foot right of way recommended with the original plat approval.
- All other streets in the subdivision will have a minimum right of way width of 62 feet to allow an 18-foot wide travel way, and 8-foot wide parking lanes and 8-foot deep terraces on both sides of those streets.

Staff previously identified 62 feet as the minimum right of way width that would be acceptable for local streets with parking on both sides.

Since the subdivision was originally approved in February, City staff has revised the future street network adjacent to the *Midpoint Meadows* development to no longer call for Mid Town Road to be a cul-de-sac east of S High Point Road. Whereas proposed Ridgemont Road was planned to connect properties along existing Mid Town Road to the realigned Mid Town-Raymond arterial east of S High Point Road, City staff now proposes to maintain a Mid Town Road intersection with S High Point north of the new arterial intersection of Mid Town-Raymond and S High Point. Final details of those intersections will be developed following plat approval; however, staff now anticipates a limited-access intersection to provide some direct access to the existing section of Mid Town Road that serves Elver Park, Marty Road, and the Province Hill Apartments.

One area of focus during the review of the original TR-P master plan and preliminary plat approval was the southwestern quadrant of the future Mid Town-Raymond and S High Point Road intersection, which the applicant proposed to develop with a block of two-family twin homes served by an alley and a private open space outlot fronting S High Point instead of the denser Residential Housing Mix (HM) 3 and HM4 block shown in the neighborhood development plan. Staff questioned the efficacy of putting a private open space outlot adjacent to the future collector street and encouraged the development team to explore a different layout and residential use for that portion of the development that might be more consistent with the plan recommendations. However, following the February approvals, Planning staff met with the project team, who cited the significant topography extending west from future S High Point Road for maintaining the two-family residences there versus another larger or denser form of residential development. The revised preliminary plat and proposed final plat show narrow, deep lots for the two-family residences extending between the private alley outlot and S High Point Road in lieu of the private open space outlot. The space between the eastern-facing wall of the future residents and S High Point Road will include a 10-foot public sidewalk easement, a 30-foot wide easement for public sanitary sewer and water, and a landscaping easement of varying depth to be granted to the private homeowners association for future planting and maintenance. A private open space outlot proposed along the south side of Mid Town Road has also been removed with the revised plat.

In response to concerns with the original preliminary plat about the proposed intersection of an alley with Mid Town Road, the developer converted the previously proposed public alley into a private alley to be maintained by the owners of the benefitting parcels. Unlike the other alleys within the Midpoint Meadows subdivision, which will be dedicated to the City, Outlot 3 does not meet the design requirements for public alleys in the Subdivision Regulations. In general, public alleys may not have curves or mid-block intersections like those shown for Outlot 3.

Staff will note for the Plan Commission that the City of Madison Streets Division does not collect refuse or recycling from alleys, whether they are public or private. Therefore, the alley-loaded lots in the proposed subdivision will either need to contract for private waste collection or residents will need to move their City collection carts to the nearest public street frontage for collection on their assigned day. The City will also not maintain the private alley, so maintenance like snow removal and pavement repair will be the responsibility of the abutting owners or an association that will levy assessments to the benefitting lots.

Conclusion

The applicants have submitted a revised preliminary plat and the first final plat of *Midpoint Meadows* for approval. The revised subdivision calls for a slight increase in the number of future residential units compared to the original preliminary plat approved in February 2024. The revised preliminary plat is consistent with the applicable recommendations for the site in the High Point-Raymond Neighborhood Development Plan and Comprehensive Plan and generally addresses the comments and conditions raised during the original review of the preliminary plat. Staff believes that the Plan Commission may find that the revised preliminary plat and final plat meet the standards for approval subject to the conditions that follow.

As it did with the initial zoning and preliminary plat approvals, City staff acknowledges that implementation of the planned public improvements associated with the *Midpoint Meadows* development may impact surrounding properties compared to how a new development typically impacts its surroundings. In addition to the eventual completion of S High Point Road and the rerouting of Mid Town and Raymond Roads to create the continuous east-west arterial between the western City limits and Verona Road, the plat will also alter existing travel patterns and potentially change how Elver Park is accessed from the south and west. Implementation of all of the planned future roads will also likely cause changes to the names of existing street segments and access to properties and may result in the addresses of some properties changing in response to the new street network. Many of these potential impacts will unfold over the course of many years and budget cycles, and will require ongoing careful coordination and communication between the developer, City, and nearby stakeholders.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward the revised preliminary plat and first final plat of *Midpoint Meadows* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow for the preliminary plat and the conditions for the final plat, which begin on **page 17**:

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

Planning Division

1. The applicant shall submit a landscaping plan for the easement area on Lots 235-250 for approval by the Planning Division and inclusion in the final TR-P zoning plan for the development. The landscaping plan shall include details on any berming to be built within the easement, as well as the size and species of trees and perennials to be planted. The scope of the landscaping plan shall extend from the west side of the proposed public sidewalk to the right of way of S High Point Road from Mid Town Road to Starnova Drive. Approval of the landscaping plan shall be granted prior to final approval of the plat for recording.

2. The portion of the property not located in the Central Urban Service Area (CUSA) shall be added to the CUSA boundaries prior to recording of the final plat.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed

plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. The section of Marty Road south of the proposed Mid Town-Raymond Roads connection shall not be vacated/ discontinued until a suitable terminus for the section of Raymond Road south of the plat limits has been acquired/dedicated and constructed, including any portion of the terminus located off the subject site.

5. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

6. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

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10. Construct temporary turn around on Marty Road and demolish portion of road that will not remain. Coordinate timing with City of Madison extension of S High Point Road south of plat.

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12. Construct 10-foot wide path on old Mid Town Road alignment from S High Point Road to Marty Road.

13. Make improvements to Mid Town Road and S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.

14. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

15. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District. All impact fees are due and payable at the time building permits are issued. Add the following note on the face

of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

16. 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) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

17. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plat approval.

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19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. 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.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the 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.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.

24. 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.

25. 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.

26. 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.

27. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch 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.

28. 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.

29. 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.

30. 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. (POLICY and MGO 37.09(2))

    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.

    The applicant shall demonstrate that water 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.

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

31. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

32. The developer shall request the petition for the street discontinuance and vacation of Mid Town, Raymond, and Marty Roads. Provide an exhibit along with legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Note: There are existing parcels dependent on these roads. These discontinuances will be phased as can be allowed and will not be released until full alternate rerouting can be accomplished.

33. Note: The dedications for the realignment of Mid Town Road and Raymond Road to intersect at S High Point Road will cause the future planned/proposed, discontinuance/vacations to result in needed road segment name changes after completion. The existing section of Mid Town Road lying east of S High Point Road will require a name change, as will the southwesterly portion of Raymond Road lying southwest of the plat into the Town of Verona.

34. 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.

35. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). 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 land division will not be permitted within any publicly owned or dedicated lands.

    If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

    The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

36. Release portions of 16.5-foot wide TDS Easement per Document No. 3924259 and 12-foot wide TDS Easement per Document No. 31955177 lying within areas being dedicated to the public for right-of-way.

37. Obtain more information or a better copy of Document No. 544866 Easement to Wisconsin Power and Light for Poles and Wires and show this easement on the plat.

38. The ultimate final cul-de-sac on Marty Road shall have a minimum radius of 72 feet with a minimum reverse curve radius of 100 feet, or as approved by City Engineering and Traffic Engineering staff.

39. Mid Town Road shall remain a 66-foot wide right of way from the easterly edge of the plat to its intersection with S High Point Road and no longer terminate at the proposed cul-de sac. No longer show this portion to be vacated and fully dedicate the southern 33 feet of this right of way.

40. For those lands lying outside the initial phase of final plat that are contained within this preliminary plat, those lands shall be included and platted in outlots to be reserved for future development. Once platted into outlots, they may be omitted from future phases, however remnants will still need to be further placed into outlots if left over in other phases.

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

41. The following streets shall be classified as Community Connectors as defined by the current Complete Green Streets Guide: S High Point Road. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide (80 feet).

42. If the applicant wishes to provide parking on both sides of Mid Town Road/Raymond Road, defined as a Boulevard by the Complete Green Streets Guide, they shall dedicate a minimum 125 feet right of way.

43. All other streets in the subdivision shall have a minimum right of way width of 62 feet.

44. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of Mid Town Road/Raymond Road. Alignment alterations may result in major modifications to the plat.

45. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of S High Point Road. Alignment alterations may result in major modifications to the plat.

46. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's 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. Easements are needed between lots: 111-112, 96-97, 72-73, 104-105, 116-Outlot 8, 129-130, 139-140, 164-165, 158-159, 153-152, 191-192, 188-189, 184-185, 228-229, 224-225, 232-233, 235-236, 242-243. On the corner of lots: 8, 32, 147, 120, 148, 123, 182, 195, 222, 221, 113, Outlot 4.

47. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

48. The applicant shall work with Traffic Engineering on determining the appropriate locations for Cluster Box Units. Traffic Engineering shall approve Cluster Box Unit locations prior to sign-off.

49. 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 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.

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

50. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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.

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

51. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

52. Submit an exhibit showing the proximity to existing or planned public or common open space. All residential lots shall be located within one-quarter (1/4) mile of existing or planned public or common open space.

53. Submit a phasing plan for the implementation of the master planned development.

54. Obtain a raze permit prior to demolition of the farm buildings.

55. The two-family twin homes shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

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

This agency has reviewed this request and recommended no conditions of approval.

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

56. Topography in the vicinity of this development requires pressure management considerations. Coordinate water system design with the Madison Water Utility to evaluate pressure mitigation options.

57. 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.

58. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

59. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. 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, (608) 261-4289)

60. The Mid Town Road, Raymond Road, and S High Point Road corridors are either existing or potential transit corridors, and any construction/redesign of those rights of way should be completed using transit-supportive pavement strengths and accessibly-sloped terrace areas. City Engineering should confirm with Metro Transit any existing or planned curbside bus stops that need accessible passenger boarding area designs.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

61. 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24020 when contacting Parks Division staff about this project.

62. 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.

63. 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 this subdivision.

64. 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.

65. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

66. The developer shall provide soil borings within any lands to be dedicated as parkland.

67. The parkland dedication should meet the following guidelines for park development:
    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 of field 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 propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
    e) Areas that are wetlands shall not be dedicated as public parkland.

68. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. 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.

69. If private lots back up to the public park land, the applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that

would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

70. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose.

Forestry Section (Contact Brandon Sly, (608) 266-4816)

71. 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 (Contact Andy Miller, (608) 261-9983)

72. Prior to final plat approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.

73. Prior to final plat 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). 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 plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

74. A Consent of Lessee certificate shall be included on the plat for any tenancy, including for farming purposes, in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

75. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated..."

76. If any portion of the lands within the plat 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 approval sign-off.

77. Under 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 plat 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 and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

78. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

79. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 28, 2023, and the date when sign-off approval 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.

80. Revise the 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) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.

    d) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If buildings are to be demolished, label any such buildings as "to be demolished" or similar.

    e) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.

    f) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.

    g) 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 land division.

    h) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

    i) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

    j) 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.

k) Include the following sentence with the dedicated utility easements depiction in the 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.

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

Planning Division

1. The applicant shall submit a landscaping plan for the easement area on Lots 235-250 for approval by the Planning Division and inclusion in the final TR-P zoning plan for the development. The landscaping plan shall include details on any berming to be built within the easement, as well as the size and species of trees and perennials to be planted. The scope of the landscaping plan shall extend from the west side of the proposed public sidewalk to the right of way of S High Point Road from Mid Town Road to Starnova Drive. Approval of the landscaping plan shall be granted prior to final approval of the plat for recording.

2. The portion of the property not located in the Central Urban Service Area (CUSA) shall be added to the CUSA boundaries prior to recording of the final plat.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

The following conditions of approval have been submitted by reviewing agencies:

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6. Provide calculations for the 500-year storm event, as identified in Madison General Ordinance 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.

7. This development is subject to review fees from both Capital Area Regional Plan Commission (CARPC) and Madison Metropolitan Sewerage District (MMSD). Those fees have been prepaid by the City of Madison as a condition of bring this area into the Central Urban Service Area (CUSA). The proportional share of those fees shall be charged to this development prior to approval.

8. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

9. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.

10. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on each side of Mid Town Road from S High Point Road to Marty Road. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on south side of Mid Town Road from the western plat limit to S High Point Road.

11. Construct temporary turn around on Marty Road and demolish portion of road that will not remain. Coordinate timing with City of Madison extension of S High Point Road south of plat.

12. Construct "Old" Mid Town Road as required by the City Engineer from S High Point Road/Raymond Rd to Marty Road, including all connections to adjacent properties.

13. Construct a 10-foot wide path on old Mid Town Road alignment from S High Point Road to Marty Road.

14. Make improvements to Mid Town Road and S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District (2024 rate: $102.51/1000 square feet of lot area). All impact fees are due and payable at the time building permits are issued. Add the following note on the face of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

17. 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) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, 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).

19. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plat approval.

20. The proposed sewer connection to the MMSD sewer access structure shall conform to all MMSD connection specification criteria. The contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: "The contractor shall notify Ray Schneider (608)347- 3628, rays@madsewer.org, five (5) days prior to making the connection to the MMSD manhole to arrange for inspection of the connection."

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22. A Storm Water Management Report and Storm Water Management Permit is required for this project.

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24. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the 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.

25. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.

26. 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.

27. 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.

28. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch 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.

29. 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.

30. 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.

31. 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).

32. 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. (POLICY and MGO 37.09(2))

    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.

    The applicant shall demonstrate that water 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.

    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.

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

33. The developer shall request the petition for the future street discontinuance and vacation of Raymond Road and Marty Roads and possible portions of Mid Town Road lying east of S High Point Road. Provide an exhibit along with legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Note: There are existing parcels dependent on these roads. These discontinuances will be phased as can be allowed and will not be released until full alternate rerouting

can be accomplished. Note that not all of the street intersections as fully platted hereon will remain after construction of roads. Additionally, some streets will be renamed at that time.

34. Note: The dedications for the realignment of Mid Town Road and Raymond Road to intersect at S High Point Road will cause the future planned/proposed, discontinuance/vacations to result in needed road segment name changes after completion. The existing section of Mid Town Road lying east of S High Point Road will require a name change, as will the southwesterly portion of Raymond Road lying southwest of the plat into the Town of Verona.

35. The applicant shall dedicate a 33 foot wide strip of right of way for Mid town Road matching the existing along Outlot 4.

36. Update Street A on the final plat to show as 'Raymond Road.'

37. 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.

38. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). 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 land division will not be permitted within any publicly owned or dedicated lands.

    If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

    The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

39. Release portions of 16.5-foot wide TDS Easement per Document No. 3924259 and 12-foot wide TDS Easement per Document No. 31955177 lying within areas being dedicated to the public for right-of-way.

40. 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).

41. 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 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 for current tie sheets and control data that has been provided by the City of Madison.

42. Prior to Engineering Division final sign-off for plats, the final plat 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.

43. Refer to MGO specifications for final cul-de-sac curve design for C-63 and C-64 or as determined and approved by City Engineering and Traffic Engineering staff.

44. Per Wis. Stats. 236.20(2)(c), where the exterior boundary lines show bearings or lengths that vary from those recorded in abutting plats or certified surveys, there shall be the following note placed along the lines, "recorded as (show recorded bearing or length or both)."

45. Obtain more information or a better copy of Document No. 544866 Easement to Wisconsin Power and Light for Poles and Wires and show this easement on the plat.

46. 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.

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

47. The following streets shall be classified as Community Connectors as defined by the current Complete Green Streets Guide: S High Point Road. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide (80 feet).

48. If the applicant wishes to provide parking on both sides of Mid Town Road/Raymond Road, defined as a Boulevard by the Complete Green Streets Guide, they shall dedicate a minimum 125 feet right of way.

49. All other streets in the subdivision shall have a minimum right of way width of 62 feet to allow an 18-foot wide travel way, and 8-foot wide parking lanes and 8-foot deep terraces on both sides of those streets.

50. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of Mid Town Road/Raymond Road. Alignment alterations may result in major modifications to the plat.

51. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of S High Point Road. Alignment alterations may result in major modifications to the plat.

52. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's 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. Easements are needed between lots: 111-112, 96-97, 72-73, 104-105, 116-Outlot 8, 129-130, 139-140, 164-165, 158-159, 153-152, 191-192, 188-189, 184-185, 228-229, 224-225, 232-233, 235-236, 242-243. On the corner of lots: 8, 32, 147, 120, 148, 123, 182, 195, 222, 221, 113, Outlot 4.

53. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

54. The applicant shall work with Traffic Engineering on determining the appropriate locations for Cluster Box Units. Traffic Engineering shall approve Cluster Box Unit locations prior to sign-off.

55. 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 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.

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

56. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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.

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

57. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

58. Submit an exhibit showing the proximity to existing or planned public or common open space. All residential lots shall be located within one-quarter (1/4) mile of existing or planned public or common open space.

59. Submit a phasing plan for the implementation of the master planned development.

60. Obtain a raze permit prior to demolition of the farm buildings.

61. The two-family twin homes shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

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

This agency has reviewed this request and recommended no conditions of approval.

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

62. Topography in the vicinity of this development requires pressure management considerations. Coordinate water system design with the Madison Water Utility to evaluate pressure mitigation options.

63. 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.

64. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

65. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. 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, (608) 261-4289)

66. The Mid Town Road, Raymond Road, and S High Point Road corridors are either existing or potential transit corridors, and any construction/redesign of those rights of way should be completed using transit-supportive pavement strengths and accessibly-sloped terrace areas. City Engineering should confirm with Metro Transit any existing or planned curbside bus stops that need accessible passenger boarding area designs.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

67. 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24020 when contacting Parks Division staff about this project.

68. 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.

69. 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 this subdivision.

70. 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.

71. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

72. The developer shall provide soil borings within any lands to be dedicated as parkland.

73. The parkland dedication should meet the following guidelines for park development:

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 of field 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 propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.

e) Areas that are wetlands shall not be dedicated as public parkland.

74. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. 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.

75. If private lots back up to the public park land, the applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

76. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose.

Forestry Section (Contact Brandon Sly, (608) 266-4816)

77. 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 (Contact Andy Miller, (608) 261-9983)

78. Prior to final plat approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.

79. Prior to final plat 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). 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 plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

80. A Consent of Lessee certificate shall be included on the plat for any tenancy, including for farming purposes, in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

81. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated..."

82. If any portion of the lands within the plat 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 approval sign-off.

83. Under 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 plat 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 and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

84. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

85. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 28, 2023, and the date when sign-off approval 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.

86. Revise the 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) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.

    d) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If buildings are to be demolished, label any such buildings as "to be demolished" or similar.

    e) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.

    f) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.

g) 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 land division.

h) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

i) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

j) 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.

k) Include the following sentence with the dedicated utility easements depiction in the 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.

Appendix A: Zoning Criteria

TR-P Zoning Criteria

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	Will Exceed	1,800sq. ft./unit	Will Exceed
Lot Width	30'	Greater than 30'	25'/unit	Greater than 25'
Minimum Front Yard Setback	15'	To be determined at the time of permitting	15'	To be determined at the time of permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	"	30' or up to 20% greater than block average	"
Side Yard Setback	5'	"	5'	"
Reverse Corner Side Yard Setback	8' (10' for garage)	"	8' (10' for garage)	"
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2'	"	Street-accessed: 20' Alley-accessed: 2'	"
Usable Open Space	None	"	None	"
Maximum Lot Coverage	75%	"	75%	"
Maximum Building Height	3 stories/ 35'	"	3 stories/ 35'	"

Requirements	Required: Multi-family Dwelling Residential Building Complex	Proposed
Lot Area (sq. ft.)	600 sq. ft./unit + 300 sq. ft. per bedroom greater than 2	Lot 218: 345,755 sq. ft. Lot 252: 203,909 sq. ft.
Lot Width	50’	Exceeds 50’
Front Yard Setback	15’	To be determined at the time of permitting
Max. Front Yard Setback	30’ or up to 20% greater than block average	
Side Yard Setback	10’	
Reverse Corner Side Yard Setback	12’ (10’ for garage)	
Rear Yard Setback	Street-accessed: 20’ Alley-accessed: 2’	
Usable Open Space	None	
Maximum Lot Coverage	75%	
Maximum Building Height	4 stories/ 52’ (Can exceed with conditional use)	

CC-T Zoning Criteria

Requirements	Required	Proposed
Front Yard Setback	0’ or 5’	To be determined at the time of permitting
Maximum Front Yard Setback	65’	
Side Yard Setback: Street side yard	0’ or 5’	
Side Yard Setback: Other cases	None unless needed for access	
Rear Yard Setback	The lesser of 20% of lot depth or 20’	
Usable Open Space	40 sq. ft./dwelling unit	
Maximum Lot Coverage	85%	
Maximum Building Height	5 stories/ 78’	

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

From: Guy Stalnaker
To: Plan Commission Comments
Subject: Midpoint Meadows Proposal
Date: Wednesday, May 1, 2024 1:17:32 PM

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Concerning:

https://madison.legistar.com/LegislationDetail.aspx?ID=6609319&GUID=76DE2233-F23E-404A-8DED-5BA7D7BB874C&Options=ID%7CText%7C&Search=midpoint

The final proposal removes the property north of Mid Town Road (presumably because it's slated to become part of Elver Park). The original proposal labeled the large field bounded by Raymond Road, Marty Road, and Mid Town Road as Out Lot 12. The final proposal has it labeled as Out Lot 5 (O.L.5.) with text that says "Reserved for Future Development."

During a community zoom meeting for area residents, if I I remember correctly, a City of Madison representative saying that the City had already begun the process to purchase this Out Lot 5 for Regional Stormwater Management.

I would appreciate a City representative confirming the City's plans, if any, for this Out Lot 5. As a resident of Ashbury Woods Condominiums, I naturally have a vested interest is what happens to the field that I've looked over from my west-facing deck for nearly 20 years.

Regards,

Guy Stalnaker
7201 Mid Town Road #205
Madison WI 53719

City of Madison

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

Master

File Number: 82752

File ID:	82752	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/02/2024
File Name:	Final Plat - Midpoint Meadows			**Final Action:**	

Title: Approving the final plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 53.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Revised Preliminary Plat.pdf, Proposed Final Plat.pdf, Staff Comments.pdf, Link to Rev Prelim Plat Resolution_ID 82733, Link to Original Prelim Plat Resolution_ID 81268, Public Comment_05-01-24.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2024	Maggie McClain	Approve	4/22/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (5/6/24), Common Council (5/21/24)						
1	COMMON COUNCIL	04/16/2024	Referred	PLAN COMMISSION		05/06/2024	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	05/06/2024	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Duncan, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Duncan, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials

Text of Legislative File 82752

Fiscal Note
No City appropriation is required with the approval of this final 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
Approving the final plat of *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road (District 1).

Body
WHEREAS VH Midpoint Meadows, LLC filed a preliminary plat known as *Midpoint Meadows* on property addressed as 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road, City of Madison, Dane County, Wisconsin for approval by the Madison Common Council; and

WHEREAS the Common Council approved the preliminary plat by Resolution 24-00111 (ID 81268) on February 13, 2024 subject to conditions, including a condition that the subdivider submit a revised preliminary plat concurrent with the first final plat of the subdivision that reflects the revisions to the plat layout recommended by staff and approved by the Plan Commission; and

WHEREAS the Common Council approved Resolution 24-00212 (ID 82283) on March 19, 2024 authorizing the negotiation and execution of a Purchase and Sale Agreement between the City of Madison and VH Acquisitions, LLC, or its successors and assigns, for the City's acquisition of multiple parcels of land near the intersections of Marty Road, Mid Town Road, and Raymond Road for stormwater management, parkland, and street right of way, portions of said acquisition being part of the Midpoint Meadows subdivision; and

WHEREAS the applicant/ subdivider has duly filed the final plat of *Midpoint Meadows* to commence the first phase of the proposed subdivision;

NOW THEREFORE BE IT RESOLVED that said plat 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, subject to the conditions noted in the Plan Commission files, and that same shall be recorded with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the final plat shall substantially conform to any revised preliminary plat approved by the Plan Commission and Common Council prior to or concurrent with the approval of the final plat, including any conditions of said approval.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the plat, bond and subdivision contract, subsequent affidavits of corrections, 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 approved plat.

BE IT FURTHER RESOLVED that the said plat is hereby added to the official map and the street grades for said plat on file in the City Engineer's Office are hereby approved.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

BE IT FURTHER RESOLVED that all dedications included in this plat or required as a condition of approval of this plat 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 subdivision, and that the Council recognizes and adopts said revised boundaries.

City of Madison

Revised Preliminary Plat and Final Plat

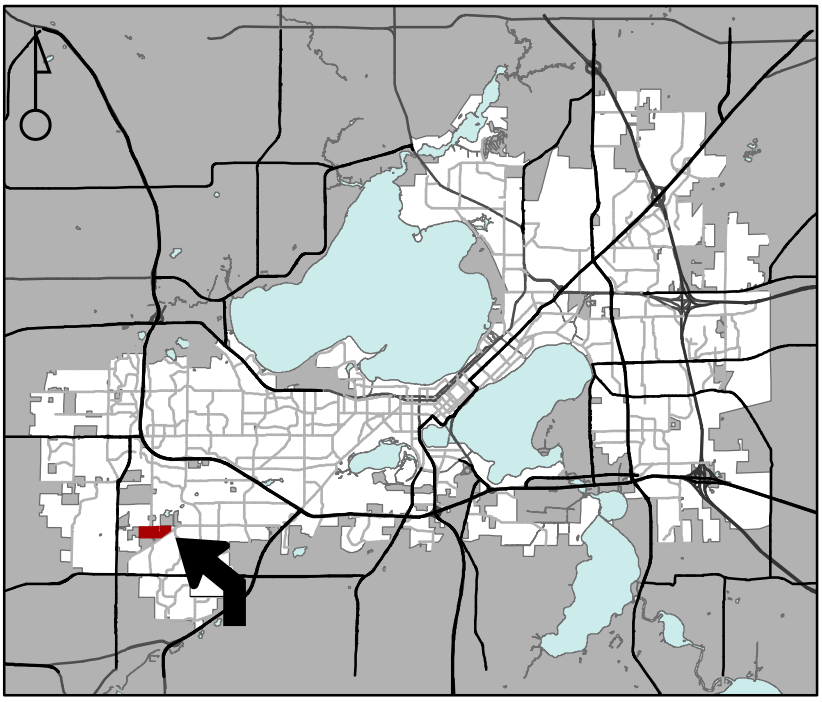
Location
7751 Mid Town Road, 2150 Marty Road, and 7342-7362 Raymond Road

Project Name
Midpoint Meadows

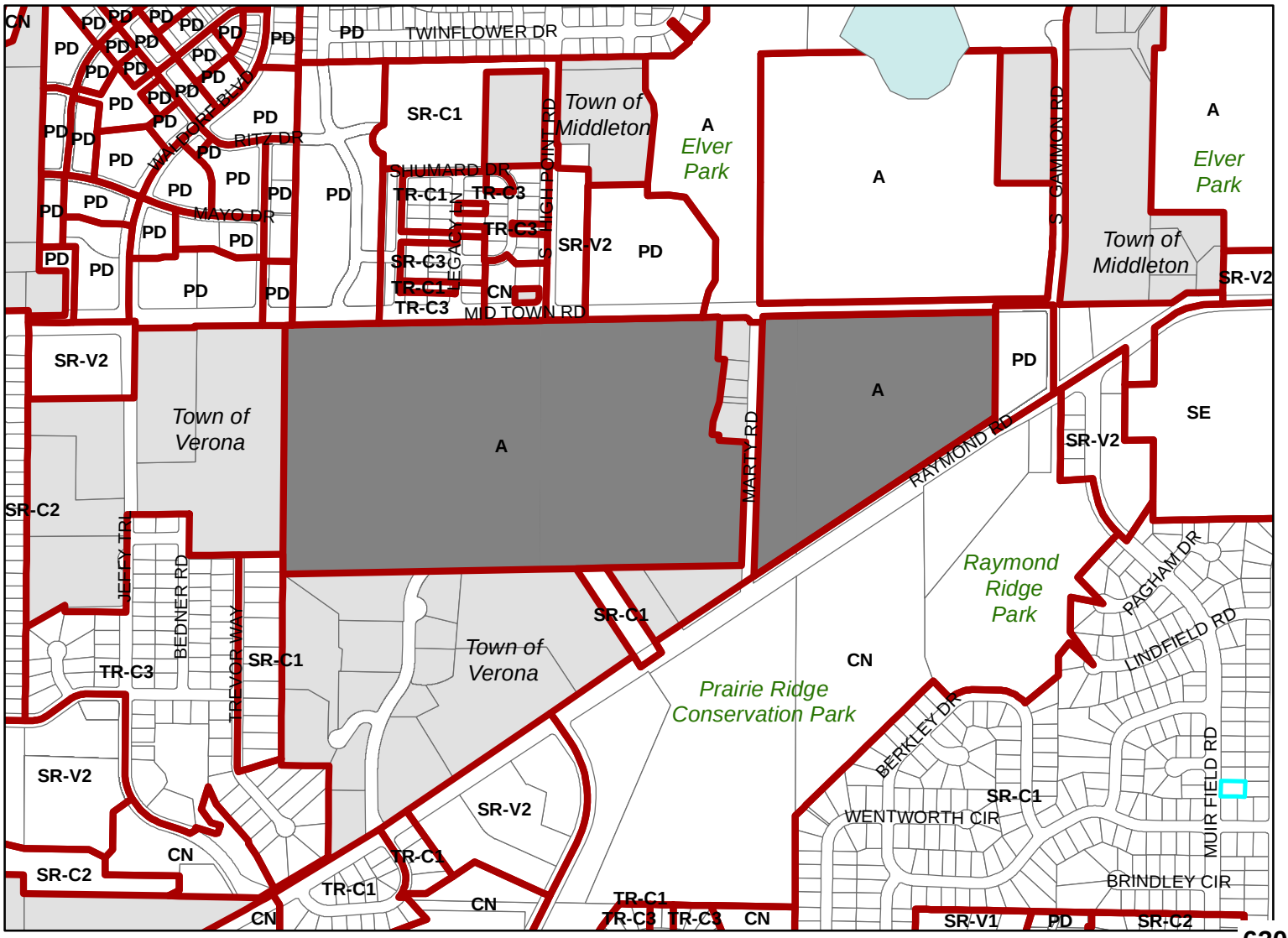
Applicant
Matt Brink, VH Midpoint Meadows LLC
Brett Stoffregan, D'Onofrio Kottke & Assoc.

Request
Midpoint Meadows, creating 151 lots for single-family residences, 98 lots for 49 two-family twin residences, 2 lots for multi-family development, 1 lot for development in CC-T zoning, 7 outlots for public uses, and 5 outlots for private uses

Public Hearing Dates
Plan Commission
May 6, 2024
Common Council
May 21, 2024



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



City of Madison

7751 Mid Town Road, 2150 Marty Road and 7342-7362 Raymond Road

Date of Aerial Photography : Spring 2

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: Midpoint Meadows

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: VH Midpoint Meadows, LLC Representative, if any: Matt Brink
Street address: 608 South Towne Drive City/State/Zip: Madison, WI 53717
Telephone: (608) 226-3000 Email: mbrink@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53717
Telephone: (608) 577-8543 Email: bstoffregan@donofrio.cc

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: None
Tax Parcel Number(s): 062-0608-022-8500-5, 062-0608-022-8001-0, 62-0608-021-8530-0, 038-0708-354-9030-9
Zoning District(s) of Proposed Lots: TR-P, CC-T 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	250		35.4
Retail/Office			
~~Industrial~~	Road ROW		27.1

Land Use	Lots	Outlots	Acres
Other (state use):		3	31.7
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	6.4
Outlots Maintained by a Private Group or Association		1	0.4
PROJECT TOTALS	250	6	101.0

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Brett Stoffregan Signature: Brett Stoffregan

Date: 3/25/24 Interest In Property On This Date: Surveyor

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

March 25, 2024

City of Madison – Planning Department
(via email)

Re: Midpoint Meadows

To whom it may concern,

We are pleased to submit the final plat for Midpoint Meadows, which is located on the 101-acre property south of the intersection of S. High Point Road and Mid Town Road on Madison's west side.

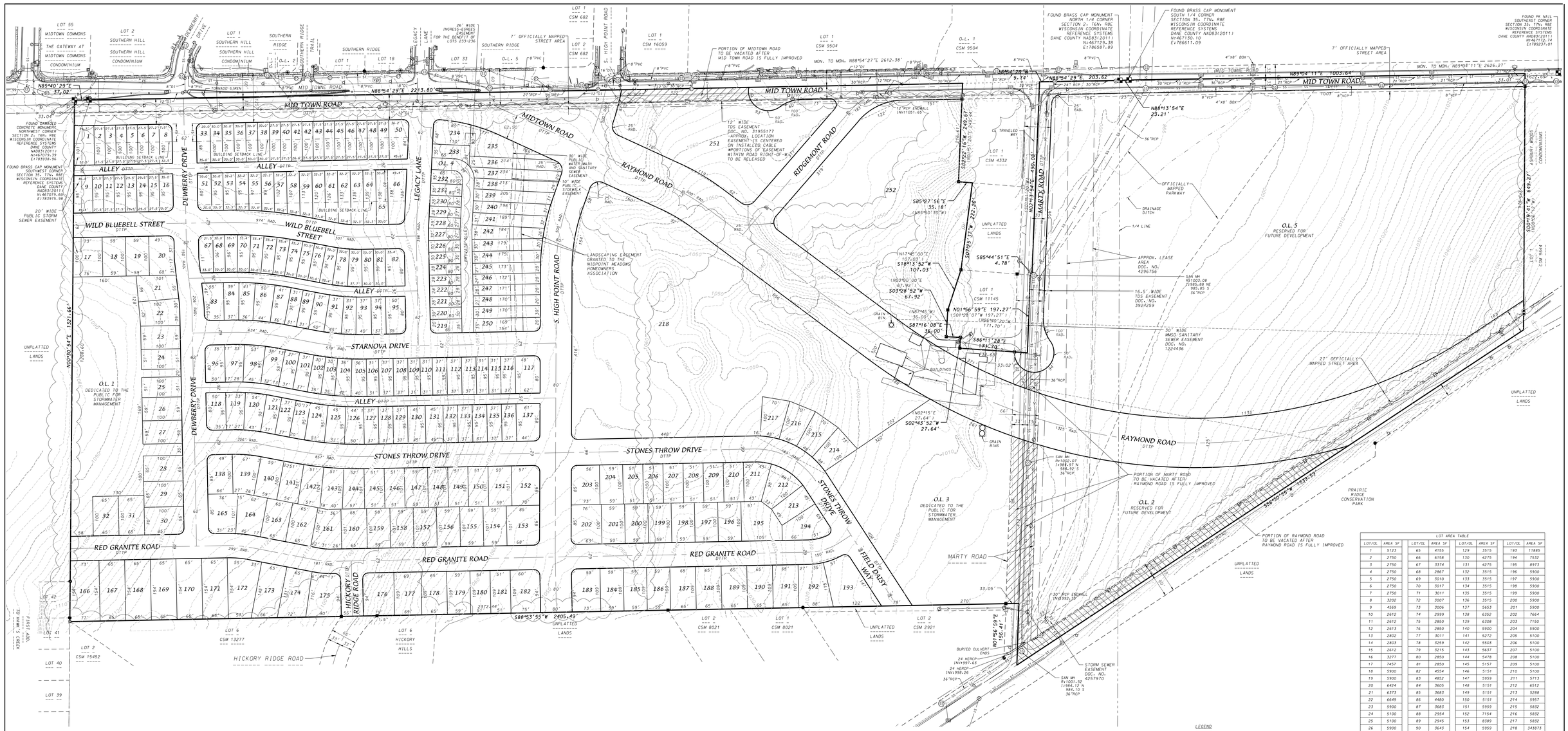
Below is a breakdown of lot/outlot numbers and their designated uses.

- Private Outlots: 1 private alley
- Public Outlots: 2 for stormwater management)
- Residential: 251 (250 for single-family use, 1 for multifamily)

Thank you, and we look forward to your feedback.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Brett T. Stoffregan, PLS



SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Midpoint Meadows and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the Northwest corner of said Section 2;
thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E;
thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332;
thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1;
thence S85°27'56"E, 35.18 feet along the South line of said Lot 1;
thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145;
thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1;
thence S03°58'52"W, 67.92 feet along said Westerly line;
thence S87°16'08"E, 36.00 feet along said Westerly line;
thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1;
thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145;
thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145;
thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands;
thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4;
thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E;
thence N88°13'54"E, 25.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E;
thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644;
thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road;
thence S56°50'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road;
thence N01°56'59"E, 156.41 feet along the centerline of Marty Road;
thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek;
thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning.

Containing 4,401,120 square feet (101.0358 acres).

Dated this 11th day of December, 2023
Revised this 12th day of March, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

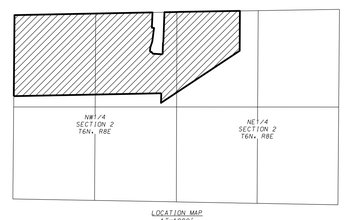
NOTES

1. Outlot Designations:
   1 - Dedicated to the public for stormwater management.
   2 - Reserved for future development.
   3 - Dedicated to the public for stormwater management.
   4 - Private Alley. Public utility easement over entire outlot.
   5 - Reserved for future development.

2. All intersection radii are 15 feet unless noted.

3. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-250, 252
   CC-T - Lot 251

4. Planner: Vandewalle and Assoc.
   Owner and Developer: VH Midpoint Meadows,LLC



LOCATION MAP
1"=1000'

LEGEND

- FOUND PLSS MONUMENT
- FOUND 1-1/4" REBAR
- FOUND 1" IRON PIPE (UNLESS NOTE
- FOUND 3/4" REBAR
- FOUND CHISELED "X" ON ROCK
- SS — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — GAS MAIN
- T — TELECOMMUNICATION LINE
- OH — OVERHEAD UTILITIES
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE W/LIGHT
- LIGHT POLE
- HYDRANT
- VALVE
- UTILITY VAULT
- TELECOMMUNICATION PEDESTAL
- ELECTRIC BOX
- SOIL BORING
- EDGE OF TREES
- CONCRETE
- CONCRETE CURB AND GUTTER
- 1000 — EXISTING CONTOUR
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC

LOT AREA TABLE

LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF
1	5123	65	4155	129	3515	193	11885
2	2750	66	6158	130	4275	194	7532
3	2750	67	3374	131	4275	195	8973
4	2750	68	2867	132	3515	196	5900
5	2750	69	3010	133	3515	197	5900
6	2750	70	3017	134	3515	198	5900
7	2750	71	3011	135	3515	199	5900
8	3202	72	3007	136	3515	200	5900
9	4569	73	3006	137	5653	201	5900
10	2612	74	2999	138	6352	202	7664
11	2612	75	2850	139	6308	203	7750
12	2613	76	2850	140	5900	204	5900
13	2802	77	3011	141	5272	205	5100
14	2803	78	3259	142	5503	206	5100
15	2612	79	3215	143	5637	207	5100
16	3277	80	2850	144	5478	208	5100
17	7457	81	2850	145	5157	209	5100
18	5900	82	4554	146	5151	210	5100
19	5900	83	4852	147	5959	211	5713
20	6424	84	3605	148	5151	212	6512
21	6373	85	3683	149	5151	213	5288
22	6649	86	4480	150	5151	214	5957
23	5900	87	3683	151	5959	215	5832
24	5100	88	2954	152	7154	216	5832
25	5100	89	2945	153	8389	217	5832
26	5900	90	3643	154	5959	218	343873
27	5900	91	3868	155	5959	219	2752
28	6500	92	3240	156	5959	220	2400
29	6500	93	3661	157	5959	221	2200
30	6952	94	3515	158	5959	222	2200
31	6500	95	4702	159	5959	223	2200
32	6500	96	4702	160	6565	224	2200
33	3452	97	4522	161	6937	225	2400
34	3000	98	4676	162	6500	226	2400
35	3000	99	4563	163	6500	227	2369
36	3000	100	3515	164	6995	228	2238
37	3000	101	3530	165	7212	229	2200
38	3000	102	5098	166	11500	230	2200
39	2750	103	3098	167	10010	231	2400
40	2750	104	3698	168	10010	232	2729
41	2750	105	3650	169	10010	233	3433
42	2750	106	2945	170	10010	234	5570
43	2750	107	3515	171	10010	235	9027
44	2750	108	3515	172	10929	236	6340
45	2750	109	2945	173	8958	237	6119
46	2750	110	2945	174	8408	238	5755
47	2750	111	3515	175	8934	239	6019
48	2750	112	3515	176	8563	240	5777
49	2750	113	3515	177	7521	241	5809
50	4838	114	2945	178	7085	242	5722
51	3277	115	2945	179	6431	243	5313
52	2850	116	3515	180	5559	244	5212
53	3065	117	5910	181	5559	245	4733
54	3089	118	4702	182	8123	246	4714
55	3148	119	4489	183	7866	247	4697
56	3243	120	4623	184	6431	248	4680
57	3375	121	3595	185	6431	249	5085
58	3543	122	3515	186	6431	250	5861
59	3746	123	3620	187	7085	251	97291
60	3964	124	4554	188	7085	252	203909
61	4182	125	4554	189	7085	OL 1	108592
62	4375	126	4548	190	7085	OL 2	199653
63	4460	127	3515	191	7085	OL 3	185074
64	4467	128	3515	192	8356	OL 4	15063
						OL 5	916483

DATE: 12-11-23
REVISED: 03-12-24

FN: 23-07-109
Sheet Number: 1 of 1

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 30x42)

GRID NORTH
WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM (WSCRS) (DANE COUNTY) NAD83(2011)

PRELIMINARY PLAT

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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

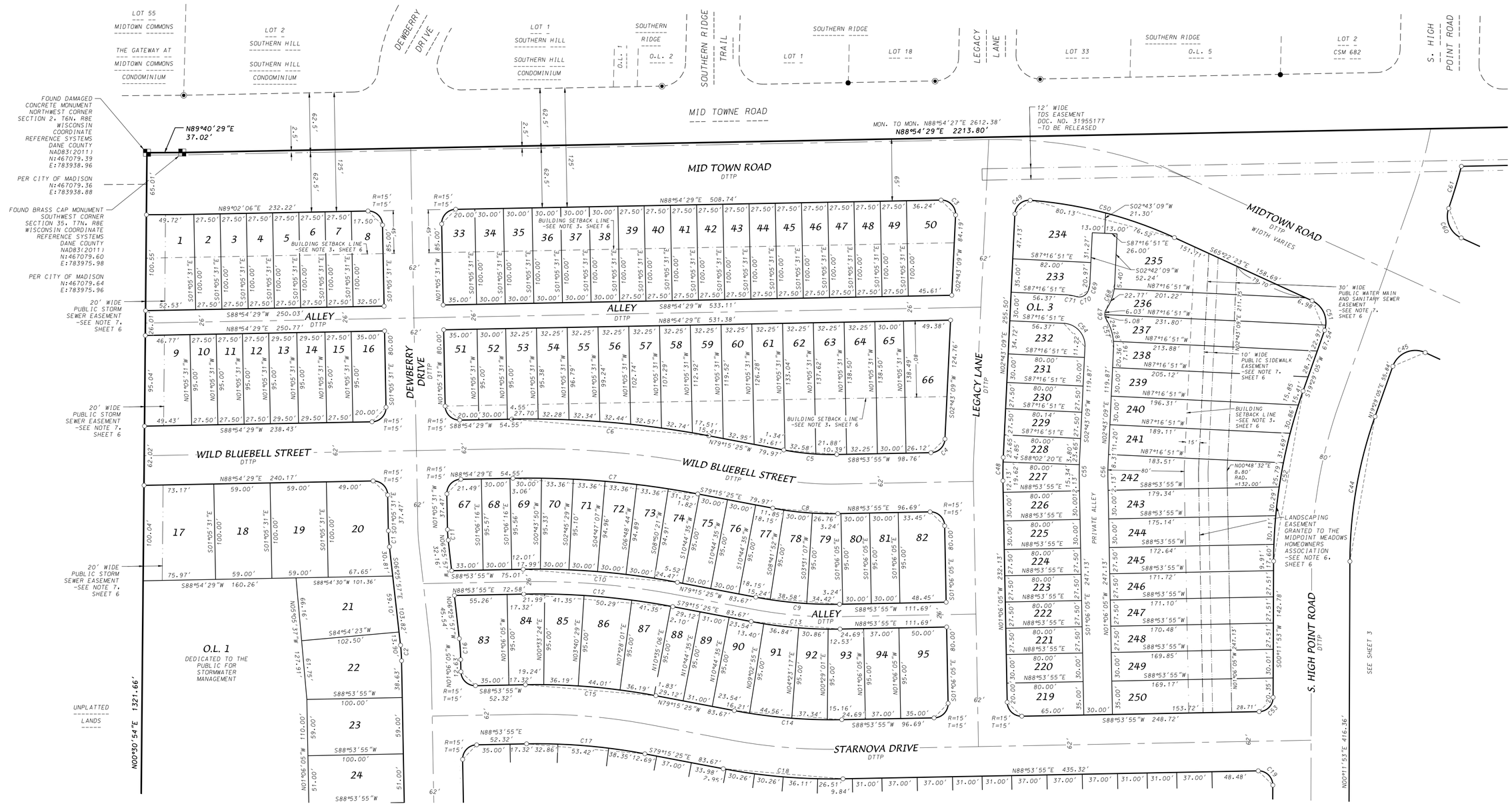
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- ■ Found 1" pipe (unless noted)
- ● Found 3/4" rebar
- ◉ Found 1-1/4" rebar
- ⊠ Found chiseled "x" on rock
- ○ 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.
- DDTP Dedicated to the public
- ( ) Recorded as information

0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

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- ○ 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.
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0 60' 120'

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

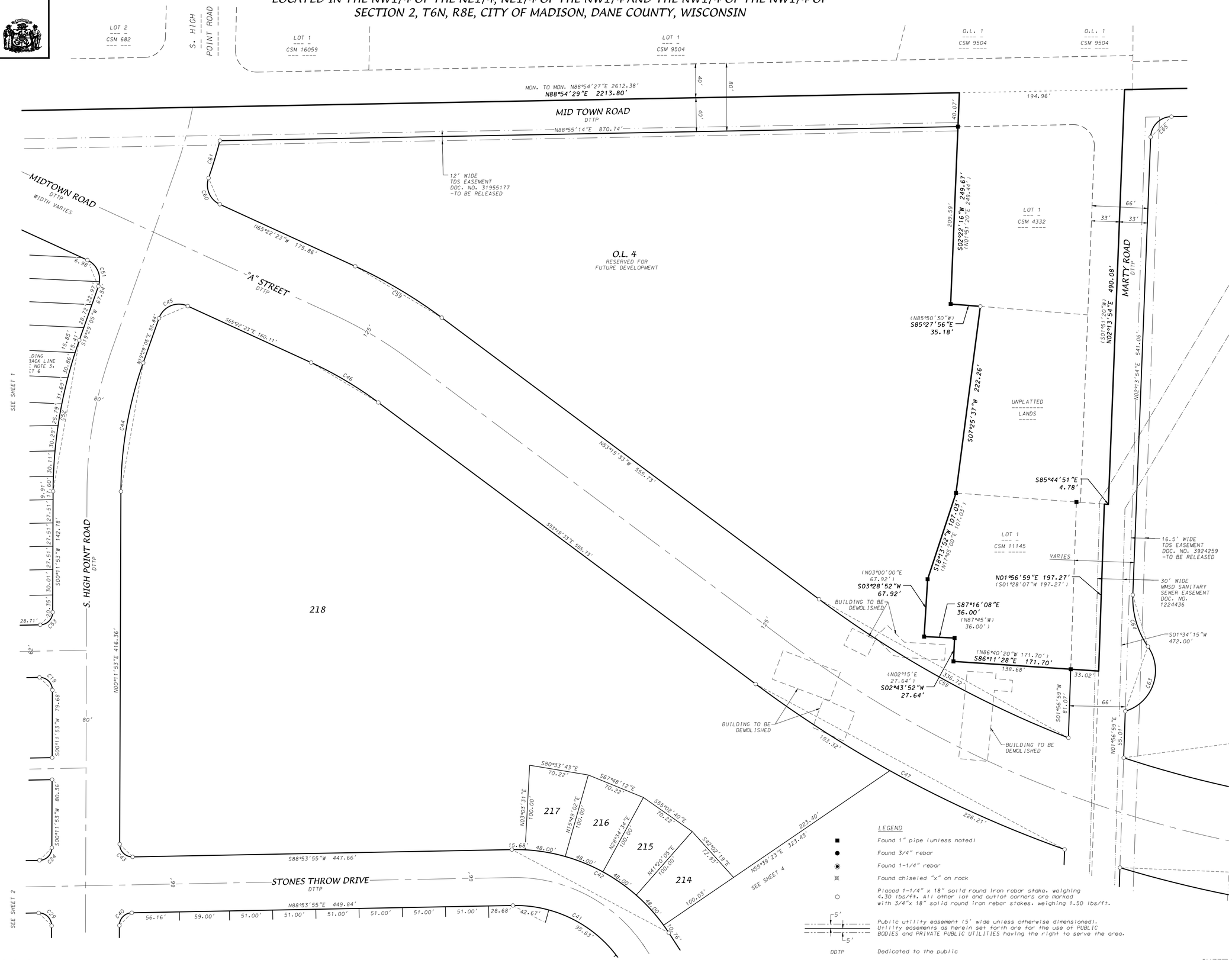
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



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Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109

Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 3

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- ■ Found 1" pipe (unless noted)
- ● Found 3/4" rebar
- ◉ Found 1-1/4" rebar
- ⊠ Found chiseled "x" on rock
- ○ 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.
- DDTP Dedicated to the public
- ( ) Recorded as information

0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E

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:23-07-109

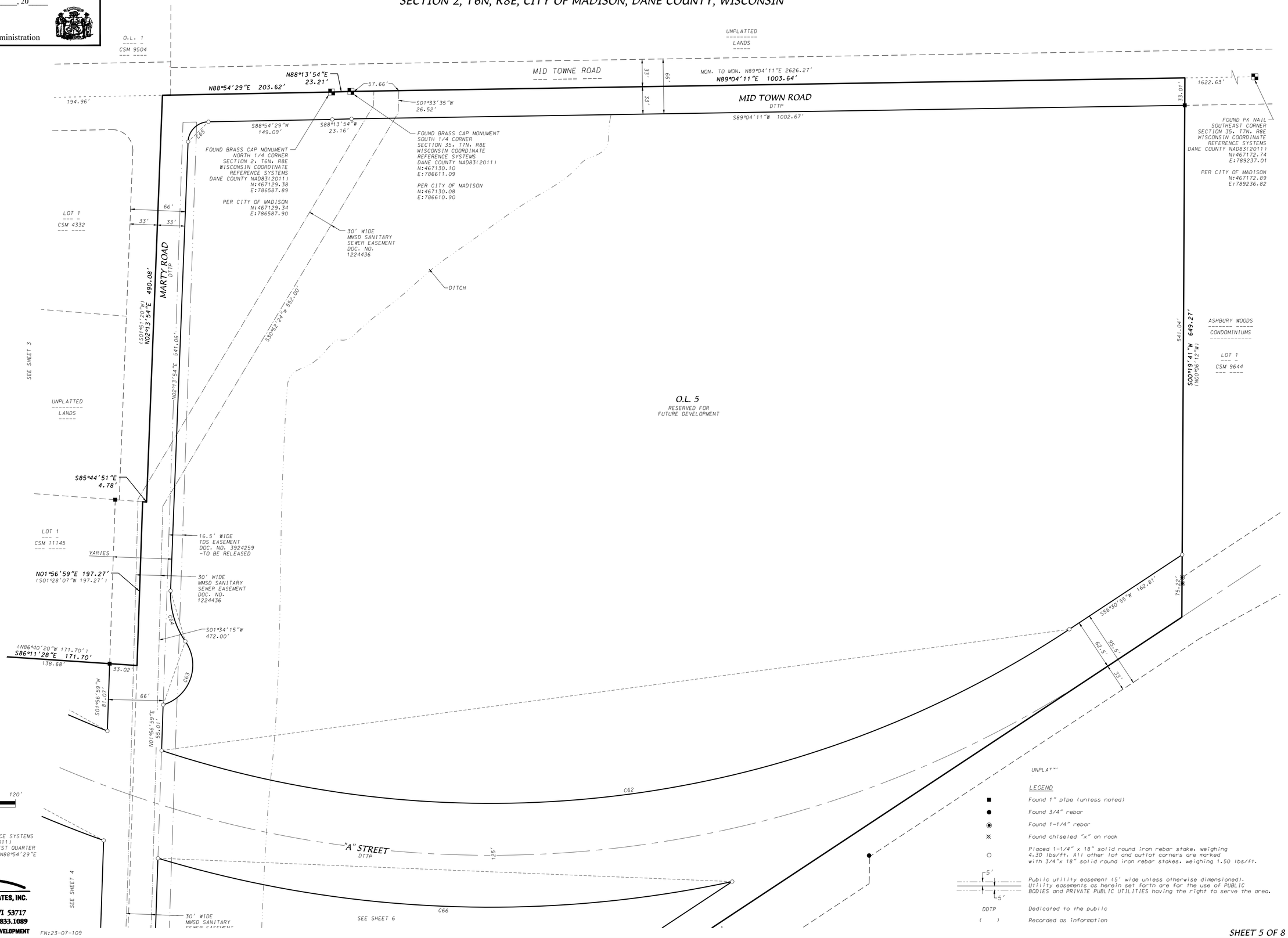
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



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FN:23-07-109

SHEET 5 OF 8

Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 5

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

NOTES

1. This Plat is subject to the following recorded instruments:
   -Mt. Vernon Telephone Company Easement recorded as Doc. No. 3195177, released by Doc. No _____.
   -Mt. Vernon Telephone Company Easement recorded as Doc. No. 3924259, released by Doc. No _____.

2. 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. Building setback lines shown on this plat shall be enforced by the City of Madison.

4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

5. 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.

6. Lots 235-250 are subject to a Landscaping Easement, reserved for the planting of trees or shrubs by the owner. No buildings are allowed with the easement. Maintenance of the easement area is the responsibility of the lot owner or homeowner's association.

7. Public Easements terms and conditions

   Public Storm 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 storm 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 Storm 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 Storm 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:¼. 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.

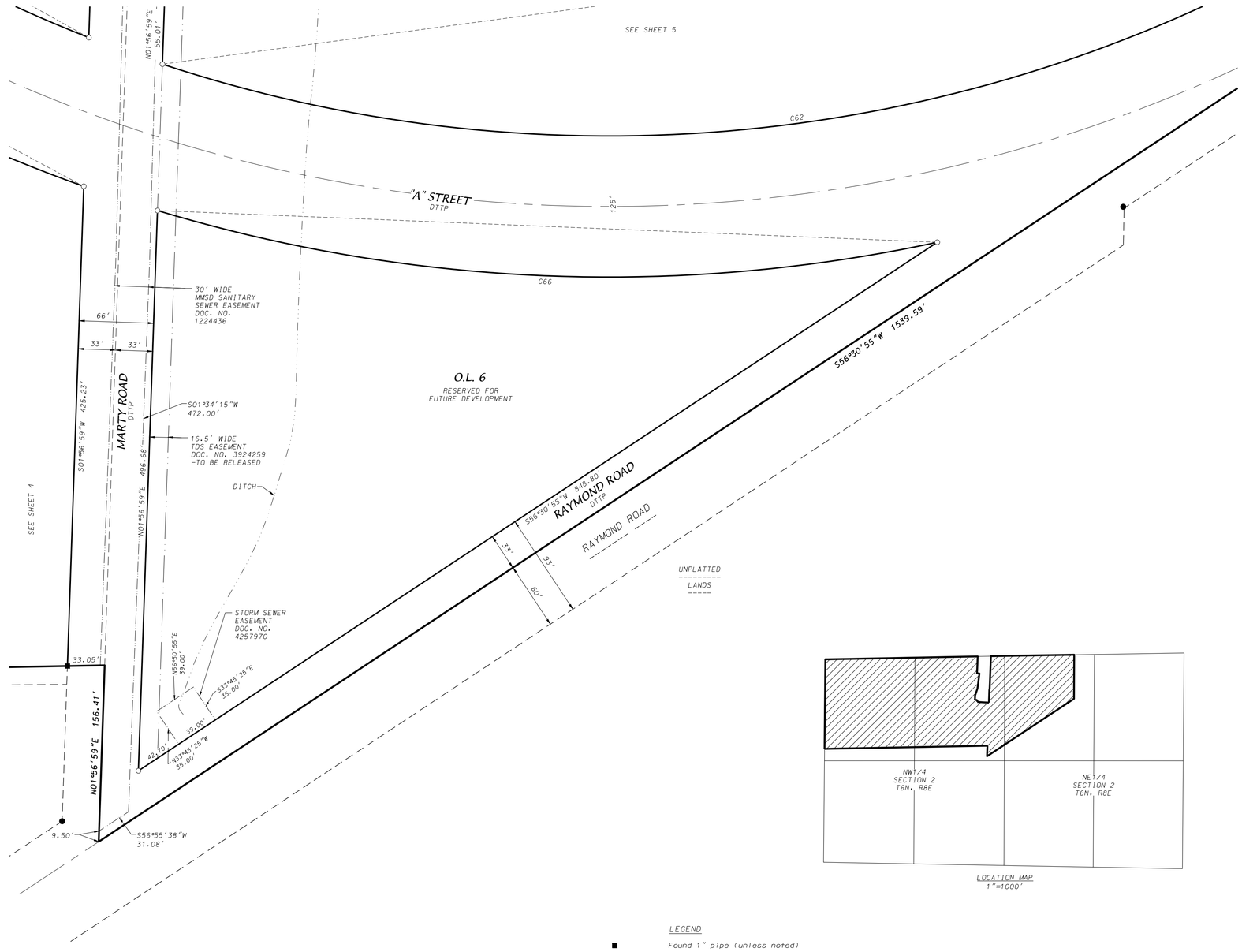
   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed 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:¼. 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.

8. Outlot Designations:
   1 - Dedicated to the public for stormwater management.
   2 - Dedicated to the public for stormwater management.
   3 - Private Alley. Public utility easement over entire outlot.
   4 - Reserved for future development.
   5 - Reserved for future development.
   6 - Reserved for future development.

9. Distances shown along curves are chord lengths.



LOCATION MAP
1"=1000'

LEGEND

■	Found 1" pipe (unless noted)
●	Found 3/4" rebar
◉	Found 1-1/4" rebar
⊗	Found chiseled "x" on rock
○	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.
DDTP	Dedicated to the public
( )	Recorded as information

0 60' 120'
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WISCONSIN COORDINATE REFERENCE SYSTEMS
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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 _____, 20_____

Department of Administration

CURVE TABLE

CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		181.00'	16.87'	16.87'	S03°45'44"E	05°20'27"	
C2		175.00'	16.28'	16.28'	S03°46'01"E	05°19'53"	
C3		15.00'	21.91'	24.56'	S44°11'11"E	93°48'40"	
C4		15.00'	20.49'	22.56'	S45°48'32"W	86°10'46"	
C5		270.00'	55.72'	55.82'	N85°10'45"W	11°50'40"	
	64	270.00'	21.88'	21.88'	N88°46'47"W	04°38'36"	
	63	270.00'	32.58'	32.58'	N82°59'58"W	06°55'02"	
	62	270.00	1.34	1.34	N79°23'56"W	00°17'02"	
C6		1005.00'	207.22'	207.59'	N85°10'28"W	11°50'06"	
	59	1005.00'	17.51'	17.51'	N79°45'22"W	00°59'54"	
	58	1005.00'	32.74'	32.74'	N81°11'19"W	01°52'00"	
	57	1005.00'	32.57'	32.57'	N83°03'01"W	01°51'24"	
	56	1005.00'	32.44'	32.44'	N84°54'12"W	01°50'58"	
	55	1005.00'	32.34'	32.34'	N86°45'00"W	01°50'38"	
	54	1005.00'	32.28'	32.28'	N88°35'32"W	01°50'26"	
	53	1005.00'	27.70'	27.70'	S89°41'52"W	01°34'46"	
C7		943.00'	194.44'	194.78'	S85°10'28"E	11°50'06"	
	69	943.00'	30.00'	30.00'	N89°49'10"E	01°49'22"	
	70	943.00'	33.36'	33.36'	S88°15'20"E	02°01'38"	
	71	943.00'	33.36'	33.36'	S86°13'42"E	02°01'38"	
	72	943.00'	33.36'	33.36'	S84°12'04"E	02°01'38"	
	73	943.00'	33.36'	33.36'	S82°10'26"E	02°01'38"	
	74	943.00'	33.36'	33.36'	S80°12'31"E	01°54'12"	
C8		332.00'	68.51'	68.63'	S85°10'45"E	11°50'40"	
	77	332.00'	11.85'	11.85'	S80°16'47"E	02°02'44"	
	78	332.00'	30.00'	30.01'	S83°53'31"E	05°10'44"	
	79	332.00'	26.76'	26.77'	S88°47'29"E	04°37'12"	
C9		427.00'	88.11'	88.27'	N85°10'45"W	11°50'40"	
	79	427.00'	34.42'	34.43'	N88°47'29"W	04°37'12"	
	78	427.00'	38.58'	38.60'	N83°53'31"W	05°10'44"	
	77	427.00'	15.24'	15.24'	N80°16'47"W	02°02'44"	
C10		786.00'	162.20'	162.49'	N85°10'45"W	11°50'40"	
	74	786.00'	24.47'	24.47'	N80°08'56"W	01°47'02"	
	73	786.00'	30.00'	30.00'	N82°08'04"W	02°11'14"	
	72	786.00'	30.00'	30.00'	N84°19'18"W	02°11'14"	
	71	786.00'	30.00'	30.00'	N86°30'32"W	02°11'14"	
	70	786.00'	30.00'	30.00'	N88°41'46"W	02°11'14"	
	69	786.00'	17.99'	17.99'	S89°33'16"W	01°18'42"	
C11		119.00'	11.09'	11.09'	N03°45'44"W	05°20'26"	
C12		760.00'	156.83'	157.11'	S85°10'45"E	11°50'40"	
	84	760.00'	21.99'	21.99'	N89°43'39"E	01°39'28"	
	85	760.00'	41.36'	41.36'	S87°53'04"E	03°07'06"	
	86	760.00'	50.29'	50.30'	S84°25'45"E	03°47'32"	
	87	760.00'	41.35'	41.36'	S80°58'27"E	03°07'04"	
	88	760.00'	2.10'	2.10'	S79°20'10"E	00°09'30"	
C13		453.00'	93.48'	93.65'	S85°10'45"E	11°50'40"	
	90	453.00'	13.40'	13.40'	S80°06'15"E	01°41'40"	
	91	453.00'	36.84'	36.85'	S83°16'54"E	04°39'38"	
	92	453.00'	30.86'	30.87'	S87°33'51"E	03°54'16"	
	93	453.00'	12.53'	12.53'	N89°41'28"E	01°35'06"	
C14		548.00'	113.08'	113.29'	N85°10'45"W	11°50'40"	
	93	548.00'	15.16'	15.16'	S89°41'28"W	01°35'06"	
	92	548.00'	37.34	37.34'	N87°33'51"W	03°54'16"	
	91	548.00'	44.56'	44.58'	N83°16'54"W	04°39'38"	
	90	548.00'	16.21'	16.21'	N80°06'15"W	01°41'40"	
C15		665.00'	137.23'	137.47'	N85°10'45"W	11°50'40"	
	88	665.00'	1.84'	1.84'	N79°20'10"W	00°09'30"	
	87	665.00'	36.19'	36.19'	N80°58'26"W	03°07'06"	
	86	665.00'	44.01'	44.01'	N84°25'45"W	03°47'32"	
	85	665.00'	36.19'	36.19'	N87°53'04"W	03°07'06"	
	84	665.00'	19.24'	19.24'	S89°43'39"W	01°39'28"	
C16		237.00'	22.04'	22.05'	N03°46'01"W	05°19'53"	
C17		603.00'	124.43'	124.66'	S85°10'45"E	11°50'40"	
	97	603.00'	32.86'	32.86'	S89°32'25"E	03°07'20"	
	98	603.00'	53.42'	53.43'	S85°26'26"E	05°04'38"	
	99	603.00'	38.35'	38.36'	S81°04'46"E	03°38'42"	
C18		610.00'	125.88'	126.10'	S85°10'45"E	11°50'40"	
	101	610.00'	2.95'	2.95'	S79°23'44"E	00°16'38"	
	102	610.00'	30.26'	30.26'	S80°57'19"E	02°50'32"	
	103	610.00'	30.26'	30.26'	S83°47'51"E	02°50'32"	
	104	610.00'	36.11'	36.12'	S86°54'53"E	03°23'32"	
	105	610.00'	26.51'	26.52'	S89°51'22"E	02°29'26"	
C19		15.00'	21.45'	23.90'	S45°27'06"E	91°17'57"	
C20		705.00'	145.48'	145.74'	N85°10'45"W	11°50'40"	
	105	705.00'	30.64'	30.65'	N89°51'22"W	02°29'26"	
	104	705.00'	41.73'	41.74'	N86°54'53"W	03°23'32"	
	103	705.00'	34.97'	34.97'	N83°47'51"W	02°50'32"	
	102	705.00'	34.97'	34.97'	N80°57'19"W	02°50'32"	
	101	705.00'	3.41'	3.41'	N79°23'44"W	00°16'38"	
C21		508.00'	104.83'	105.02'	N85°10'45"W	11°50'40"	
C22		482.00'	99.46'	99.64'	S85°10'45"E	11°50'40"	
	121	482.00'	12.45'	12.46'	S79°59'50"E	01°28'50"	
	120	482.00'	53.96'	53.99'	S83°56'47"E	06°25'04"	
	119	482.00'	33.19'	33.20'	S89°07'42"E	03°56'46"	
C23		731.00'	150.85'	151.12'	S85°10'45"E	11°50'40"	
	123	731.00'	16.94'	16.94'	S79°55'15"E	01°19'40"	
	124	731.00'	45.00'	45.01'	S82°20'55"E	03°31'40"	
	125	731.00'	45.00'	45.01'	S85°52'35"E	03°31'40"	
	126	731.00'	44.15'	44.16'	S89°22'15"E	03°27'40"	
C24		15.00'	20.97'	23.22'	S44°32'54"W	88°42'04"	
C25		826.00'	170.45'	170.75'	N85°10'45"W	11°50'40"	
	126	826.00'	49.89'	49.90'	N89°22'15"W	03°27'40"	
	125	826.00'	50.85'	50.85'	N85°52'35"W	03°31'40"	
	124	826.00'	50.85'	50.85'	N82°20'55"W	03°31'40"	
	123	826.00'	19.14'	19.14'	N79°55'15"W	01°19'40"	
C26		387.00'	79.86'	80.00'	N85°10'45"W	11°50'40"	
	121	387.00'	10.00'	10.00'	N79°59'50"W	01°28'50"	
	120	387.00'	43.33'	43.35'	N83°56'47"W	06°25'04"	
	119	387.00'	26.65	26.65'	N89°07'42"W	03°56'46"	

CURVE TABLE

CURVE NO.	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C27		325.00'	67.07'	67.19'	S85°10'45"E	11°50'40"	
C28		888.00'	183.25'	183.57'	S85°10'45"E	11°50'40"	
	141	888.00'	29.42'	29.42'	S80°12'22"E	01°53'54"	
	142	888.00'	51.00'	51.01'	S82°48'03"E	03°17'28"	
	143	888.00'	51.00'	51.01'	S86°05'31"E	03°17'28"	
	144	888.00'	51.00'	51.01	S89°22'59"E	03°17'28"	
	145	888.00'	1.13'	1.13'	N88°56'06"E	00°04'22"	
C29		15.00'	21.45'	23.90'	S45°27'06"E	91°17'58"	
C30		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"	
C31		150.00'	30.95'	31.01'	N85°10'45"W	11°50'40"	
C32		330.00'	68.10'	68.22'	N85°10'45"W	11°50'40"	
	164	330.00'	45.22'	45.26'	N83°11'09"W	07°51'28"	
	165	330.00'	22.96'	22.96'	N89°06'29"W	03°59'12"	
C33		268.00'	55.30'	55.40'	S85°10'45"E	11°50'40"	
C34		212.00'	43.75'	43.83'	S85°10'45"E	11°50'40"	
C35		181.00'	87.64'	88.52'	N74°53'17"E	28°01'17"	OUT-N60°52'39"E
	192	181.00'	37.24'	37.31'	N82°59'38"E	11°48'34"	
	193	181.00'	51.04'	51.21'	N68°59'00"E	16°12'42"	
C36		15.00'	20.47'	22.53'	N76°05'15"W	86°04'12"	
C37		15.00'	22.54'	25.50'	S15°39'29"W	97°25'16"	OUT-S64°22'07"W
C38		119.00'	50.56'	50.95'	S76°38'01"W	24°31'48"	
C39		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"	
C40		15.00'	20.97'	23.22'	N44°32'54"E	88°42'02"	
C41		150.00'	145.55'	151.97'	S62°04'37"E	58°02'56"	
	211	150.00'	42.67'	42.82'	S82°55'27"E	16°21'16"	
	212	150.00'	95.63'	97.32'	S56°09'34"E	37°10'30"	
	213	150.00'	11.83'	11.83'	S35°18'44"E	04°31'10"	
C42		216.00'	209.60'	218.84'	N62°04'37"W	58°02'56"	
	OL2	216.00'	10.76'	10.76'	N34°28'48"W	02°51'18"	
	214	216.00'	48.00'	48.10'	N42°17'12"W	12°45'30"	
	215	216.00'	48.00'	48.10'	N55°02'42"W	12°45'30"	
	216	216.00'	48.00'	48.10'	N67°48'12"W	12°45'30"	
	217	216.00'	48.00'	48.10'	N80°33'42"W	12°45'30"	
C43		15.00'	21.45'	23.90'	N45°27'06"W	91°17'58"	
C44		460.00'	154.12'	154.85'	N09°50'29"E	19°17'12"	
C45		25.00'	36.91'	41.51'	N67°03'21"E	95°08'32"	
C46		437.50'	92.33'	92.50'	S59°18'58"E	12°06'50"	
C47		1387.50'	413.56'	415.11'	S61°49'47"E	17°08'28"	OUT-S70°24'01"E
	218	1387.50'	193.32'	193.48	S57°03'14"E	07°59'22"	
	OL2	1387.50'	226.21'	226.46'	S65°43'28"E	09°21'06"	
C48		367.00'	24.47'	24.47'	N00°48'32"E	03°49'14"	
	227	367.00'	19.62'	19.62'	N00°25'48"E	03°03'46"	
	228	367.00'	4.85'	4.85'	N02°20'25"E	00°45'28"	
C49		15.00'	21.52'	24.00'	N48°33'07"E	91°39'57"	OUT-S85°36'55"E
C50		444.00'	156.05'	156.86'	S75°29'39"E	20°14'32"	
	234	444.00'	80.13'	80.24'	S80°26'16"E	10°21'18"	
	235	444.00'	76.52'	76.62'	S70°19'00"E	09°53'14"	
C51		25.00'	33.73'	37.03'	S22°56'39"E	84°51'28"	
	236	25.00'	29.39'	31.41'	S29°22'38"E	71°59'30"	
	237	25.00'	5.60'	5.61'	S13°03'06"W	12°51'58"	
C52		540.00'	180.92'	181.77'	S09°50'29"W	19°17'12"	
	239	540.00'	15.41'	15.41'	S18°40'02"W	01°38'06"	
	240	540.00'	30.86'	30.87'	S16°12'44"W	03°16'30"	
	241	540.00'	31.69'	31.70'	S12°53'35"W	03°21'48"	
	242	540.00'	25.79'	25.79'	S09°50'35"W	02°44'12"	
	243	540.00'	30.29'	30.29'	S06°52'04"W	03°12'50"	
	244	540.00'	30.11'	30.11'	S03°39'48"W	03°11'42"	
	245	540.00'	17.60'	17.60'	S01°07'55"W	01°52'04"	
C53		15.00'	20.97'	23.22'	S44°32'54"W	88°42'02"	
C54		23.50'	33.23'	36.91'	S42°16'51"E	90°00'00"	
C55		287.00'	19.13'	19.14'	S00°48'32"W	03°49'14"	
	228	287.00'	3.80'	3.80'	S02°20'25"W	00°45'28"	
	227	287.00'	15.34'	15.34'	S00°25'48"W	03°03'46"	
C56		257.00'	17.13'	17.14'	N00°48'32"E	03°49'14"	
C57		53.50'	31.20'	31.66'	N14°14'03"W	33°54'54"	OUT-N01°57'13"W
	238	53.50'	7.16'	7.16'	N01°07'02"W	07°40'22"	
	237	53.50'	24.28'	24.50'	N18°04'14"W	26°14'02"	
C58		1262.50'	336.71'	337.72'	N60°55'21"W	15°19'36"	IN-N68°35'09"W
C59		562.50'	118.71'	118.93'	N59°18'58"W	12°06'50"	
C60		25.00'	33.67'	36.93'	N23°02'59"W	84°38'48"	OUT-N19°16'25"E
C61		540.00'	46.05'	46.07'	N16°49'47"E	04°53'16"	OUT-N14°23'09"E
C62		1262.50'	1101.96'	1140.32'	S82°23'27"W	51°45'04"	OUT-N71°44'01"W
C63		50.00'	80.92'	94.28'	N19°15'56"E	108°02'32"	IN-N73°17'12"E
C64		100.00'	63.44'	64.55'	S16°15'43"E	36°59'14"	OUT-N34°45'20"W
C65		25.00'	34.32'	37.82'	N45°34'12"E	86°40'35"	
C66		1387.50'	691.60'	698.97'	S87°40'16"E	28°51'48"	IN-S73°14'22"E OUT-N77°53'50"E
C67		10.00'	10.68'	11.27'	N01°05'17"E	64°33'04"	OUT-N33°21'49"E
	237	10.00'	5.08'	5.14'	N16°28'19"W	29°25'52"	
	236	10.00'	6.03'	6.03'	N15°48'13"E	35°07'12"	
C68		53.00'	28.01'	28.35'	N18°02'29"E	30°38'40"	
	236	53.00'	22.77'	22.95'	N20°57'40"E	24°48'18"	
	235	53.00'	5.40'	5.40'	N05°38'20"E	05°50'22"	
C69		27.00'	9.21'	9.26'	S12°32'29"W	19°38'40"	OUT-S22°21'49"W
C70		10.00'	13.33'	14.58'	S64°08'46"W	83°33'54"	OUT-N74°04'17"W
C71		53.50'	12.31'	12.33'	N80°40'34"W	13°12'34"	

LOT AREA TABLE

LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF	LOT/OL	AREA SF
1	5123	65	4155	129	3515	193	11885
2	2750	66	6158	130	4275	194	7532
3	2750	67	3374	131	4275	195	8973
4	2750	68	2867	132	3515	196	5900
5	2750	69	3010	133	3515	197	5900
6	2750	70	3017	134	3515	198	5900
7	2750	71	3011	135	3515	199	5900
8	3202	72	3007	136	3515	200	5900
9	4569	73	3006	137	5653	201	5900
10	2612	74	2999	138	6352	202	7664
11	2612	75	2850	139	6308	203	7150
12	2613	76	2850	140	5900	204	5900
13	2802	77	3011	141	5272	205	5100
14	2803	78	3259	142	5503	206	5100
15	2612	79	3215	143	5637	207	5100
16	3277	80	2850	144	5478	208	5100
17	7457	81	2850	145	5157	209	5100
18	5900	82	4554	146	5151	210	5100
19	5900	83	4852	147	5959	211	5713
20	6424	84	3605	148	5151	212	6512
21	6373	85	3683	149	5151	213	5288
22	6649	86	4480	150	5151	214	5957
23	5900	87	3683	151	5959	215	5832
24	5100	88	2954	152	7154	216	5832
25	5100	89	2945	153	8389	217	5832
26	5900	90	3643	154	5959	218	345755
27	5900	91	3868	155	5959	219	2752
28	6500	92	3240	156	5959	220	2400
29	6500	93	3661	157	5959	221	2200
30	6952	94	3515	158	5959	222	2200
31	6500	95	4702	159	5959	223	2200
32	6500	96	4702	160	6565	224	2200
33	3452	97	4522	161	6937	225	2400
34	3000	98	4676	162	6500	226	2400
35	3000	99	4563	163	6500	227	2369
36	3000	100	3515	164	6995	228	2238
37	3000	101	3530	165	7212	229	2200
38	3000	102	3098	166	11500	230	2200
39	2750	103	3098	167	10010	231	2400
40	2750	104	3698	168	10010	232	2659
41	2750	105	3650	169	10010	233	2866
42	2750	106	2945	170	10010	234	5164
43	2750	107	3515	171	10010	235	8279
44	2750	108	3515	172	10929	236	6099
45	2750	109	2945	173	8958	237	6116
46	2750	110	2945	174	8408	238	5755
47	2750	111	3515	175	8934	239	6019
48	2750	112	3515	176	8563	240	5777
49	2750	113	3515	177	7521	241	5809
50	4838	114	2945	178	7085	242	5722
51	3277	115	2945	179	6431	243	5313
52	2850	116	3515	180	5559	244	5212
53	3067	117	5910	181	5559	245	4733
54	3095	118	4702	182	8123	246	4714
55	3158	119	4489	183	7866	247	4697
56	3254	120	4623	184	6431	248	4680
57	3383	121	3595	185	6431	249	5085
58	3548	122	3515	186	6431	250	5861
59	3746	123	3620	187	7085	OL 1	108592
60	3964	124	4554	188	7085	OL 2	171239
61	4182	125	4554	189	7085	OL 3	17117
62	4375	126	4548	190	7085	OL 4	313163
63	4460	127	3515	191	7085	OL 5	914889
64	4467	128	3515	192	8356	OL 6	151498

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:23-07-109

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning.
Containing 4,401,120 square feet (101.036 acres).

Dated this 25th day of March, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH Midpoint Meadows, 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.

VH Midpoint Meadows, 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, VH Acquisitions, LLC has caused these presents to be signed this _____day of_____, 2024.

VH Midpoint Meadows, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2024, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSON CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By:_____ Date:_____
Matt Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number_____, File I.D. Number_____.adopted the day of_____, 2024, 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_____day of_____, 2024.

_____
Maribeth Witzel-Behl, 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_____day of _____, 2024 on any of the lands included in the plat of "Midpoint Meadows".

_____
Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

DANE 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_____day of_____, 2024 affecting the land included in "Midpoint Meadows".

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2024

at_____ _.M. and recorded in Volume_____of Plats on Pages_____as Document

Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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:23-07-109

PLANNING DIVISION STAFF REPORT

May 6, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address:	**2150 Marty Road, 7751 Mid Town Road, and 7342-7362 Raymond Road**
Application Type:	Revised Preliminary Plat and Final Plat
Legistar File ID #	82733 and 82752
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, VH Midpoint Meadows, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: Marty Century Farm Family Limited Partnership; 3223 Marty Road; Madison.

Requested Actions: Approving the revised preliminary plat of *Midpoint Meadows*, creating 151 lots for future single-family detached residences, 98 lots for 49 two-family dwellings–twin homes, two lots for future multi-family development, one lot for future mixed-use/commercial development, one outlot for a private alley, two outlots to be dedicated to the public for stormwater management, and two outlots for future development; and approving the final plat of *Midpoint Meadows* to create the 151 single-family lots, 98 lots for the two-family twin dwellings, one lot for multi-family development, three outlots for future development, the alley outlot, and the two outlots for public stormwater management.

Proposal Summary: The preliminary plat of *Midpoint Meadows* was approved by the Common Council on February 13, 2024 subject to conditions following a Plan Commission recommendation on February 5. Among the conditions of approval was a requirement that the applicant submit a revised preliminary plat of the subdivision with the first final plat that addresses many of the major/non-standard conditions of the February approval. The revisions on the current proposed preliminary plat include the removal of three private open space outlots and the removal of a landscape easement along S High Point Road, the latter of which resulted in the creation of three additional single-family lots compared to the original preliminary plat.

The proposed final plat encompasses most of the proposed development, including all the lots for future single- and two-family (shown on the TR-P attachment as "attached single-family") residences and the lot for future multi-family development south of Raymond Road. However, the second of the two lots for future multi-family development and the lot for future mixed-use/commercial development north of Raymond are included as part of Outlot 4 of the final plat; those lots (Lots 251 and 252 on the revised preliminary plat) will be platted in a later phase. The final plat also includes all of the other outlots for stormwater, alley, and future development purposes shown on the revised preliminary plat, as well as all but one of the many street rights of way to be dedicated to the City with the subdivision.

The applicant hopes to begin construction of the first phase of the subdivision in fall 2024, with completion of the subdivision based on market demand for the future units and mixed-use development. Construction of the Mid Town-Raymond connection and S High Point Road, including completion of the section between the southern plat limits and existing Raymond Road, will likely occur in phases, including phases that will be constructed by the City.

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 the revised preliminary plat and first final plat of *Midpoint Meadows* to the Common Council with recommendations 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 101 acres of land generally located on the south side of Mid Town Road and north side of Raymond Road on both sides of Marty Road; Alder District 1 (Duncan); Verona Area School District (portions will be annexed to the Madison Metropolitan School District per an agreement between the two school districts). Four parcels located on the west side of Marty Road were not part of the December 2023 annexation, are not part of the proposed development, and remain in the Town of Verona.

Existing Conditions and Land Use: Undeveloped land, zoned A (Agricultural District), CC-T (Commercial Corridor–Transitional District), and TR-P (Traditional Residential–Planned District). A series of farm buildings are located on the 2150 Marty Road parcel.

Surrounding Land Uses and Zoning: The site extends approximately three-quarters of a mile along Mid Town Road between S Gammon Road and Carns Drive. North of Mid Town Road, uses include multi-family housing in the Midtown Commons development, single- and two-family residences in the Southern Ridge and Southern Hill subdivisions, Hickory Hill Academy on the east side of S High Point Road, Province Hill Apartments, and undeveloped land adjacent to Elver Park. The far eastern edge of the site is bounded by the Ashbury Woods Condominiums located on the west side of S Gammon Road between Mid Town and Raymond Roads, zoned PD. Raymond Ridge Park and Prairie Ridge Conservation Park are located south of Raymond Road and east of Marty Road CN (Conservancy District) zoning. West of Marty, the lands to the south of the subject site are developed with single-family residences on a variety of differently sized parcels mostly located in the Town of Verona, including along Hickory Ridge Road. Most of the land bordering the western edge of the site is undeveloped land in the Town of Verona, with the southwestern corner of the site bordering by single-family residences in the northeastern corner of the Hawks Creek subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District) and TR-C3 (Traditional Residential–Consistent 3 District).

Adopted Land Use Plan: The 2017 High Point-Raymond Neighborhood Development Plan recommends the portions of the subject site west of Marty Road for a variety of residential uses at a range of potential densities surrounding potential mixed-use development at the corner of S High Point and Midtown-Raymond Roads. The land east of Marty Road is recommended for open space and stormwater management. Beyond the limits of the rezoning and preliminary plat, the neighborhood development plan recommends the expansion of Elver Park south to Mid Town Road.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P).

Zoning Summary: The proposed lots are zoned A, CC-T, and TR-P. Review of the proposed lots for conformance with those districts may be found in the Appendix A, Zoning Criteria, on page 27 at the end of this report.

Environmental Corridor Status: The portion of the subject site east of Marty Road is located in the Central Urban Service Area, with all of it located in a mapped environmental corridor, including a constructed drainageway that parallels Marty Road. The portion of the site located west of Marty Road is not located un the CUSA, though an application to the Capital Area Regional Planning Commission (CARPC) to add that land as well as other property in the High Point-Raymond planning area south of Mid Town Road to the CUSA is pending. According to the preliminary maps that will accompany the CUSA expansion request to CARPC, an area of environmental corridor will be added that coincides with detention on the western edge of the Marty property.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. A Madison Metropolitan Sewerage District interceptor extends north-south through the site. Metro Transit previously indicated that it cannot currently serve the proposed subdivision, with the nearest bus stops located either west of the site at Waldorf Boulevard and Mid Town Road (Route 55), or east at the intersection of Raymond and Muir Field Roads (Route E).

Previous Approvals

On February 13, 2024, the Common Council approved a request to rezone 2150 Marty Road, 7751 Mid Town Road, and 7342-7762 Raymond Road from Temporary A (Agricultural District) to [Permanent] A, CC-T (Commercial Corridor–Transitional District) and TR-P (Traditional Residential–Planned District); and approved the preliminary plat of *Midpoint Meadows*, creating 148 lots for future single-family residences, 96 lots for 48 two-family dwellings–twin homes, two lots for future multi-family development, one lot for future mixed-use development, five outlots for public alleys, two outlots to be dedicated to the public for stormwater management, and five outlots for private open space and future development. For more information on the zoning map amendment and original preliminary plat requests, please see ID 81295 and 81268, respectively.

On March 19, 2024, the Common Council approved the negotiation and execution of a Purchase and Sale Agreement between the City of Madison and VH Acquisitions, LLC for the City's acquisition of multiple parcels of land near the intersections of Marty Road, Mid Town Road, and Raymond Road, and amended the adopted 2024 budget to facilitate the purchase of a total of 72.27 acres of land. Per the agreement, the 40.14 acres located at 7250 Mid Town Road north of the Midpoint Meadows subdivision will be acquired for the expansion of Elver Park, while the parcels at 7342-7362 Raymond Road within the plat boundaries will primarily be acquired for regional stormwater management purposes; that land is shown as Outlots 5 and 6 of the final plat. Per the purchase and sales agreement attached to ID 82283 (Resolution 24-00212), the City is scheduled to close on the property by June 3, 2024.

Project Description

VH Midpoint Meadows, LLC/ Veridian Homes is requesting approval of a revised preliminary plat and first phase final plat of *Midpoint Meadows* for an undeveloped approximately 101-acre parcel generally located on the south side of Mid Town Road and north side of Raymond Road on both sides of Marty Road. The lands comprising the proposed subdivision were annexed to the City of Madison from the Town of Verona effective December 20, 2023.

The subject site extends approximately three-quarters of a mile along the south side of Mid Town Road and is characterized by significant topography across the site. West of Marty Road, the property falls to the west and east form a ridge that extends north-south across the westernmost third of the site. East of the ridge, there is approximately 120 feet of grade change from the top of the ridge to the western right of way of Marty Road. The grade is particularly acute at the rear lot lines of the Town of Verona parcels adjacent to Marty Road that will be surrounded by the subdivision. The slope continues east of the road toward a constructed drainageway located about 125 feet east the Marty Road right of way. The property west of Marty Road includes a tree line along the westernmost property line and a mixed area of tree cover that generally parallels Mid Town Road, with scattered trees elsewhere. The property east of Marty Road is characterized by approximately 80 feet of grade change from the southeastern corner adjacent to Raymond Road to the constructed drainageway east of Marty Road. Most of the 101 acres are in tillage save for a group of accessory farm buildings located on the 2150 Marty parcel.

As part of the of Midpoint Meadows subdivision, right of way will be dedicated to connect Mid Town Road to Raymond Road. The connection of those road has been planned since at least 1997, with the goal of creating a continuous east-west arterial street that will extend from the far western City limits to Verona Road (US Highways 18 and 151). A substantial portion of the missing section of S High Point Road, which exists in two sections north of Mid Town Road and south of Raymond Road, will also be dedicated with the subject plat. The north-south routing of S High Point Road, which will create a continuous urban collector roadway extending from the City of Middleton north of Old Sauk Road to McKee Road (CTH PD), has been planned since at least 1985.

West of Marty Road, the revised preliminary plat calls for 151 lots of varying size to be developed in the future with single-family detached residences and 98 lots (Lots 1-16, 33-82, and 219-250) to be developed with 49 two-family twin unit residences in TR-P zoning (shown on the TR-P master plan attachment as “attached single-family”). The proposed single- and two-family residences will be organized along a grid of local streets, including the extensions of existing Dewberry Drive and Legacy Lane south from Mid Town Road, and the extension of Red Granite Road across the southern edge of the plat. Red Granite currently exists in the Hawks Creek subdivision and is planned to be a continuous east-west local street following development of the subject site and the adjacent undeveloped Rao parcel located in the Town of Verona. All of the two-family units as well as the single-family lots fronting onto Starnova Drive and the north side of Stones Throw Drive will be accessed by mid-block public alleys. Lots 219-250 will be accessed from a private alley, Outlot 3, which addresses an earlier concern that an alley on the original plat was planned to intersect Mid Town Road contrary to the Subdivision Regulations.

In addition to the single- and two-family lots, the TR-P master plan indicates that approximately 377 future multi-family units will be developed east of extended S High Point Road on two lots to be located on either side of the Mid Town-Raymond connection. Lots 218 is planned for 237 units on the 7.9-acre parcel, while Lot 252 is planned for 140 units on the approximately 4.9-acre parcel. Multi-family dwellings are permitted uses in the proposed TR-P district; however, residential building complexes (defined as “a group of two (2) or more residential buildings on a single parcel or tract of land, developed under single ownership and common management”) are a conditional use in TR-P zoning, requiring approval by the Plan Commission following a recommendation by the Urban Design Commission prior to the issuance of building permits.

Lot 251 of the revised preliminary plat is zoned CC-T for unspecified future commercial or mixed-use development on the north side of the Midtown-Raymond connection between S High Point Road and proposed Ridgemont Road, an east-west street intended to connect the existing section of Mid Town west of S Gammon Road into the proposed street network. Finally, two outlots will be dedicated to the City to manage stormwater for the development proposed west of Marty Road, Outlots 1 and 2.

East of Marty Road, two outlots are proposed for future development on either side of the Mid Town-Raymond connection. As noted in the preceding section, this land is part of the land the City has agreed to acquire from the subdivider for public purposes since the preliminary plat was originally approved. In this case, proposed Outlots 5 and 6 will primarily be acquired for regional stormwater management purposes.

The proposed final plat encompasses most of the proposed development shown on the preliminary plat, including all of the lots for future single- and two-family residences and the lot for future multi-family development south of Raymond Road. However, the second of the two lots for future multi-family development and the lot for future mixed-use/commercial development north of Raymond are included as part of Outlot 4 of the final plat, which will be reserved for future development. Those lots (Lots 251 and 252 on the revised preliminary plat) will be platted in a later phase. The final plat also includes the outlots for stormwater management for the plat, the private alley serving Lots 219-250, and Outlots 5 and 6, which the City is acquiring for regional stormwater management (currently shown for future development). The final plat will dedicate all but one of the many street rights of way to be dedicated to the City with the subdivision, including S High Point Road and the Mid Town Road-Raymond Road connection.

Analysis

In approving the preliminary plat and related zoning map amendment in February 2024, the Plan Commission and Common Council found that the proposed Midpoint Meadows subdivision was generally consistent with the High Point-Raymond Neighborhood Development Plan, which was first adopted in 1997 and amended in 2017 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by S Pleasant View Road/ CTH M on the west, Elver Park on the east, McKee Road/CTH PD on the south, and Valley View Road on the north. The layout and development pattern contained on the revised preliminary plat is consistent with the layout and development pattern on the original preliminary plat, and by extension, the neighborhood development plan.

The revised preliminary plat largely addresses the many conditions of approval imposed on the original preliminary plat, including revising the proposed street rights of way to reflect the Complete Green Streets Guide street typologies recommended for the subdivision by staff:

- S High Point Road is identified as a collector street in neighborhood development plan and is classified as a Community Connector by the Complete Green Streets Guide street typology map, with an 80-foot right of way considered the typical right of way width for a Community Connector street. The proposed plat shows an 80-foot right of way for S High Point consistent with these recommendations. A 30-foot landscaping easement previously shown for the lots abutting both sides of S High Point Road has mostly been eliminated from the revised preliminary plat and final plat except for the easternmost portions of Lots 235-250.
- The Midtown-Raymond connection is being classified as a Boulevard per Complete Green Streets. Staff previously recommended that a 125-foot minimum right of way would be needed for that arterial roadway if parking was desired adjacent to the development lots. The revised preliminary plat and final plat show the 125-foot right of way recommended with the original plat approval.
- All other streets in the subdivision will have a minimum right of way width of 62 feet to allow an 18-foot wide travel way, and 8-foot wide parking lanes and 8-foot deep terraces on both sides of those streets.

Staff previously identified 62 feet as the minimum right of way width that would be acceptable for local streets with parking on both sides.

Since the subdivision was originally approved in February, City staff has revised the future street network adjacent to the *Midpoint Meadows* development to no longer call for Mid Town Road to be a cul-de-sac east of S High Point Road. Whereas proposed Ridgemont Road was planned to connect properties along existing Mid Town Road to the realigned Mid Town-Raymond arterial east of S High Point Road, City staff now proposes to maintain a Mid Town Road intersection with S High Point north of the new arterial intersection of Mid Town-Raymond and S High Point. Final details of those intersections will be developed following plat approval; however, staff now anticipates a limited-access intersection to provide some direct access to the existing section of Mid Town Road that serves Elver Park, Marty Road, and the Province Hill Apartments.

One area of focus during the review of the original TR-P master plan and preliminary plat approval was the southwestern quadrant of the future Mid Town-Raymond and S High Point Road intersection, which the applicant proposed to develop with a block of two-family twin homes served by an alley and a private open space outlot fronting S High Point instead of the denser Residential Housing Mix (HM) 3 and HM4 block shown in the neighborhood development plan. Staff questioned the efficacy of putting a private open space outlot adjacent to the future collector street and encouraged the development team to explore a different layout and residential use for that portion of the development that might be more consistent with the plan recommendations. However, following the February approvals, Planning staff met with the project team, who cited the significant topography extending west from future S High Point Road for maintaining the two-family residences there versus another larger or denser form of residential development. The revised preliminary plat and proposed final plat show narrow, deep lots for the two-family residences extending between the private alley outlot and S High Point Road in lieu of the private open space outlot. The space between the eastern-facing wall of the future residents and S High Point Road will include a 10-foot public sidewalk easement, a 30-foot wide easement for public sanitary sewer and water, and a landscaping easement of varying depth to be granted to the private homeowners association for future planting and maintenance. A private open space outlot proposed along the south side of Mid Town Road has also been removed with the revised plat.

In response to concerns with the original preliminary plat about the proposed intersection of an alley with Mid Town Road, the developer converted the previously proposed public alley into a private alley to be maintained by the owners of the benefitting parcels. Unlike the other alleys within the Midpoint Meadows subdivision, which will be dedicated to the City, Outlot 3 does not meet the design requirements for public alleys in the Subdivision Regulations. In general, public alleys may not have curves or mid-block intersections like those shown for Outlot 3.

Staff will note for the Plan Commission that the City of Madison Streets Division does not collect refuse or recycling from alleys, whether they are public or private. Therefore, the alley-loaded lots in the proposed subdivision will either need to contract for private waste collection or residents will need to move their City collection carts to the nearest public street frontage for collection on their assigned day. The City will also not maintain the private alley, so maintenance like snow removal and pavement repair will be the responsibility of the abutting owners or an association that will levy assessments to the benefitting lots.

Conclusion

The applicants have submitted a revised preliminary plat and the first final plat of *Midpoint Meadows* for approval. The revised subdivision calls for a slight increase in the number of future residential units compared to the original preliminary plat approved in February 2024. The revised preliminary plat is consistent with the applicable recommendations for the site in the High Point-Raymond Neighborhood Development Plan and Comprehensive Plan and generally addresses the comments and conditions raised during the original review of the preliminary plat. Staff believes that the Plan Commission may find that the revised preliminary plat and final plat meet the standards for approval subject to the conditions that follow.

As it did with the initial zoning and preliminary plat approvals, City staff acknowledges that implementation of the planned public improvements associated with the *Midpoint Meadows* development may impact surrounding properties compared to how a new development typically impacts its surroundings. In addition to the eventual completion of S High Point Road and the rerouting of Mid Town and Raymond Roads to create the continuous east-west arterial between the western City limits and Verona Road, the plat will also alter existing travel patterns and potentially change how Elver Park is accessed from the south and west. Implementation of all of the planned future roads will also likely cause changes to the names of existing street segments and access to properties and may result in the addresses of some properties changing in response to the new street network. Many of these potential impacts will unfold over the course of many years and budget cycles, and will require ongoing careful coordination and communication between the developer, City, and nearby stakeholders.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward the revised preliminary plat and first final plat of *Midpoint Meadows* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow for the preliminary plat and the conditions for the final plat, which begin on **page 17**:

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

Planning Division

1. The applicant shall submit a landscaping plan for the easement area on Lots 235-250 for approval by the Planning Division and inclusion in the final TR-P zoning plan for the development. The landscaping plan shall include details on any berming to be built within the easement, as well as the size and species of trees and perennials to be planted. The scope of the landscaping plan shall extend from the west side of the proposed public sidewalk to the right of way of S High Point Road from Mid Town Road to Starnova Drive. Approval of the landscaping plan shall be granted prior to final approval of the plat for recording.

2. The portion of the property not located in the Central Urban Service Area (CUSA) shall be added to the CUSA boundaries prior to recording of the final plat.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed

plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. The section of Marty Road south of the proposed Mid Town-Raymond Roads connection shall not be vacated/ discontinued until a suitable terminus for the section of Raymond Road south of the plat limits has been acquired/dedicated and constructed, including any portion of the terminus located off the subject site.

5. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

6. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

7. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

8. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.

9. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on each side of Mid Town Road from S High Point Road to Marty Road. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on south side of Mid Town Road from the western plat limit to S High Point Road.

10. Construct temporary turn around on Marty Road and demolish portion of road that will not remain. Coordinate timing with City of Madison extension of S High Point Road south of plat.

11. Construct "Old" Mid Town Road as required by the City Engineer from S High Point Road/Raymond Rd to Marty Road, including all connections to adjacent properties.

12. Construct 10-foot wide path on old Mid Town Road alignment from S High Point Road to Marty Road.

13. Make improvements to Mid Town Road and S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.

14. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

15. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District. All impact fees are due and payable at the time building permits are issued. Add the following note on the face

of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

16. 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) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

17. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plat approval.

18. The proposed sewer connection to the MMSD sewer access structure shall conform to all MMSD connection specification criteria. The contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: "The contractor shall notify Ray Schneider (608)347- 3628, rays@madsewer.org, five (5) days prior to making the connection to the MMSD manhole to arrange for inspection of the connection."

19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. 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.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the 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.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.

24. 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.

25. 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.

26. 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.

27. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch 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.

28. 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.

29. 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.

30. 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. (POLICY and MGO 37.09(2))

    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.

    The applicant shall demonstrate that water 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.

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

31. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

32. The developer shall request the petition for the street discontinuance and vacation of Mid Town, Raymond, and Marty Roads. Provide an exhibit along with legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Note: There are existing parcels dependent on these roads. These discontinuances will be phased as can be allowed and will not be released until full alternate rerouting can be accomplished.

33. Note: The dedications for the realignment of Mid Town Road and Raymond Road to intersect at S High Point Road will cause the future planned/proposed, discontinuance/vacations to result in needed road segment name changes after completion. The existing section of Mid Town Road lying east of S High Point Road will require a name change, as will the southwesterly portion of Raymond Road lying southwest of the plat into the Town of Verona.

34. 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.

35. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). 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 land division will not be permitted within any publicly owned or dedicated lands.

    If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

    The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

36. Release portions of 16.5-foot wide TDS Easement per Document No. 3924259 and 12-foot wide TDS Easement per Document No. 31955177 lying within areas being dedicated to the public for right-of-way.

37. Obtain more information or a better copy of Document No. 544866 Easement to Wisconsin Power and Light for Poles and Wires and show this easement on the plat.

38. The ultimate final cul-de-sac on Marty Road shall have a minimum radius of 72 feet with a minimum reverse curve radius of 100 feet, or as approved by City Engineering and Traffic Engineering staff.

39. Mid Town Road shall remain a 66-foot wide right of way from the easterly edge of the plat to its intersection with S High Point Road and no longer terminate at the proposed cul-de sac. No longer show this portion to be vacated and fully dedicate the southern 33 feet of this right of way.

40. For those lands lying outside the initial phase of final plat that are contained within this preliminary plat, those lands shall be included and platted in outlots to be reserved for future development. Once platted into outlots, they may be omitted from future phases, however remnants will still need to be further placed into outlots if left over in other phases.

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

41. The following streets shall be classified as Community Connectors as defined by the current Complete Green Streets Guide: S High Point Road. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide (80 feet).

42. If the applicant wishes to provide parking on both sides of Mid Town Road/Raymond Road, defined as a Boulevard by the Complete Green Streets Guide, they shall dedicate a minimum 125 feet right of way.

43. All other streets in the subdivision shall have a minimum right of way width of 62 feet.

44. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of Mid Town Road/Raymond Road. Alignment alterations may result in major modifications to the plat.

45. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of S High Point Road. Alignment alterations may result in major modifications to the plat.

46. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's 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. Easements are needed between lots: 111-112, 96-97, 72-73, 104-105, 116-Outlot 8, 129-130, 139-140, 164-165, 158-159, 153-152, 191-192, 188-189, 184-185, 228-229, 224-225, 232-233, 235-236, 242-243. On the corner of lots: 8, 32, 147, 120, 148, 123, 182, 195, 222, 221, 113, Outlot 4.

47. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

48. The applicant shall work with Traffic Engineering on determining the appropriate locations for Cluster Box Units. Traffic Engineering shall approve Cluster Box Unit locations prior to sign-off.

49. 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 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.

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

50. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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.

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

51. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

52. Submit an exhibit showing the proximity to existing or planned public or common open space. All residential lots shall be located within one-quarter (1/4) mile of existing or planned public or common open space.

53. Submit a phasing plan for the implementation of the master planned development.

54. Obtain a raze permit prior to demolition of the farm buildings.

55. The two-family twin homes shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

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

This agency has reviewed this request and recommended no conditions of approval.

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

56. Topography in the vicinity of this development requires pressure management considerations. Coordinate water system design with the Madison Water Utility to evaluate pressure mitigation options.

57. 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.

58. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

59. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. 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, (608) 261-4289)

60. The Mid Town Road, Raymond Road, and S High Point Road corridors are either existing or potential transit corridors, and any construction/redesign of those rights of way should be completed using transit-supportive pavement strengths and accessibly-sloped terrace areas. City Engineering should confirm with Metro Transit any existing or planned curbside bus stops that need accessible passenger boarding area designs.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

61. 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24020 when contacting Parks Division staff about this project.

62. 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.

63. 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 this subdivision.

64. 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.

65. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

66. The developer shall provide soil borings within any lands to be dedicated as parkland.

67. The parkland dedication should meet the following guidelines for park development:
    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 of field 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 propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
    e) Areas that are wetlands shall not be dedicated as public parkland.

68. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. 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.

69. If private lots back up to the public park land, the applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that

would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

70. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose.

Forestry Section (Contact Brandon Sly, (608) 266-4816)

71. 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 (Contact Andy Miller, (608) 261-9983)

72. Prior to final plat approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.

73. Prior to final plat 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). 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 plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

74. A Consent of Lessee certificate shall be included on the plat for any tenancy, including for farming purposes, in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

75. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated..."

76. If any portion of the lands within the plat 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 approval sign-off.

77. Under 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 plat 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 and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

78. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

79. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 28, 2023, and the date when sign-off approval 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.

80. Revise the 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) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.

    d) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If buildings are to be demolished, label any such buildings as "to be demolished" or similar.

    e) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.

    f) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.

    g) 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 land division.

    h) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

    i) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

    j) 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.

k) Include the following sentence with the dedicated utility easements depiction in the 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.

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

Planning Division

1. The applicant shall submit a landscaping plan for the easement area on Lots 235-250 for approval by the Planning Division and inclusion in the final TR-P zoning plan for the development. The landscaping plan shall include details on any berming to be built within the easement, as well as the size and species of trees and perennials to be planted. The scope of the landscaping plan shall extend from the west side of the proposed public sidewalk to the right of way of S High Point Road from Mid Town Road to Starnova Drive. Approval of the landscaping plan shall be granted prior to final approval of the plat for recording.

2. The portion of the property not located in the Central Urban Service Area (CUSA) shall be added to the CUSA boundaries prior to recording of the final plat.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

5. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).

6. Provide calculations for the 500-year storm event, as identified in Madison General Ordinance 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.

7. This development is subject to review fees from both Capital Area Regional Plan Commission (CARPC) and Madison Metropolitan Sewerage District (MMSD). Those fees have been prepaid by the City of Madison as a condition of bring this area into the Central Urban Service Area (CUSA). The proportional share of those fees shall be charged to this development prior to approval.

8. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

9. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat, except Mid Town/Raymond Roads, which will be explained in other conditions.

10. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on each side of Mid Town Road from S High Point Road to Marty Road. Construct sidewalk, path, terrace, curb and gutter, and 10 feet of pavement on south side of Mid Town Road from the western plat limit to S High Point Road.

11. Construct temporary turn around on Marty Road and demolish portion of road that will not remain. Coordinate timing with City of Madison extension of S High Point Road south of plat.

12. Construct "Old" Mid Town Road as required by the City Engineer from S High Point Road/Raymond Rd to Marty Road, including all connections to adjacent properties.

13. Construct a 10-foot wide path on old Mid Town Road alignment from S High Point Road to Marty Road.

14. Make improvements to Mid Town Road and S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District (2024 rate: $102.51/1000 square feet of lot area). All impact fees are due and payable at the time building permits are issued. Add the following note on the face of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

17. 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) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, 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).

19. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plat approval.

20. The proposed sewer connection to the MMSD sewer access structure shall conform to all MMSD connection specification criteria. The contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: "The contractor shall notify Ray Schneider (608)347- 3628, rays@madsewer.org, five (5) days prior to making the connection to the MMSD manhole to arrange for inspection of the connection."

21. An Erosion Control Permit is required for this project.

22. A Storm Water Management Report and Storm Water Management Permit is required for this project.

23. 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.

24. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the 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.

25. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.

26. 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.

27. 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.

28. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch 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.

29. 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.

30. 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.

31. 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).

32. 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. (POLICY and MGO 37.09(2))

    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.

    The applicant shall demonstrate that water 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.

    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.

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

33. The developer shall request the petition for the future street discontinuance and vacation of Raymond Road and Marty Roads and possible portions of Mid Town Road lying east of S High Point Road. Provide an exhibit along with legal description and sketch of the right of way to be vacated and other required materials after first consulting with Engineering Mapping staff. Note: There are existing parcels dependent on these roads. These discontinuances will be phased as can be allowed and will not be released until full alternate rerouting

can be accomplished. Note that not all of the street intersections as fully platted hereon will remain after construction of roads. Additionally, some streets will be renamed at that time.

34. Note: The dedications for the realignment of Mid Town Road and Raymond Road to intersect at S High Point Road will cause the future planned/proposed, discontinuance/vacations to result in needed road segment name changes after completion. The existing section of Mid Town Road lying east of S High Point Road will require a name change, as will the southwesterly portion of Raymond Road lying southwest of the plat into the Town of Verona.

35. The applicant shall dedicate a 33 foot wide strip of right of way for Mid town Road matching the existing along Outlot 4.

36. Update Street A on the final plat to show as 'Raymond Road.'

37. 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.

38. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). 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 land division will not be permitted within any publicly owned or dedicated lands.

    If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

    The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

39. Release portions of 16.5-foot wide TDS Easement per Document No. 3924259 and 12-foot wide TDS Easement per Document No. 31955177 lying within areas being dedicated to the public for right-of-way.

40. 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).

41. 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 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 for current tie sheets and control data that has been provided by the City of Madison.

42. Prior to Engineering Division final sign-off for plats, the final plat 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.

43. Refer to MGO specifications for final cul-de-sac curve design for C-63 and C-64 or as determined and approved by City Engineering and Traffic Engineering staff.

44. Per Wis. Stats. 236.20(2)(c), where the exterior boundary lines show bearings or lengths that vary from those recorded in abutting plats or certified surveys, there shall be the following note placed along the lines, "recorded as (show recorded bearing or length or both)."

45. Obtain more information or a better copy of Document No. 544866 Easement to Wisconsin Power and Light for Poles and Wires and show this easement on the plat.

46. 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.

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

47. The following streets shall be classified as Community Connectors as defined by the current Complete Green Streets Guide: S High Point Road. The applicant shall dedicate, at minimum, the typical right of way widths for this street classification as provided in the guide (80 feet).

48. If the applicant wishes to provide parking on both sides of Mid Town Road/Raymond Road, defined as a Boulevard by the Complete Green Streets Guide, they shall dedicate a minimum 125 feet right of way.

49. All other streets in the subdivision shall have a minimum right of way width of 62 feet to allow an 18-foot wide travel way, and 8-foot wide parking lanes and 8-foot deep terraces on both sides of those streets.

50. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of Mid Town Road/Raymond Road. Alignment alterations may result in major modifications to the plat.

51. The applicant shall work with the Traffic Engineering and City Engineering Divisions on finalizing the alignment of S High Point Road. Alignment alterations may result in major modifications to the plat.

52. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's 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. Easements are needed between lots: 111-112, 96-97, 72-73, 104-105, 116-Outlot 8, 129-130, 139-140, 164-165, 158-159, 153-152, 191-192, 188-189, 184-185, 228-229, 224-225, 232-233, 235-236, 242-243. On the corner of lots: 8, 32, 147, 120, 148, 123, 182, 195, 222, 221, 113, Outlot 4.

53. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

54. The applicant shall work with Traffic Engineering on determining the appropriate locations for Cluster Box Units. Traffic Engineering shall approve Cluster Box Unit locations prior to sign-off.

55. 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 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.

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

56. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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.

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

57. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

58. Submit an exhibit showing the proximity to existing or planned public or common open space. All residential lots shall be located within one-quarter (1/4) mile of existing or planned public or common open space.

59. Submit a phasing plan for the implementation of the master planned development.

60. Obtain a raze permit prior to demolition of the farm buildings.

61. The two-family twin homes shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

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

This agency has reviewed this request and recommended no conditions of approval.

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

62. Topography in the vicinity of this development requires pressure management considerations. Coordinate water system design with the Madison Water Utility to evaluate pressure mitigation options.

63. 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.

64. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

65. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. 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, (608) 261-4289)

66. The Mid Town Road, Raymond Road, and S High Point Road corridors are either existing or potential transit corridors, and any construction/redesign of those rights of way should be completed using transit-supportive pavement strengths and accessibly-sloped terrace areas. City Engineering should confirm with Metro Transit any existing or planned curbside bus stops that need accessible passenger boarding area designs.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

67. 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24020 when contacting Parks Division staff about this project.

68. 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.

69. 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 this subdivision.

70. 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.

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73. The parkland dedication should meet the following guidelines for park development:

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 of field 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 propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.

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Office of Real Estate Services (Contact Andy Miller, (608) 261-9983)

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80. A Consent of Lessee certificate shall be included on the plat for any tenancy, including for farming purposes, in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

81. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated..."

82. If any portion of the lands within the plat 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 approval sign-off.

83. Under 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 plat 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 and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

84. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

85. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 28, 2023, and the date when sign-off approval 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.

86. Revise the 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) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.

    d) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If buildings are to be demolished, label any such buildings as "to be demolished" or similar.

    e) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.

    f) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.

g) 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 land division.

h) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

i) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

j) 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.

k) Include the following sentence with the dedicated utility easements depiction in the 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.

Appendix A: Zoning Criteria

TR-P Zoning Criteria

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	Will Exceed	1,800sq. ft./unit	Will Exceed
Lot Width	30'	Greater than 30'	25'/unit	Greater than 25'
Minimum Front Yard Setback	15'	To be determined at the time of permitting	15'	To be determined at the time of permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	"	30' or up to 20% greater than block average	"
Side Yard Setback	5'	"	5'	"
Reverse Corner Side Yard Setback	8' (10' for garage)	"	8' (10' for garage)	"
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2'	"	Street-accessed: 20' Alley-accessed: 2'	"
Usable Open Space	None	"	None	"
Maximum Lot Coverage	75%	"	75%	"
Maximum Building Height	3 stories/ 35'	"	3 stories/ 35'	"

Requirements	Required: Multi-family Dwelling Residential Building Complex	Proposed
Lot Area (sq. ft.)	600 sq. ft./unit + 300 sq. ft. per bedroom greater than 2	Lot 218: 345,755 sq. ft. Lot 252: 203,909 sq. ft.
Lot Width	50’	Exceeds 50’
Front Yard Setback	15’	To be determined at the time of permitting
Max. Front Yard Setback	30’ or up to 20% greater than block average	
Side Yard Setback	10’	
Reverse Corner Side Yard Setback	12’ (10’ for garage)	
Rear Yard Setback	Street-accessed: 20’ Alley-accessed: 2’	
Usable Open Space	None	
Maximum Lot Coverage	75%	
Maximum Building Height	4 stories/ 52’ (Can exceed with conditional use)	

CC-T Zoning Criteria

Requirements	Required	Proposed
Front Yard Setback	0’ or 5’	To be determined at the time of permitting
Maximum Front Yard Setback	65’	
Side Yard Setback: Street side yard	0’ or 5’	
Side Yard Setback: Other cases	None unless needed for access	
Rear Yard Setback	The lesser of 20% of lot depth or 20’	
Usable Open Space	40 sq. ft./dwelling unit	
Maximum Lot Coverage	85%	
Maximum Building Height	5 stories/ 78’	

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

From: Guy Stalnaker
To: Plan Commission Comments
Subject: Midpoint Meadows Proposal
Date: Wednesday, May 1, 2024 1:17:32 PM

[You don't often get email from jimmyg521@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Concerning:

https://madison.legistar.com/LegislationDetail.aspx?ID=6609319&GUID=76DE2233-F23E-404A-8DED-5BA7D7BB874C&Options=ID%7CText%7C&Search=midpoint

The final proposal removes the property north of Mid Town Road (presumably because it's slated to become part of Elver Park). The original proposal labeled the large field bounded by Raymond Road, Marty Road, and Mid Town Road as Out Lot 12. The final proposal has it labeled as Out Lot 5 (O.L.5.) with text that says "Reserved for Future Development."

During a community zoom meeting for area residents, if I I remember correctly, a City of Madison representative saying that the City had already begun the process to purchase this Out Lot 5 for Regional Stormwater Management.

I would appreciate a City representative confirming the City's plans, if any, for this Out Lot 5. As a resident of Ashbury Woods Condominiums, I naturally have a vested interest is what happens to the field that I've looked over from my west-facing deck for nearly 20 years.

Regards,

Guy Stalnaker
7201 Mid Town Road #205
Madison WI 53719

City of Madison

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

Master

File Number: 83179

File ID:	83179	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/30/2024
File Name:	12999 Right of Way Schewe Rd and White Fox Lane			**Final Action:**	

Title: Declaration of Public Street Right of Way of City owned parcels for Schewe Road and White Fox Lane, being part of the NE ¼ of the NE ¼ of Section 20 Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Notes:

		CC Agenda Date:	05/07/2024
		Agenda Number:	54.
Sponsors:	Nikki Conklin	**Effective Date:**	
Attachments:	12999 Exhibit A.pdf, 12999 Exhibit B.pdf, 12999 Exhibit C.pdf, PC Locator Map.pdf	**Enactment Number:**	
Author:	Lance Vest, Real Estate Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/30/2024	Maggie McClain	Approve	5/20/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/30/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (5/20/24), Board of Public Works (5/8/24), Common Council (5/21/24)						
1	COMMON COUNCIL	05/07/2024	Refer	PLAN COMMISSION			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.						
	Notes: Additional referral to Board of Public Works.						
1	PLAN COMMISSION	05/07/2024	Refer	BOARD OF PUBLIC WORKS			
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						

1	BOARD OF PUBLIC WORKS	05/08/2024	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	05/20/2024	Pass

Action Text: A motion was made by Clausius, seconded by Kliems, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION and should be returned by 5/20/2024. The motion passed by voice vote/other.

Text of Legislative File 83179

Fiscal Note

No City appropriation required.

Title

Declaration of Public Street Right of Way of City owned parcels for Schewe Road and White Fox Lane, being part of the NE ¼ of the NE ¼ of Section 20 Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Body

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a rezoning and preliminary plat for lands now within the recorded plat of Autumn Ridge Reserve. The rezoning request and preliminary plat of Autumn Ridge Reserve were conditionally approved by the City of Madison Common Council on the 20th of May, 2014 as Enactment Number ORD-14-00100, File ID Number 33592 for the rezoning and Enactment Number RES-14-00424, File ID Number 33671 for the said preliminary plat; and

WHEREAS, the revised preliminary plat and the final plat of Eagle Trace were conditionally approved by the City of Madison Common Council by Enactment Number RES-18-00304, File ID Number 50678, as adopted on the 10th of April, 2018. A condition of the said approval contained a condition of approval requiring addressing a noted title gap between lands between the proposed plat and other parcels lying to the north. The condition required a conveyance of lands to the City of Madison within the gap areas that were labeled as right of way area to be deeded to the City of Madison. Those same areas were to be attached to the City of Madison from the Town of Middleton; and

WHEREAS, in accordance with the above condition of approval, two parcels (“City Parcels”) were conveyed to the City of Madison on March 27, 2019 per a Quit Claim Deed recorded on April 26th, 2019 as Document No. 5483523, Dane County Register of Deeds, attached hereto as Exhibit C and made part of this resolution; and

WHEREAS, a petition for attachment of lands from the Town of Middleton was filed with the City Clerk of Madison on April 4, 2024, the proposed attachment area including the City Parcels. The City of Madison being a signatory on the petition. The petition accepted by the Common Council on April 16, 2024, Legistar File ID 82763; and

WHEREAS, an ordinance has been introduced to the Common Council on April 16, 2024, Legistar File ID 82906 to attach the above lands to the City of Madison with an anticipated final action by the City of Madison Common Council on May 7th, with effective date for the attachment of May 13, 2024. The City Parcels, upon attachment, will lie within the corporate boundary of the City of Madison; and

WHEREAS, public street improvements have been constructed and accepted lying within the City Parcels as authorized by private City Engineering Contract No. 8179.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Madison authorizes the City Parcels to be declared as public street right of way, as described on Exhibit A and mapped on Exhibit B, both attached hereto and made part of this resolution.

BE IT FURTHER RESOLVED, the Mayor and Clerk are authorized to execute the Declaration of Public Street Right of Way as prepared by the City of Madison Office of Real Estate Services.

EXHIBIT A

Legal Descriptions

PARCEL 1

A parcel of land located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the City of Madison (formerly the Town of Middleton), Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1494.50 feet along the East line of said NE1/4 to the Northeast corner of the South 10 acres of the NE1/4 of said Section 20 also being the point of beginning; thence S89°59'30"W, 205.56 feet along the North line of said South 10 acres to a point of curve; thence Northeasterly along a curve to the right which has a radius of 435.00 feet and a chord which bears N82º37'04"E, 106.42 feet to a point on the South line of Lot 1, Certified Survey Map No. 9672; thence N89º38'37"E, 100.44 feet along the said South line to a point on the East line of said NE 1/4; thence S01º40'41"W, 14.27 feet along the said East line to the point of beginning. Containing 2,352 square feet.

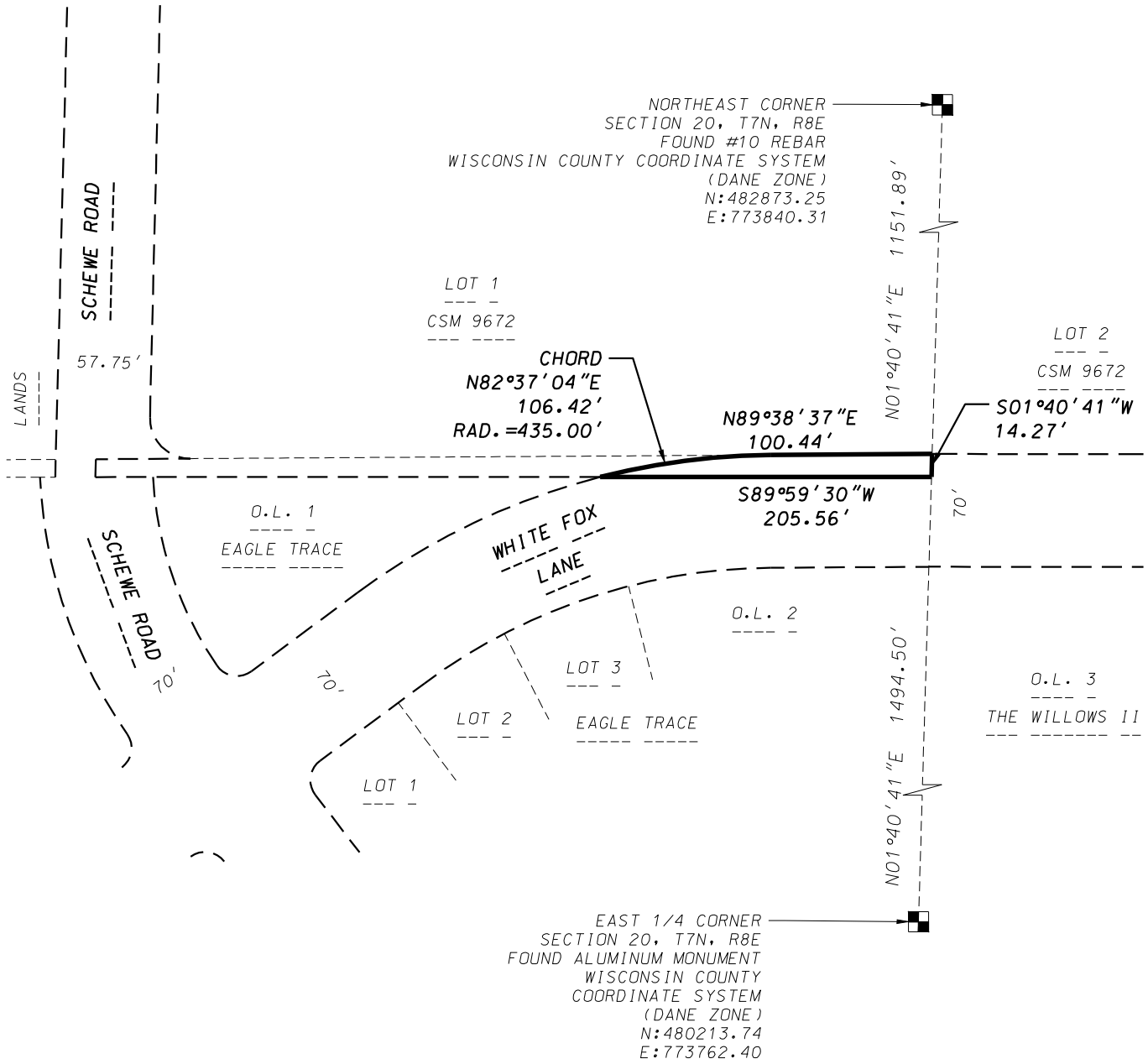
PARCEL 2

A parcel of land located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the City of Middleton (formerly the Town of Middleton), Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1494.50 feet along the East line of said NE1/4 to the Northeast corner of the South 10 acres of the NE1/4 of said Section 20; thence S89°59'30"W, 483.19 feet along the North line of said South 10 acres to the point of beginning; thence continuing along said North line S89°59'30"W, 35.79 feet; thence N01°23'42"E, 11.12 feet to a point on the Westerly extension of the South line of Lot 1, Certified Survey Map No. 9672; thence N89°38'37"E, 35.14 feet along said Westerly extension of the South line to a point of curve; thence Southerly along a curve to the left which has a radius of 232.00 feet and a chord which bears S01°53'53"E, 11.33 feet to the point of beginning. Containing 397 square feet.

EXHIBIT B

Sheet 1 of 2



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

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE

0 100

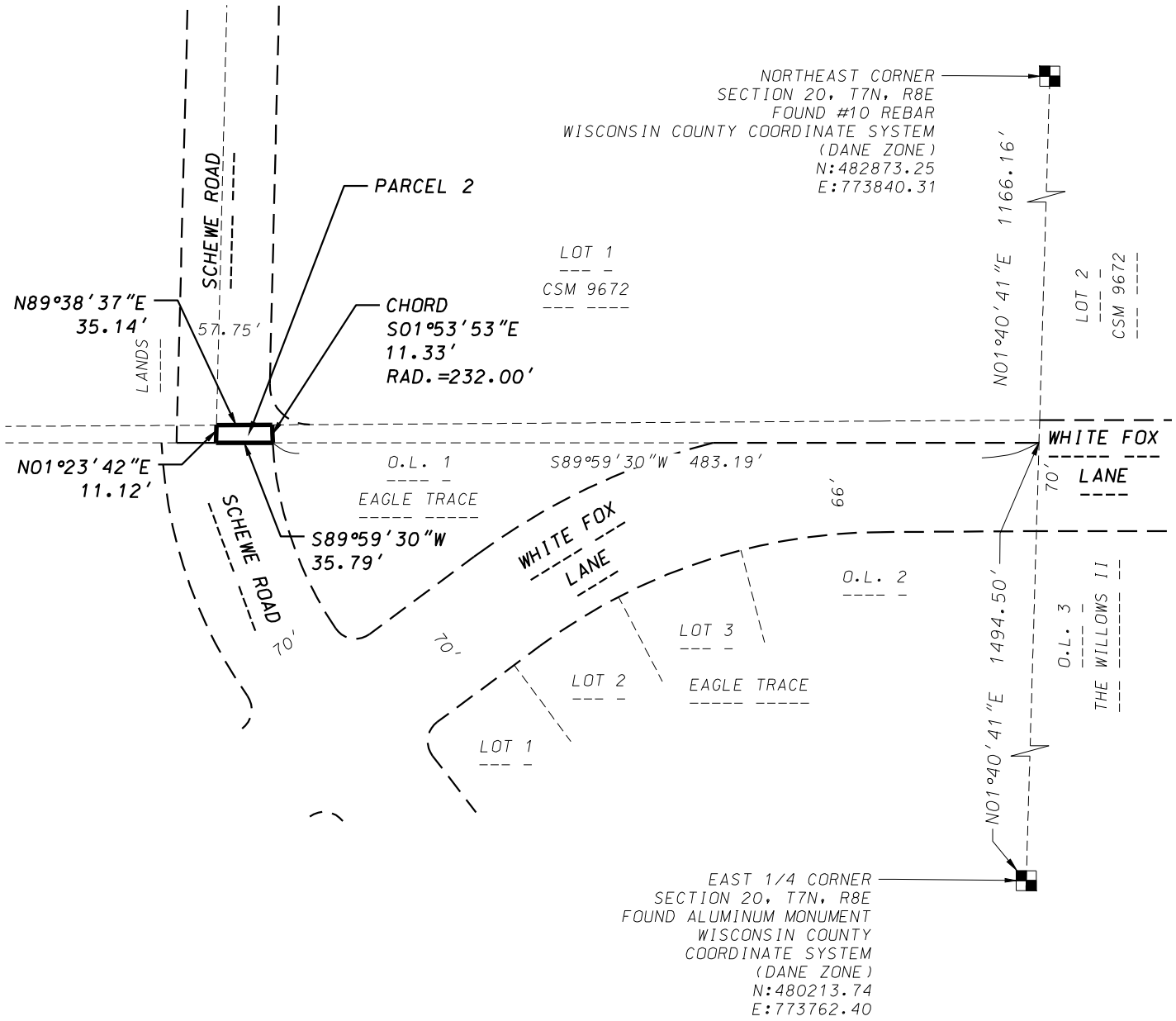
Scale 1" = 100'

DATE: 03-29-24

F.N.: 17-07-114

EXHIBIT B

Sheet 2 of 2



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0 100

Scale 1" = 100'

DATE: 03-29-24

F.N.: 17-07-114

Exhibit C

Sheet 1 of 4

9 4 0 0 0 7 6
Tx.:9017477

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5483523
04/26/2019 01:34 PM
Trans Fee:
Exempt #: 2G
Rec. Fee: 30.00
Pages: 4

QUIT CLAIM DEED

VHET, LLC, a Wisconsin limited liability company ("Grantor") quit claims to the **City of Madison**, a Wisconsin municipal corporation ("Grantee"), the real estate legally described on attached Exhibit A and depicted on attached Exhibit B.

This is not homestead property.

This transfer is exempt from Real Estate Transfer Fee pursuant to Wisconsin Stats. Sections 77.25(2g).

Dated this 27 day of March, 2019.

VHET, LLC

By: _____
(Signature)

By: Chris Ehlers, Authorized Signatory
(Print name and title)

RETURN TO City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

TAX PARCEL NO 038/0708-201-8330-0
038/0708-201-8350-0

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 27 day of March, 2019, the above named Chris Ehlers, authorized agent for VHET, LLC, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

ANGIE CHRISTENSEN NOTARY PUBLIC STATE OF WISCONSIN

Angie Christensen
Notary Public, State of Wisconsin

Angie Christensen
(Print or Type name)
My Commission expires: 5-1-20

Acceptance of this Quit Claim Deed is authorized by Resolution Enactment No. RES-18-00304, File ID No. 50678, adopted by the Common Council of the City of Madison on April 10, 2018.

Drafted by the City of Madison Office of Real Estate Services

Project No. 11702

F \Recommon\RE Projects\11702 Dedication - Eagle Trace Road Conveyances\11702 Drafts\11702 QCD docx

LRV

6/29

4

Exhibit C

Sheet 2 of 4

EXHIBIT A

Legal Descriptions

PARCEL 1

Tax Parcel No.: 038/0708-201-8350-0

A parcel of land located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1494.50 feet along the East line of said NE1/4 to the Northeast corner of the South 10 acres of the NE1/4 of said Section 20 also being the point of beginning; thence S89°59'30"W, 205.56 feet along the North line of said South 10 acres to a point of curve; thence Northeasterly along a curve to the right which has a radius of 435.00 feet and a chord which bears N82°37'04"E, 106.42 feet to a point on the South line of Lot 1, Certified Survey Map No. 9672; thence N89°38'37"E, 100.44 feet along the said South line to a point on the East line of said NE 1/4; thence S01°40'41"W, 14.27 feet along the said East line to the point of beginning. Containing 2,352 square feet.

PARCEL 2

Tax Parcel No.: 038/0708-201-8330-0

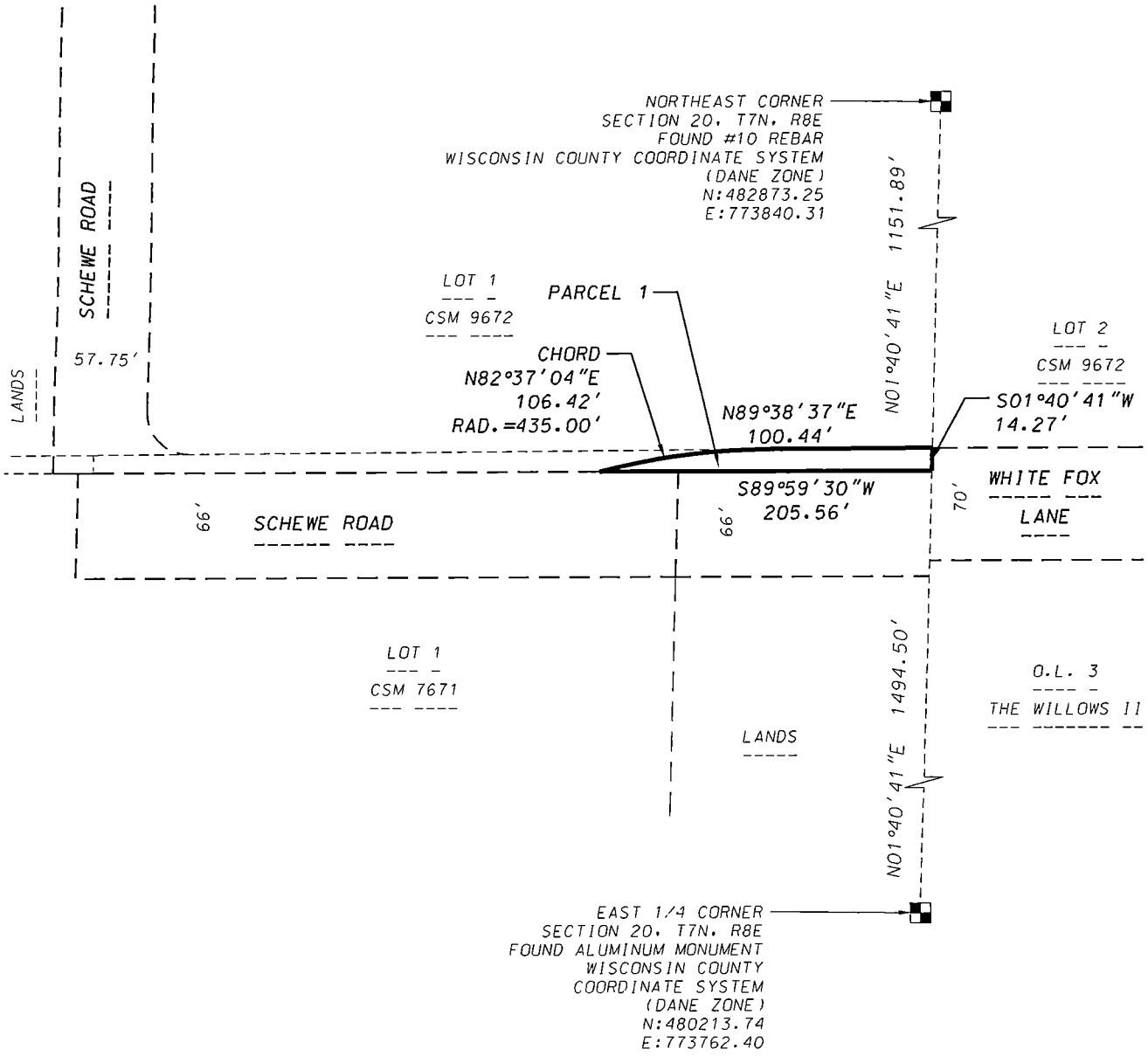
A parcel of land located in the NE1/4 of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 20; thence N01°40'41"E, 1494.50 feet along the East line of said NE1/4 to the Northeast corner of the South 10 acres of the NE1/4 of said Section 20; thence S89°59'30"W, 483.19 feet along the North line of said South 10 acres to the point of beginning; thence continuing along said North line S89°59'30"W, 35.79 feet; thence N01°23'42"E, 11.12 feet to a point on the Westerly extension of the South line of Lot 1, Certified Survey Map No. 9672; thence N89°38'37"E, 35.14 feet along said Westerly extension of the South line to a point of curve; thence Southerly along a curve to the left which has a radius of 232.00 feet and a chord which bears S01°53'53"E, 11.33 feet to the point of beginning. Containing 397 square feet.

Exhibit C

EXHIBIT B Sheet 3 of 4

Sheet 1 of 2



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DANE ZONE

0 100

Scale 1" = 100'

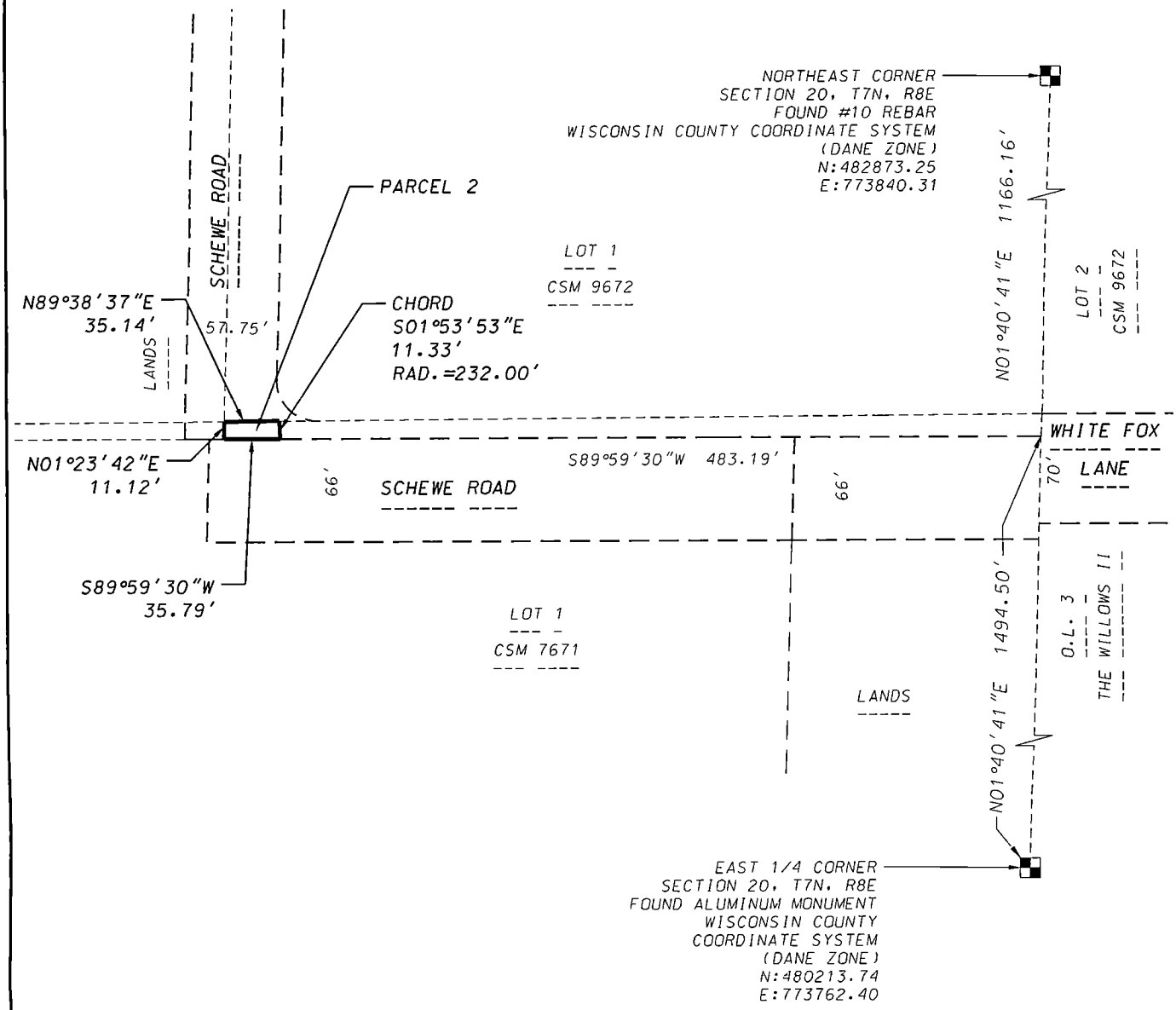
DATE: 04-02-18

F.N.: 17-07-114

Exhibit C

EXHIBIT B Sheet 4 of 4

Sheet 2 of 2



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DANE ZONE

0 100

Scale 1" = 100'

DATE: 04-02-18

F.N.: 17-07-114

City of Madison

ID 83179 - Declaration of Schewe Road & White Fox Lane Rights of Way

Date of Aerial Photography : Spring 2022

City of Madison

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

Master

File Number: 82994

File ID:	82994	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/11/2024
File Name:	CLAIM: A. Lowrey - Vehicle Damage - $1,900.00			**Final Action:**	
Title:	A. Lowrey - Vehicle Damage - $1,900.00				
Notes:	EVL005458				
				CC Agenda Date:	05/21/2024
				Agenda Number:	55.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 82994

Title

A. Lowrey - Vehicle Damage - $1,900.00

Body

Claim received 4/11/2024.

City of Madison

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

Master

File Number: 83059

File ID:	83059	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/22/2024
File Name:	CLAIM: M. Goeser - Property Damage - $3,000.00			**Final Action:**	
Title:	M. Goeser - Property Damage - $3,000.00				
Notes:	EVL005483				
				CC Agenda Date:	05/21/2024
				Agenda Number:	56.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 83059

Title

M. Goeser - Property Damage - $3,000.00

Body

Claim received 04/19/2024.

City of Madison

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

Master

File Number: 83062

File ID:	83062	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/22/2024
File Name:	CLAIM: Progressive for S. Barr - Vehicle Damage - $3,680.55			**Final Action:**	

Title: Progressive for S. Barr - Vehicle Damage - $3,680.55

Notes: EVL005484

		CC Agenda Date:	05/21/2024
		Agenda Number:	57.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 83062

Title

Progressive for S. Barr - Vehicle Damage - $3,680.55

Body

Claim received 4/19/2024.

City of Madison

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

Master

File Number: 83107

File ID:	83107	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/24/2024
File Name:	CLAIM: B. Lawton - Vehicle Damage - $3,573.14			**Final Action:**	
Title:	B. Lawton - Vehicle Damage - $3,573.14				
Notes:	EVL005490				
				CC Agenda Date:	05/21/2024
				Agenda Number:	58.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 83107

Title

B. Lawton - Vehicle Damage - $3,573.14

Body

Claim received 4/24/2024.

City of Madison

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

Master

File Number: 83135

File ID:	83135	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/26/2024
File Name:	CLAIM: J. Williams - Property Damage - $2,500.00			**Final Action:**	
Title:	J. Williams - Property Damage - $2,500.00				
Notes:	EVL005491				
				CC Agenda Date:	05/21/2024
				Agenda Number:	59.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 83135

Title

J. Williams - Property Damage - $2,500.00

Body

Claim received 04/25/2024.

City of Madison

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

Master

File Number: 83178

File ID:	83178	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/30/2024
File Name:	CLAIM: N. Angsten - Property Damage - $2,087.00			**Final Action:**	
Title:	N. Angsten - Property Damage - $2,087.00				
Notes:	EVL005496				
				CC Agenda Date:	05/21/2024
				Agenda Number:	60.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/07/2024	Referred	Risk Manager		05/14/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/14/2024	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 83178

Title

N. Angsten - Property Damage - $2,087.00

Body

Claim received 04/24/2024.

City of Madison

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

Master

File Number: 83212

File ID:	83212	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	05/01/2024
File Name:	Dutch Mill Park-and-Ride Regulation			**Final Action:**	

Title: Amending Section 12.128 of the Madison General Ordinances to provide Parking Division authority to regulate parking, stopping, and standing in the Dutch Mill Park-and-Ride. (District 16)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	61.
Sponsors:	Dina Nina Martinez-Rutherford, Michael E. Verveer And Jael Currie	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/2/2024	Michael Haas	Approved as to Form	5/22/2024
1	2	5/2/2024	Ryan Pennington	Approve	5/22/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/01/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Transportation Commission (5/15/24), Common Council (5/21/24)					
1	COMMON COUNCIL	05/07/2024	Refer	TRANSPORTATION COMMISSION		05/15/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.					
1	TRANSPORTATION COMMISSION	05/15/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: Bremer moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Webber. The motion passed by voice vote/other.

Text of Legislative File 83212

Fiscal Note

No City appropriation required.

Title

Amending Section 12.128 of the Madison General Ordinances to provide Parking Division authority to regulate parking, stopping, and standing in the Dutch Mill Park-and-Ride. (District 16)

Body

DRAFTER'S ANALYSIS: The amendment provides authorization to the Parking Division under the Department of Transportation to take actions necessary to regulate the parking, stopping, and standing in Dutch Mill Park-and-Ride.

****

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

1. Subsection (18) entitled "Dutch Mill Park-and-Ride" of Section 12.128 entitled "Miscellaneous Restrictions on Parking" of the Madison General Ordinances is amended as follows:

"(18) Dutch Mill Park-and-Ride.

(a) The City Traffic Engineer or designee may regulate parking, stopping and standing in the Dutch Mill Park-and-Ride by the installation of signs which indicate such restrictions.

(b) No person shall park, stop, or leave standing a vehicle contrary to a sign posted in accordance with (a).

(c) The City of Madison Police Department ~~is~~ and Department of Transportation are authorized to take any action authorized by Wis. Stat. §§ 349.13(3), 342.40(3), and 341.65(2), in addition to exercising any other lawful authority or duties with respect to the removal of vehicles parked in the Dutch Mill Park-and-Ride lot. This includes without limitation directing the towing of vehicles parked longer than the posted time limits."

City of Madison

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

Master

File Number: 83085

File ID:	83085	**File Type:**	Ordinance	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/23/2024
File Name:	Wards & Districts Repeal & Replace			**Final Action:**	

Title: Repealing and Replacing Sections 15.02 and 15.03 of the Madison General Ordinances to update Ward Boundaries and Alder Districts following state legislative redistricting decision.

Notes: Introduced by title only on 5/7/24

6857LegislativeWardUpdates

CC Agenda Date: 05/21/2024

Agenda Number: 62.

Sponsors: Derek Field, William Tishler, Sabrina V. Madison, Regina M. Vidaver, MGR Govindarajan, Tag Evers, Yannette Figueroa Cole, Michael E. Verveer And Amani Latimer Burris

Effective Date:

Attachments: Alder Districts and Wards 2024 Legislative Update, Legistar No. 83085 Body

Enactment Number:

Author: Amber R. McReynolds

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/23/2024	Michael Haas	Approved as to Form	5/13/2024
1	2	4/24/2024	Elizabeth York	Delegated	
1	3	5/1/2024	Ryan Pennington	Approve	4/30/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/23/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Common Council (5/21/24)

1	COMMON COUNCIL	05/07/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL of 5/21/24. The motion passed by voice vote/other.

Text of Legislative File 83085

Fiscal Note

Fiscal note pending

Title

Repealing and Replacing Sections 15.02 and 15.03 of the Madison General Ordinances to update Ward Boundaries and Alder Districts following state legislative redistricting decision.

Body

DRAFTER'S ANALYSIS: This ordinance repeals and replaces Sections 15.02 and 15.03 of the Madison General Ordinances to update Ward Boundaries and Alder Districts following state legislative redistricting decision.

****

Please see **Legistar File No. 83085 Body** in Attachments.

City of Madison Alder Districts and Wards

Updated: May 7, 2024 for May 21, 2024 Council Action

Alder District

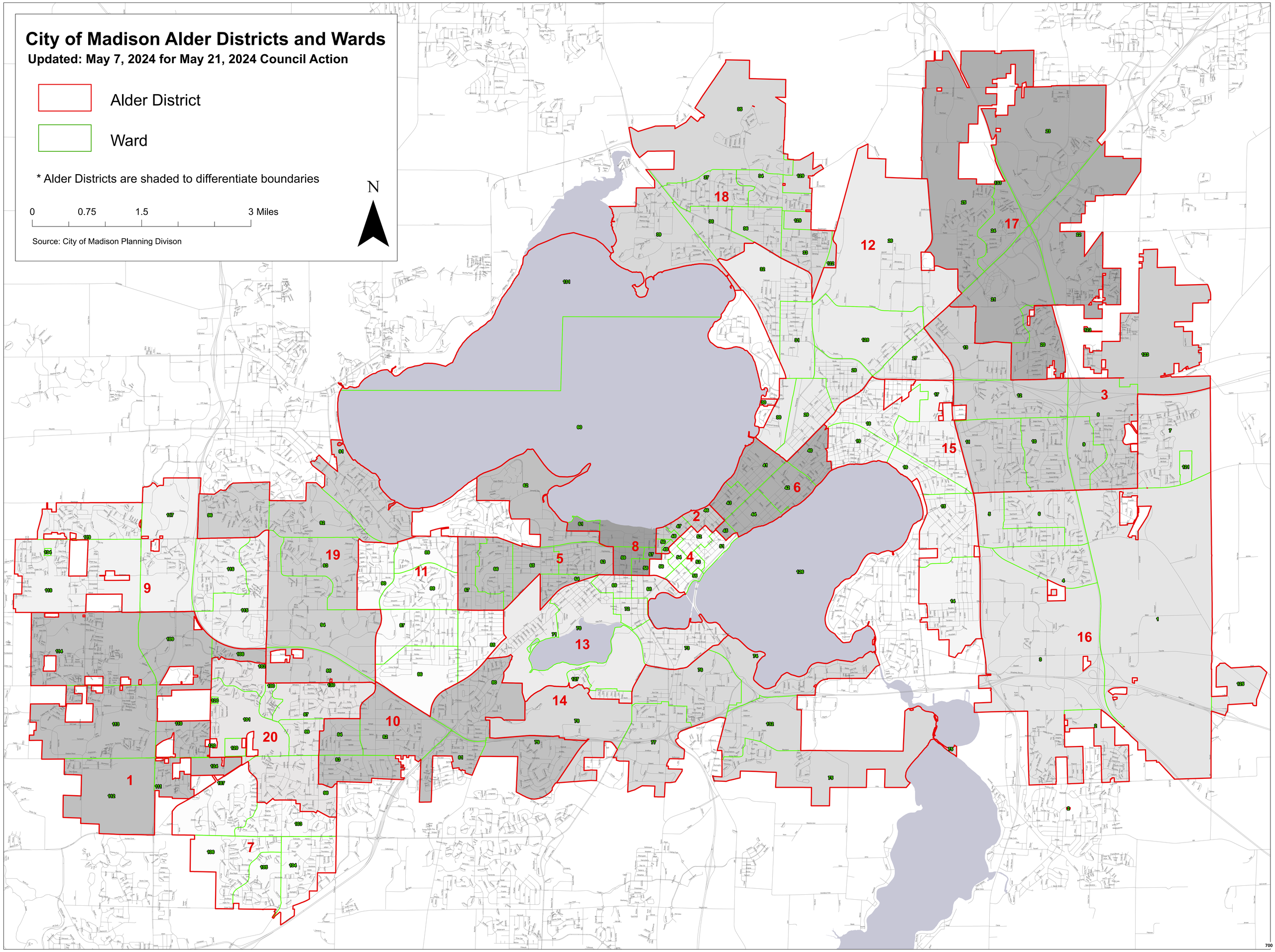
Ward

* Alder Districts are shaded to differentiate boundaries

0 0.75 1.5 3 Miles

N

Source: City of Madison Planning Divison



Legistar File No. 83085 Body

DRAFTER'S ANALYSIS: This ordinance repeals and replaces Sections 15.02 and 15.03 of the Madison General Ordinances to update Ward Boundaries and Alder Districts following state legislative redistricting decision.

****

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

1. Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is repealed and recreated to read as follows:

"**15.02 WARDS AND WARD BOUNDARIES.**

For the purpose of local elections beginning May 21, 2024, wards and ward boundaries are established as follows and as shown on a map entitled "City of Madison Alder Districts and Wards, Effective May 21, 2024," on file in the Office of the City Clerk. Polling places are initially established as follows but may be modified for each election by resolution.

(1) Ward 1. Beginning at the point of intersection of the North line of the SW ¼ of Section 11, T7N, R10E, Dane County, Wisconsin, also being the centerline of Cottage Grove Road, and the approximate centerline/ reference line of Interstate Highway 39/90; thence Southerly and Southeasterly along said centerline/ reference line of Interstate Highway 39/90, a distance of 10,735 feet, more or less, to the North line of the SW ¼ of Section 23, T7N, R10E, Dane County, Wisconsin; thence continuing Southerly along the Auxiliary Reference Line established by Wisconsin State Highway Commission Plat of Right of Way Required, Project I-90-3(29)140 a distance of 7150 feet, more or less, to the South line of the NE ¼ of the SE ¼ of Section 26, T7N, R10E, Dane County, Wisconsin, also being the westerly prolongation of the south line of Lot 10, Assessor's Plat Number 10, Town of Blooming Grove; thence Westerly along said South line and westerly prolongation a distance of 250 feet, more or less, to the southwesterly right-of-way of Interstate Highway 39/90 ; thence S 48°27'53" E, along the said southwesterly right-of-way line, 698.74 feet; thence S 41°48'37" E, along said southwesterly right-of-way line, 302.04 feet; thence S 48°27'53" E, along said southwesterly right-of-way line, 651.89 feet, to the West line of said Section 25; thence Southerly along the West line of Section 25 a distance of 164 feet, more or less, to the Southwest Corner of said Section 25, also being the Northwest Corner of Section 36, T7N, R10E, Dane County, Wisconsin; thence Southerly along the West line of said Section 36 a distance of 396 feet, more or less; thence Easterly on a line that is parallel to and 396 feet South of the North line of said Section 36, 560 feet, more or less, to the East line of Storck Road; thence South along the East line of Storck Road, 810 feet, more or less, to a point that is 119.95 feet North of the South line of the NW ¼ of the NW ¼ of said Section 36; thence Easterly along a line that is parallel to and 119.95 feet North of the South line of the NW ¼ of the NW ¼ of said Section 36, 770 feet, more or less, to the West line of the NE ¼ of the NW ¼ of said Section 36; thence Southerly along said West line, 120 feet, more or less, to the South line of the NE ¼ of the said NW ¼; thence Easterly along said South line, 200 feet, more or less, to the southwesterly right-of-way line of Interstate Highway 39/90 as designated on Transportation Project Plat 1007-10-25-4.04; thence S 40°34'48" E, along the said southwesterly right-of-way line, 436.40 feet; thence S 12°08'25" E, along the said southwesterly right-of-way line, 144.47 feet; thence S 44°15'35" E, along the said southwesterly right-of-way line, 72.69 feet; thence S 70°46'49" E, along the said southwesterly right-of-way line, 81.68 feet; thence S 57°32'21" E, along the said southwesterly right-of-way line, 200.24 feet; thence S 50°15'11" E, along the said southwesterly right-of-way line, 466.87 feet; thence S 41°34'53" E, along the said southwesterly right-of-way line, 316.69 feet; thence S 28°39'14" E, 53.59 feet, to the South line of the NE ¼ of Section 36, T7N, R10E; thence N 87°55'20" E, along the said south line, 2517.77 feet, to the East Quarter Corner of said Section 36; thence N 00°14'48 E, along the East line of the said NE ¼, 2635.38 feet, to the Northeast Corner of said Section 36; thence Northerly on the East line of the SE ¼ of said Section 25, 2638.36 feet, to the East Quarter Corner of said Section 25; thence Northerly on the East line of the NE ¼ of said Section 25, 2638.92 feet, to the Northeast Corner of said Section 25; thence Northerly, along the East line of Section 24, , T7N, R10E, Dane County, Wisconsin, 2640.28 feet, to the East Quarter Corner thereof; thence Northerly, along the East line

of said Section, 2647.10 feet, to the Northeast Corner thereof; thence Northerly, along the East line of Section 13, , T7N, R10E, Dane County, Wisconsin, 2646.20 feet, to the East Quarter Corner thereof; thence Northerly, along the East line of said Section, 2641.65 feet, to the Northeast Corner thereof; thence Northerly, along the East line of Section 12, , T7N, R10E, Dane County, Wisconsin, 2641.18 feet, to the East Quarter Corner thereof; thence Northerly, along the East line of said Section 12 to the centerline of Cottage Grove Road; thence Southwesterly and Westerly along the centerline of Cottage Grove Road a distance of 9978 feet, more or less, to the Point of Beginning.

Excepting therefrom the five (5) remaining Town of Blooming Grove islands more particularly described as follows:

Lots 1 and 2, Certified Survey Map 8066 and Lot 3, Blooming Grove Assessor's Plat No. 10, being located in part of the NE ¼ of Section 26, T7N, R10E, Dane County, Wisconsin.

Together with:

A 35-foot strip of land adjacent to the above, being the north half of the right-of-way of Millpond Road, bounded on the west by the southeasterly extension of the southwesterly line of Lot 1, CSM 8066 and bounded on the east by the southerly extension of a line that is parallel to and 55 feet west of, as measured by right angles to, the east line of Lot 3, Blooming Grove Assessor's Plat No. 10.

And

Lot 13, Blooming Grove Assessor's Plat No. 10, located in part of the NE ¼ of said Section 26,.

And

Part of the NE ¼ of the NE ¼ of said Section 26, , more particularly described as follows: Commencing at the North Quarter Corner of said Section 26, thence N 87°31'20" E, along the North line of said Section 26, 1332.21 feet, to the westerly line of McAllen 120 Business Park; thence continuing N 87°31'20" E, along the said westerly plat line, 1266.12 feet; thence S 00°25'00" W, along the said westerly plat line, 482.21 feet, to the Point of Beginning; thence N 89°58' W, 345.63 feet, more or less; thence S 00°02' W, 352.00 feet; thence S 72°24'E, 158.00 feet; thence N 00°02' E, 199.63 feet; thence S 89°58'E, 195 feet, more or less, to the westerly line of McAllen 120 Business Park; thence S 89°35'00" E, along the said westerly plat line, 5.00 feet; thence N 00°25'00" E, along the said westerly Plat line, 200.00 feet; thence N 89°35'00" W, along the said westerly Plat line, 5.00 feet, to the Point of Beginning.

And

Part of Rambling Acres, located in the E ½ of the SE ¼, Section 11, T7N, R10E, Dane County, Wisconsin, more particularly described as follows: Beginning at the SE corner of the SW ¼ of the SE ¼ of said Section 11, also being the SW corner of Rambling Acres; thence Northerly, along the west line of Rambling Acres, 2436.40 feet, to the Northwest corner of Lot 82, Rambling Acres; thence N87°14'36"E, along the North line of said Lot 82, 99.28 feet to the Southwest corner of Lot 81, Rambling Acres; thence S71°37'51"E along the South line of said Lot 81 and its southeasterly extension, 170.89 feet to the centerline of Severson Drive; thence along said centerline, Southwesterly along the arc of a curve to the right having a radius of 183.00 feet and a long chord bearing and distance of S15°39'32"W, 79.89 feet to a point of tangency; thence continuing along said centerline, S28°16'00"W, 53.11 feet to a point of curvature; thence continuing along said centerline, Southwesterly along the arc of a curve to the left having a radius of 183.00 feet and long chord bearing and distance of S13°55'00"W, 90.71 feet to a point of tangency; thence continuing along said centerline, S00°26'00E, 124.30 feet to the intersection with the centerline of Palace Road; thence N89°34'00"E along said centerline, 599.00 feet to a point of curvature; thence continuing along said centerline, Southeasterly along the arc of a curve to the right having a radius of 117.00 feet and a long chord bearing and distance of S78°54'06"E, 46.78 feet to the Southwesterly extension of an Easterly line of Lot 1, Certified Survey Map 353; thence N22°37'47"E along said extension and Easterly line of Lot 1, 113.04 feet to a corner on the North line of Rambling Acres; thence N89°21'47"E, along said North line, 379.83 feet, to the NE corner of Lot 76, Rambling Acres; thence Southerly and Southwesterly, along the westerly right-of-way of Sprecher Road, as platted in Rambling Acres, to the South line of Rambling Acres, also being the southeast corner of Lot 1, Rambling Acres; thence Westerly, along said south line, 406.33

feet; thence Southerly, along said south line, 100.00 feet; thence Westerly, along said south line, 554.32 feet, to the Point of Beginning.

And

Part of the SW ¼ of the SW ¼ of Section 12, part of the NW ¼ of the NW ¼ of Section 13, part of the NE ¼ of the NE ¼ of Section 14; as well as, Lots 1-2, CSM 1807, Lots 1-4, CSM 8525, Lots 1-2, CSM 11282, part of Weather Oak Hills, all in T 7 N, R 10 E, , Dane County, Wisconsin, more particularly described as follows: Beginning at the northwest corner of CSM 11086, thence westerly, along the North line of the SW ¼ of the SW ¼ of said Section 12, 965 feet, more or less, to the existing easterly right-of-way line of Sprecher Road (2016); thence Southerly, along said existing easterly right-of-way, 132 feet, more or less, to the NW corner of Dane County CSM 1807; thence Easterly, along the said easterly right-of-way as defined and dedicated on said CSM 1807, 47 feet, to the NW corner of Lot 1, said CSM 1807; thence Southerly, along the said easterly right-of-way as defined and dedicated on said CSM 1807, 325.46 feet, to the SW corner of Lot 2, said CSM 1807; thence Northwesterly, along the said easterly right-of-way as defined and dedicated on said CSM 1807, 47.19 feet, to the southwest corner of said CSM 1807; thence Southerly, along the existing easterly right-of-way of Sprecher Road, 263 feet, more or less, to the northerly line of Lot 1, CSM 8525; thence Northwesterly, along the said easterly right-of-way , 19.32 feet, to the northerly corner of Lot 1, said CSM 8525; thence Southwesterly, along the said Easterly right-of-way , being an arc of a curve to the right, having a radius of 613.70 feet, and a long chord of 66.41 feet; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 618.16 feet, to the most Westerly corner of Lot 4, said CSM 8525; thence Westerly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 7.99 feet, to the most Westerly corner of said CSM 8525; thence Southwesterly, along the existing Easterly right-of-way, 127 feet, more or less, to the northerly line of CSM 11282; thence Southeasterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 7 feet, more or less, to the Northerly corner of Lot 1, said CSM 11282; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 110.00 feet; thence continuing Southwesterly, along the Easterly right-of-way as defined and dedicated on the plat of Weather Oak Hills, 698.25 feet, to the corner radius between Sprecher Road and E Buckeye Road (CTH AB); thence Southeasterly, along the said corner radius as defined and dedicated on said Weather Oak Hills, being an arc of a curve to the left and having a radius of 15.0 feet, to a point of tangency on the northerly right-of-way of E Buckeye Road; thence S56°37,00'E" along said northerly right-of-way as defined and dedicated on said Weather Oak Hills, 146.41 feet, ; thence N22°5700'E",,a, 36.94 feet; thence S73°09'00"E , 133.17, feet; thence N16°08,00'E", 136.20 feet; thence S84°46,00'E" , 259.63, feet, to the Westerly right-of-way of Karmichael Court; thence S01°30,00'W" along said westerly right-of-way of Karmichael Court, 198.39, feet; thence Northeasterly, 60 feet, to the point of curve in the south line of Lot 18, Weather Oak Hills, also being a point on the northerly right-of-way of E Buckeye Road; thence Easterly, along said Northerly right-of-way and the southerly line of said Lot 18, 103.42 feet, to the Westerly line of CSM 11086, also being the SW corner of Lot 1, CSM 11086; thence Northerly and Northeasterly, along the westerly line of said CSM, to the Point of Beginning. Polling place at Westminster Senior Apartments, 6160 Dell Drive.

(2) Ward 2. Commencing at the West ¼ corner of Section 26, T7N, R10E; thence N88°08'00"E, 33.01 feet to a point on the East right-of-way line of Marsh Road, also being the Point of Beginning; thence S00°33'22"E along a line 33 feet east of and parallel to the West line of the SW ¼ of said Section 26 a distance of 705.05 feet, more or less, to the Northwest corner of Lot 1, Certified Survey Map 4003; thence N89°26'56"E, 197.00 feet to the Northeast corner of said Lot 1; thence South 00°57'18" East, 400.00 feet to the Southeast corner of Lot 3, said Certified Survey Map 4003; thence South 89°03'00" West, 197.00 feet on the South line of said Lot 3 to the Southwest corner of said Lot 3 and a point on the East right-of-way line of Marsh Road; thence Southerly 460.00 feet, more or less, on said East right-of-way line parallel to the West line of said Southwest ¼ to a point on the North line of Certified Survey Map 4252; thence North 88°02'30" East, 337.11 feet on said North line to the Northeast corner of said Certified Survey Map 4252; thence North 00°52'46" East, 245.00 feet; thence North 87°55'53" East, 1,765.09 feet; thence South 00°42'05" East, 1,330.47 feet to a point on the South line of said Southwest ¼, 2,131.00 feet East of the Southwest corner of said Southwest ¼; thence Easterly on said South line, 510 feet, more or less, to the South ¼ corner of Section 26; thence South 01°29'26" East,

along the North-South ¼ line of Section 35, 2654.55 feet to the Center of said Section 35; thence North 87°18'38" East, along the East-West ¼ line of said Section 35, 619.29 feet; thence North 00°49'53" East, 233.68 feet; thence North 87°46'50" East, 110.11 feet; thence North 03°32'48" East, 84.97 feet; thence South 88°56'22" East, 165.26 feet; thence South 02°30'12" East, 306.00 feet to a point on the East-West ¼ line of said Section 35; thence North 87°18'38" East, along said East-West ¼ line, 1074.90 feet to the East line of the West ½ of the Southeast ¼ of the Northeast ¼; thence North 01°24'52" West, along said East line, and the East line of the West ½ of the Northeast ¼ of the Northeast ¼, 2650.62 feet to the North line of the Northeast ¼ of said Section 35; thence South 87°25'32" West, along said North line, 997.41 feet to the East line of the West ½ of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 26; thence North 00°11'47" West, along said East line, 1331.03 feet to the North line of the Southwest ¼ of the Southeast ¼ of said Section 26; thence South 87°28'50" West, along said North line, 998.47 feet to the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 26; thence North 00°14'36" West, along the North-South ¼ line of said Section 26, 1,300 feet, more or less, to the point of intersection with the West right-of-way line of Interstate Highway 90 as designated in Wisconsin State Highway Commission Project I-90-3(29)140; thence, deviating from the said corporate limits line, northwesterly along the West right-of-way line of Interstate Highway 90 to the E-W ¼ line of said Section 26 also being the northerly line of Tradesmen Commerce Park Plat; thence Westerly along said Plat line, 2605 feet, more or less, to the Point of Beginning.

And

Part of the West ½ of the Southwest ¼ of Section 35, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows: All of Lot 4, Block 1, Myron Dean's Addition, and a portion of Lot 2, Certified Survey Map No. 1398 described as follows: Beginning at the Northeast Corner of said Lot 4 of Myron Dean's Addition; thence Easterly 100 feet, more or less, on an extension of the North line of said Lot 4 to a point of intersection with the East line of said Lot 2, Certified Survey Map No. 1398; thence Southerly 105 feet, more or less, along the East line of said Lot 2, Certified Survey Map No. 1398; thence Westerly along an extension of the South line of Lot 4, Myron Dean's Addition, 100 feet more or less, to the Southeast corner of said Lot 4; thence Northerly, along the East line of said Lot 4, 105 feet, more or less to the point of beginning. Polling place at Fire Station #14, 3201 Dairy Drive.

(3) Ward 3. Beginning at the point of intersection of the centerline of South Stoughton Road (US Highway 51) and the centerline of East Broadway (also known as old US Highways 12 and 18), thence Easterly along the centerline of East Broadway, 350 feet, more or less, to the West line of the SW ¼ of Section 22, T7N, R10E, Dane County, Wisconsin; thence Southerly along the said West line of said Section 22, 65 feet, more or less, to the South line of Section 21, T7N, R10E, Dane County, Wisconsin; thence Westerly along said South line of Section 21, 884.2 feet to the west line of Outlot 73 of Assessor's Plat No. 2, Town of Blooming Grove; thence Southerly along said West line, 880 feet, more or less, to the south line of said Outlot 73; thence Easterly along said South line, 880 feet, more or less, to the East line of Section 28, T7N, R10E, Dane County, Wisconsin; thence Southerly along said East line, to the north line of Outlot 71 of said Assessor's Plat No. 2; thence Westerly along said north line, to the west line of said Outlot 71; thence Southeasterly along said west line, to the East line of said Section 28; thence South on the said East line, 800 feet, more or less, to the South line of the North ½ of the SE ¼ of the NE ¼ of said Section 28; thence West along the said South line, 1240 feet, more or less, to the West line of the SE ¼ of the NE ¼ of said Section 28; thence Southerly along said West line, to the South line of the NE ¼ of said Section 28; thence Easterly along said South line, to the East Quarter Corner of Section 28; thence Easterly along the South line of the NW ¼ of Section 27, T7N, R10E, Dane County, Wisconsin, 2610 feet, more or less, to the West line of the East ½ of said Section 27; thence Southerly along the said West line, and the West line of the East ½ of Section 34, T7N, R10E, Dane County, Wisconsin, 5360 feet, more or less, to the Center of Section of said Section 34; thence Easterly along the South line of the NE ¼ of said Section 34, also being the centerline of Siggelkow Road, 1955.54 feet, more or less; thence Northerly, 178 feet, more or less, to the southwest corner of Outlot 1, Calico Valley Plat; thence N87°40'52"E, along the south line of said Outlot 1, 19.5 feet, more or less, to the true West line of the East ½ of the SE ¼ of the NE ¼ of said Section 34; thence Northerly, along the said true West line of the East ½ of the SE ¼ of the NE ¼ of said Section 34, 1773.44 feet, more or less, to the northwest corner of Lot 1, CSM 5466; thence N88°09'26"E, along the North line of said Lot 1, CSM 5466, 818.70 feet, to the centerline

of Marsh Road; thence Southerly and following along said centerline, 1940 feet, more or less, to the South line of the NW ¼ of said Section 35; thence Easterly along the South line of the NW ¼ of said Section 35, 1150 feet, more or less, to the East line of the West ½ of the SW ¼ of said Section 35; thence Northerly on the said East line of said West ½, 2660 feet, more or less, to the North line of said Section 35; thence Westerly along said North line of said Section 35, 1320 feet, more or less, to the Southwest Corner of Section 26, T7N, R10E; thence Northerly along the West line of the SW ¼ of said Section 26, 2650 feet, more or less, to the West Quarter Corner of said Section 26; thence Easterly 2638 feet, more or less, along the South line of the NW ¼ of said Section 26 to the southwesterly right-of-way line of Interstate Highway 39/90; thence Southeasterly, more or less, along said southwesterly right-of-way of Interstate Highway 39/90, 1980 feet, to the North line of the SE ¼ of the SE ¼ of Section 26, also being the westerly prolongation of Lot 10, Assessor's Plat No. 10, Town of Blooming Grove; thence Easterly along said North line and westerly prolongation, 250 feet, more or less, to the Auxiliary Reference Line established by Wisconsin State Highway Commission Plat of Right of Way Required, Project I-90-3(29)140; thence Northwesterly and Northerly along said auxiliary reference line a distance of 7150 feet, more or less, to the North line of the SW ¼ of Section 23, T7N, R10E, Dane County, Wisconsin; thence continuing Northerly and Northwesterly along the centerline/ reference line of Interstate Highway 39/90. 3900 feet, more or less, to the centerline of the former Chicago and Northwestern Railroad, now owned by the Wisconsin Department of Transportation and leased to the Wisconsin and Southern Railroad; thence Westerly along said centerline, 2390 feet, more or less, to the Northerly prolongation of the Westerly line of Outlot 10, Second Addition to World Dairy Center; thence Southerly along the northerly prolongation of said outlot, 73 feet, more or less, to the southerly right-of-way of said railroad right of way; thence Northwesterly along said southerly right-of-way, 1430 feet, more or less, to the centerline of Vondron Road; thence Northerly along the centerline of Vondron Road to the centerline of said railroad right-of-way; thence Northwesterly along said railroad centerline, 4670 feet, more or less, to the centerline of East Buckeye Road; thence Westerly along the centerline of East Buckeye Road, 955 feet, to the centerline of South Stoughton Road; thence Southerly along the centerline of South Stoughton Road, 9300 feet, more or less, to the Point of Beginning.

And

Lot 1, Certified Survey Map 13707, located in the SE ¼ of the SE 1/4, Section 15, T7N, R10E, Dane County, Wisconsin.

Excepting therefrom the following two (2) Town of Blooming Grove islands more particularly described as follows:

Beginning at the Southeast Corner of Section 15, T7N, R10E, Dane County, Wisconsin; thence N00º36’14”W along the west line of Outlot 10, Second Addition to World Dairy Center, 881.21 feet to the southerly right-of-way line of the former Chicago and Northwestern Railroad, now owned by the Wisconsin Department of Transportation and leased to the Wisconsin and Southern Railroad; thence Northwesterly along said southerly right-of-way line, 1393 feet, more or less, to the easterly right-of-way line of Vondron Road; thence Southerly along said easterly right-of-way, 875 feet, more or less; thence N89º14’02”E, 314.08 feet; thence N00º33’58”W, 393.5 feet; thence N88º42’28”E, 387.76 feet; thence S01º18’20”E, 420.00 feet; thence S88º49’16”W, 676.61 feet, to the easterly right-of-way of Vondron Road; thence Southerly 400 feet, more or less, to the South line of said Section 15; thence Easterly along said South line, 1290 feet, more or less, to said Southeast Corner or Section 15 and the Point of Beginning.

And

Lot 1, Lot 4, and the 50-foot Greenway Dedicated to the Public, Certified Survey Map 1495, being located in part of the SE ¼ of the SW ¼ Section 23, T7N, R10E, Dane County, Wisconsin, except that part that lies north of a line that is parallel to and 110 feet South of, as measured at right angles to the North line of the said SE ¼ of the SW ¼ of said Section 23.

Polling place at Fire Station #14, 3201 Dairy Drive.

(4) Ward 4. Beginning at the point of intersection of the centerline of Vondron Road and the centerline of the right-of-way of the Union Pacific Railroad; thence Southeasterly and Easterly along the centerline of said right-of-way to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 39/90 to the centerline of East Buckeye Road; thence Westerly along the centerline of East Buckeye Road to the centerline of Paso

Roble Way; thence Southerly along the centerline of Paso Roble Way to the centerline of Camilla Road; thence Westerly and Northerly along the centerline of Camilla Road to the centerline of Ellen Avenue; thence Southwesterly, Southerly and Westerly along the centerline of Ellen Avenue to the centerline of Vondron Road; thence Southerly along the centerline of Vondron Road to the point of beginning.

And

Beginning at the point of intersection of the centerline of East Buckeye Road and the centerline of the right-of-way of the Union Pacific Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Vondron Road; thence Northerly along the centerline of Vondron Road to the centerline of Ellen Avenue; thence Easterly, northerly and Northeasterly along the centerline of Ellen Avenue to the centerline of La Sierra Way; thence Southerly and Easterly along the centerline of La Sierra Way to the centerline of Paso Roble Way; thence Northerly along the centerline of Paso Roble Way to the centerline of East Buckeye Road; thence Westerly along the centerline of East Buckeye Road to the point of beginning. Polling place at City Church, 4909 East Buckeye Road.

(5) Ward 5. Beginning at the point of intersection of the centerline of Cottage Grove Road and the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the centerline of East Buckeye Road; thence Easterly along the centerline of East Buckeye Road to the centerline of Droster Road; thence Northerly along the centerline of Droster Road to the centerline of Starker Avenue; thence Westerly along the centerline of Starker Avenue to the centerline of Acewood Boulevard; thence Northerly along the centerline of Acewood Boulevard to the centerline of Cottage Grove Road; thence Westerly along the centerline of Cottage Grove Road to the point of beginning. Polling place at Elvehjem Elementary School, 5106 Academy Drive.

(6) Ward 6. Beginning at the point of intersection of the centerline of Cottage Grove Road and the centerline of Acewood Boulevard; thence Southerly along the centerline of Acewood Boulevard to the centerline of Starker Avenue; thence Easterly along the centerline of Starker Avenue to the centerline of Droster Road; thence Southerly along the centerline of Droster Road to the centerline of East Buckeye Road; thence Easterly along the centerline of East Buckeye Road to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the centerline of Cottage Grove Road; thence Westerly along the centerline of Cottage Grove Road to the point of beginning. Polling place at Elvehjem Elementary School, 5106 Academy Drive.

(7) Ward 7. Beginning at the point of intersection of the centerline of Cottage Grove Road and the East line of the NE ¼ of Section 12, Town 7 North, Range 10 East; thence Northerly along the said limits line to the centerline of Interstate Highway 94; thence Southwesterly and Westerly along the centerline of Interstate Highway 94 to the centerline of North Sprecher Road; thence Southerly along the centerlines of North Sprecher Road and South Sprecher Road to the centerline of Cottage Grove Road; thence Easterly and Northeasterly along the centerline of Cottage Grove Road to the Point of Beginning.

Excepting therefrom Ward 121.

Polling place at Door Creek Church, 6602 Dominion Drive.

(8) Ward 8. Beginning at the point of intersection of Wisconsin Interstate Highway I-94 reference line and the east line of Section 2, Town 7 North, Range 10 East; thence northerly, along the east line of said Section 2, to the intersection with the easterly extension of the North line of Lot 3, Dane County Certified Survey Map No 4493 (CSM 4493), said point lying 477.5 feet, more or less, south of the Northeast Corner of said Section 2; thence S 89º46'00" W, 546.86 feet along the said North line of lot 3; thence S 00º42'00" E, 185.24 feet along the East line of Lot 1 of said CSM 4493; thence S 88º59'47" W, 338.24 feet along the South line of said Lot 1; thence N 00º16'00"W, 655.43 feet along the West line of said Lot 1, CSM 4493 and its northerly extension to the intersection with the North line of the Northeast ¼ of said Section 2; thence Westerly, along the north line of the Northeast ¼ of said Section 2, 1733 feet, more or less, to the North quarter corner of said Section 2; thence Westerly, along the North line of the Northwest ¼ of said Section 2, 2410 feet, more or less, to the approximate location of the southbound lanes of Wisconsin Interstate Highway I-39/90; thence southerly along the southbound lanes of I-39/90, 2,820 feet more or less to the centerline of Milwaukee St; thence easterly along the centerline of Milwaukee

St to the centerline of Milky Way; thence southerly along the centerline of Milky Way, 2,150 feet more or less to the point of intersection with Aries way; thence easterly along the centerline of Aries Way, 775 feet more or less to the point of intersection with North Star Dr; thence southeasterly, southwesterly and southerly along the centerline of North Star Dr, 3,820 feet more or less to the point of intersection with the centerline of Cottage Grove Rd; thence easterly along the centerline of Cottage Grove Rd 3,450 feet more or less to the East ¼ corner Section 11, Town 7 North, Range 10 East, also being the intersection of the original (not relocated) S Sprecher Rd and Cottage Grove Rd; thence northerly along the east line of the Northeast ¼ , 2,656.41 feet to the Northeast corner of said Section 11; thence S 87°21'03" W, along the South line of the SE ¼, 488.65 feet; thence N 05°29'48" W, 546.15 feet to the Southerly right-of-way line of Rustic Drive as presently located (1997); thence Easterly along Southerly right-of-way line along the arc of a curve to the right having a radius of 1462 feet and long chord bearing and distance of N 84°03'42" E, 278.56 feet to the point of tangency; thence continuing along said Southerly right-of-way line, N 89°31'42" E, 226.29 feet to the West right-of-way line of Sprecher Road; thence North 00°27'33" West, 33.00 feet along said West right-of-way line; thence S 89°31'42" W along the centerline of Rustic Drive, 226.30 feet to a point of curvature; thence continuing along said centerline, Westerly along the arc of a curve to the left having a radius of 1495 feet and a long chord bearing and distance of S 82°35'42" W, 360.94 feet to the point of tangency; thence continuing along said centerline, S 75°39'42" W, 130.00 feet to a point of curvature; thence continuing along said centerline, Northwesterly along the arc of a curve to the right having a radius of 267.00 feet and a long chord bearing and distance of N 39°44'43" W, 482.35 feet to the point of tangency; thence continuing along said centerline, N 24°50'00" E, 144.00 feet to a point of curvature; thence continuing along said centerline, Northerly along an arc of a curve to the left having a radius of 922.00 feet and a long chord bearing and distance of N 07°34'40" E, 547.00 feet to the point of tangency; thence continuing along said centerline, N 09°40'40" W, 100.00 feet to a point of curvature; thence continuing along said centerline, Northerly along the arc of a curve to the right having a radius of 2325.00 feet and a long chord bearing and distance of N 06°11'37" W, 282.82 feet to the westerly extension of the southerly line of lands as described in Warranty Deed recorded as Document Number 3891047, Dane County Registry; thence along the southerly boundary line of lands as described in said Warranty Deed and its westerly extension thereof for the next three (3) courses; 1) thence N 73°08'50" E, 247.65 feet to a point of curvature; 2) thence southeasterly 162.98 feet along the arc of a curve to the right, through a central angle of 62°15'13", a radius of 150.00 feet, and a chord bearing S 75°43'30" E, 155.08 feet; 3) thence S 44°35'50" E, 143.87 feet to a point on the westerly line of lands as described in Award of Compensation Document, as recorded in Document Number 3899102, Dane County Registry; thence South 39 degrees 01 minute 30 seconds East, along the westerly line of lands as described in said Award of Compensation Document, 177.28 feet to the northwest corner of lands as described in Warranty Deed recorded as Document Number 3917768, Dane County Registry; thence along the boundary line of lands as described in said Warranty Deed for the next six (6) courses; 1) thence S 31°04'33" E, 230.34 feet; 2) thence S 38°53'13" E, 271.19 feet; 3) thence N 89°32'17" E, 38.61 feet more or less, to the westerly right-of-way line of Sprecher Road; 4) thence N 00°28'17" W, along said westerly right-of-way line 112.26 feet more or less; 4) thence N 38°53'13" W, 200.40 feet more or less; 5) thence N 31°04'33" W, 165.85 feet more or less, to the northeast corner of lands as described in aforementioned Warranty Deed, said point also being the southeast corner of lands as described in aforementioned Award of Compensation Document; thence along the easterly boundary line of lands as described in said Award of Compensation Document for the next four (4) courses; 1) thence continuing N 31°04'33" W, 64.61 feet; 2) thence N 39°01'30" W, 188.99 feet; 3) thence N 44°35'50" W, 106.18 feet; 4) thence N 00°27'43" W, 178.62 feet more or less, to the northeast corner of lands as described in aforementioned Award of Compensation Document, said point also being the southeast corner of aforementioned "Parcel A", said point also being the southeast corner of lands described in Warranty Deed recorded as Document Number 3834683, Dane County Registry; thence N 87º 43’18”E, 466.88 feet along the South line of lands described in Warranty Deed recorded as Document No. 4027395, Dane County Register of Deeds; thence N 00º04’34” W, 466.92 feet along the East line of the Southeast ¼ of Section 2, T7N, R10E to the East ¼ Corner of said Section 2; thence N 00°21'32" W, along the East line of the NE ¼, 1,465 feet more or less to the point of intersection with the reference line of Wisconsin Interstate Highway I-94and the point of beginning. Polling place at Steamfitters Local 601 Training Center, 6310 Town Center Drive.

(9) Ward 9. Beginning at the centerline intersections of Milwaukee St and Milky Way; thence southerly along the centerline of Milky Way, 2,150 feet more or less to the point of intersection with Aries way; thence easterly along the centerline of Aries Way, 775 feet more or less to the point of intersection with North Star Dr; thence southeasterly, southwesterly and southerly along the centerline of North Star Dr, 3,820 feet more or less to the point of intersection with the centerline of Cottage Grove Rd; thence westerly along the centerline of Cottage Grove Rd, 1,075 feet more or less to the point of intersection of the reference line of Wisconsin Interstate Highway I-39/90; thence northerly within existing I-39/90 right-of-way, 5,350 feet more or less to the point of intersection with the centerline of Milwaukee St; thence easterly along the centerline of Milwaukee St to the centerline of Milky Way and the point of beginning. Polling place at Oak Park Place, 718 Jupiter Drive.

(10) Ward 10. Beginning at the point of intersection of the centerline of Interstate Highway 90 and the centerline of Milwaukee Street; thence Westerly along the centerline of Milwaukee Street to the centerline of Meadowlark Drive; thence Southerly along the centerline of Meadowlark Drive to the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the point of beginning. Polling place at Messiah Lutheran Church, 5202 Cottage Grove Road.

(11) Ward 11. Beginning at the point of intersection of the centerline of South Stoughton Road (U.S. Highway 51) and the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of Meadowlark Drive; thence Northerly along the centerline of Meadowlark Drive to the centerline of Milwaukee Street; thence Westerly along the centerline of Milwaukee Street to the centerline of South Stoughton Road; thence Southeasterly along the centerline of South Stoughton Road to the point of beginning. Polling place at New Beginnings Church, 602 Acewood Boulevard.

(12) Ward 12. Beginning at the point of intersection of the centerline of Interstate Highway 90 and the North line of Section 2, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin (also the centerline of Commercial Avenue); thence Westerly along the North line of said Section 2 and the North line of Section 3, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, to the centerline of North Thompson Drive; thence Southerly along the centerline of North Thompson Drive to the centerline of Swanton Road; thence Westerly and Southerly along the centerline of Swanton Road to the centerline of Milwaukee Street; thence Easterly along the centerline of Milwaukee Street to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the point of beginning.

And

Beginning at the point of intersection of the centerline of North Thompson Drive and the North line of Section 3, Town 7 North, Range 10 East, Town of Blooming Drove, Dane County, Wisconsin (also the centerline of Commercial Avenue); thence Westerly along said North line and the North line of Section 4, Town 7 North, Range 10 East, Town of Blooming Grove to the centerline of North Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of North Stoughton Road to the centerline of Milwaukee Street; thence Easterly along the centerline of Milwaukee Street to the centerline of Swanton Road; thence Northerly and Easterly along the centerline of Swanton Road to the centerline of North Thompson Drive; thence Northerly along the centerline of North Thompson Drive to the point of beginning, excepting therefrom those portions of territories now in the Town of Blooming Grove. Polling place at Kennedy Elementary School, 221 Meadowlark Drive.

(13) Ward 13. Beginning at the point of intersection of N Stoughton Rd (USH 51) and Commercial Ave (STH 30) centerlines; thence easterly along the centerline of Commercial Ave (USH 30), 4,100 feet more or less to the point of intersection with the southerly prolongation of the west line of Lots 28-40 (inclusive), Prentice Prairie plat; thence northerly along said prolongation and west line of said Lots 28-40 (inclusive) to the northwest corner of said Lot 28, also being a point on the west line of Outlot 1 and east line of Outlot 3, Prentice Prairie; thence northerly along said west line of Outlot 1, east line of Outlot 3 and east line of Outlot 2, Prentice Prairie, 174.27 feet to the northeast corner of Outlot 2; thence westerly along the west line of Outlot 1, also being the north line of Outlot 2, 9.76 feet to the northwest corner of said Outlot 2; thence northerly along the west

line of Outlot 1, 301.28 feet to the northwest corner of said Outlot 1, also being the southwest corner of Outlot 6, Ridgewood plat; thence northerly along said west line of Outlot 6 and the west line of Lot 149, Ridgewood plat, 989.07 feet to the south right-of-way line of Sycamore Ave; thence continuing along the west line of Ridgewood plat, 40.03 feet to the centerline of Sycamore Rd; thence westerly along the centerline of Sycamore Ave, 2,650 feet more or less to the point of intersection with the centerline of former RR, now WIDOT owned currently used by Wisconsin & Southern Railroad (WSOR); thence northwesterly, perpendicular to said WSOR centerline, 50 feet more or less to the point of intersection of the north right-of-way line of Sycamore Ave and the northwesterly right-of-way line of WSOR, also being point on the south line of Lot 1, CSM 3652; thence N 53°25'00" E, along south line of said Lot 1, 34.96 feet to the southwest corner of Lot 1, CSM 3652; thence N 00°32'29" E, along the east line of Lot 1 and west line of Lot 2, 1,466.74 feet to the north line of CSM 3652; thence N 62°06'00" E, along said north line, 39.80 feet to the northeast corner of CSM 3652, also being a point on the west line of Outlot 3, East Prairie Commons plat; thence N 00°32'29" E, along the west line of Outlot 3, East Prairie Commons plat to the northwest corner of said Outlot 3, also being the southwest corner of Lot 4, CSM 10798 (CSM 10798 replatted portions of East Prairie Commons plat; thence continue N 00°32'29" E, 272.25 feet to the point of intersection with the north line of the NE ¼ of Section 33, T8N, R10E; thence continue N 00°32'29" E, along northerly prolongation of west line of CSM 10798, 30 feet more or less to the point of intersection with the centerline of Lien Rd; thence westerly along the centerline of Lien Rd to the point of intersection with the centerline of Thierer Rd; thence continue westerly along the centerline of Lien Rd, 1,890 feet more or less to the centerline of E Washington Ave; thence southwesterly along the centerline of E Washington Ave (USH 151), 2,400 feet more or less to the centerline of N Stoughton Rd (USH 51); thence southeasterly and southerly along said centerline, 4,500 feet more or less to the centerline of Commercial Ave (STH 30) and point of beginning. Polling place at Hy-Vee, 3801 East Washington Avenue.

(14) Ward 14. Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of East Dean Avenue; thence Easterly and Northerly along the centerline of East Dean Avenue to the centerline of Allis Avenue; thence Easterly along the centerline of Allis Avenue and the Easterly prolongation of the centerline of Allis Avenue to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the Easterly prolongation of the northerly lot line of Onderdonk Oaks Estates Lot 23, thence Westerly, Southwesterly, Northerly, Westerly, Northerly, Westerly, Northerly, Westerly, Northerly, Easterly, Northerly, Easterly, and Northerly along the border with the City of Monona to the centerline of Pflaum Road; thence Westerly to the centerline of Monona Drive; thence Northerly along the centerline of Monona Drive to the point of beginning. Polling place at La Follette High School, 700 Pflaum Road.

(15) Ward 15. Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of Buckeye Road; thence Southeasterly and Easterly along the centerline of Buckeye Road to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the point of intersection with the Easterly prolongation of the centerline of Allis Avenue; thence Westerly along said Easterly prolongation and the centerline of Allis Avenue to the centerline of East Dean Avenue; thence Southwesterly and Westerly along the centerline of East Dean Avenue to the centerline of Monona Drive, also the limits line of the City of Madison and the City of Monona; thence Northerly along the centerline of Monona Drive and said limits line to the point of beginning, excepting therefrom a portion of territory now in the Town of Blooming Grove.

And

Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the centerline of Buckeye Road; thence Westerly and Northwesterly along the centerline of Buckeye Road to the centerline of Monona Drive, also the limits line of the City of Madison and the City of Monona; thence Northerly along the centerline of Monona Drive and said

limits line to the point of beginning. Polling place at Lake Edge United Church of Christ, 4200 Buckeye Road.

(16) Ward 16. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Atwood Avenue and the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of the right-of-way of the Wisconsin and Southern Railroad; thence Northwesterly along the centerline of said right-of-way to the centerline of Starkweather Creek, thence Southwesterly along the centerline of Starkweather Creek to the shoreline of Lake Monona; thence Southeasterly along the shoreline of Lake Monona to the limits line of the City of Madison and the City of Monona; thence Easterly along said limits line to the centerline of Atwood Avenue; thence Southerly along the centerline of Atwood Avenue (also the limits line of the City of Madison and the City of Monona) to the point of beginning. Polling place at Pinney Library, 516 Cottage Grove Road.

(17) Ward 17. Beginning at the point of intersection of the centerline of the East Branch of Starkweather Creek and centerline of Milwaukee Street; thence Southerly along the centerline of said East Branch and the centerline of Starkweather Creek to centerline of the right-of-way of the Wisconsin and Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of South Stoughton Road (also U.S. Highway 51); thence Northerly along the centerline of South Stoughton Road; thence Northerly along the centerline of South Stoughton Road to the centerline of Wisconsin State Highway 30; thence Westerly along the centerline of Wisconsin State Highway 30 to the point of intersection with the Northerly prolongation of the West line of Stock Avenue as platted in the First Addition to Clyde A. Gallagher Park Subdivision, a recorded plat in Section 32, Town 8 North, Range 10 East, City of Madison, and Section 5, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, with the North line of said Section 5; thence South on the said Northerly prolongation of the West line of Stock Avenue to its point of intersection with the North line of Lot 527 of the First Addition to Clyde A. Gallagher Park Subdivision; thence West on the North line of Lot 527 to the West line of the East 1/2 of said Lot 527; thence South on the West line of the East 1/2 of Lots 527, 526 and 525 of the said plat to the South line of said Lot 525; thence West on the said South line to the Southwest corner of said Lot 525; thence Southerly along the West line of Lots 524 and 523 of the First Addition to Clyde A. Gallagher Park Subdivision and said West line extended to its point of intersection with the center line of Furey Avenue, as platted in the said First Addition to Clyde A. Gallagher Park Subdivision; thence West on the center line of Furey Avenue to its point of intersection with the center line of Jacobson Avenue as platted in the Clyde A. Gallagher Park Subdivision, a recorded plat in said Section 32 and said Section 5; thence South on the center line of Jacobson Avenue and said center line extended to its point of intersection with the Southeast right-of-way line of the Wisconsin Dept of Transportation Railroad; thence N 53º54'34" E along the said Southeast right-of-way to the intersection with the East line of the NE ¼ of Section 5, T7N, R10E said point also lying on the West line of said Section 4, T7N, R10E; thence S01°36'15"W along the East line of said Section 5, 554.82 feet; thence N87°59'08"E, 581.68 feet; thence S01°37'30"W, 599.76 feet; thence S87°59'08"W, 581.46 feet thence S01°36'15"W along the said East line of said Section 5 to the East Quarter Corner of said Section 5; thence Westerly and Northwesterly, 1620 feet, more or less, along the centerline of Milwaukee Street to the point of beginning. Excluding lands within the Town of Blooming Grove. Polling place at Whitehorse Middle School, 218 Schenk Street.

(18) Ward 18. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the North line of Section 5, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin (also the centerline of Commercial Avenue), and the Northerly prolongation of the East line of Rethke Avenue; thence Westerly along the North line of said Section 5 to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of South Fifth Street; thence Southeasterly along the centerline of South Fifth Street to the centerline of Winnebago Street; thence Southwesterly along the centerline of Winnebago Street to the centerline of La Follette Avenue; thence Northeasterly and Easterly along the centerline of La Follette Avenue to the centerline of Division Street; thence Northerly along the centerline of Division Street to the centerline of the right-of-way of the Union Pacific Railroad; thence Easterly and Southeasterly along the centerline of said right-of-way to the centerline of Starkweather Creek; thence Northerly

and Northeasterly along the centerline of Starkweather Creek to the East line of the Sauthoff Subdivision, City of Madison, Dane County, Wisconsin ; thence Northerly along the East line of the West 1/2 of the Northeast 1/4 of said Section 5 to the center line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Southwesterly along the center line of said Railroad right-of-way to its point of intersection with the Southerly prolongation of the East line of Rethke Avenue as platted as platted in the First Addition to Elisha L. Gallagher Plat and in the Clyde A. Gallagher's Plat, being recorded plats in said Section 5; thence Northerly along the said Southerly prolongation, the East line of said Rethke Avenue and its Northerly prolongation to the North line of said Section 5 and the point of beginning.

And

Being a part of the NW ¼-NW ¼ of Section 4, the NE ¼-NE ¼ of Section 5, and the SE ¼-NE ¼ of Section 5, all in Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:
Beginning at the East ¼ Corner of said Section 5, said corner also being on the centerline of Milwaukee Street as platted in said Section 5 (formerly known as CTH "T"), said corner also lying on the Reference Line for State of Wisconsin State Highway Commission of Wisconsin Plan and Profile of Proposed Milwaukee Street Starkweather Creek Bridge & Approaches, County Trunk Highway "T", Dane County, Project S 0632 (2), also known as Project B-300-04; thence along said centerline and said Reference Line; thence N89°42'21"W along the South line of the NE ¼ of said Section 5, 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', a central angle of 34°57'00", 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, a central angle of 06°39'00", 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 ½ of the NE ¼ of said Section 5, said line also being the West line of the East ½ of the NE ¼ of said Section 5 as depicted on said Project B-300-04 and as platted on Sauthoff Plat, as recorded in Volume 4 of Plats, on Page 9A, as Document Number 342008, Dane County Registry; thence N01°59'51"E along said line and the East line of said Sauthoff Plat, 332.34 feet to Reference Point "A"; thence continuing N01°59'51"E along said line and the East line of said Sauthoff Plat, 106.64 feet, more or less, to the centerline of Starkweather Creek as located on February 24, 2022, said centerline also being the Southernmost point of Lot 1 of Certified Survey Map 13140 and a point on the East line of Sauthoff Plat; thence, along said East line of Sauthoff Plat and the West line of Lot 1 of CSM 13140, N01°59'51"E, 657.17 feet more or less; thence along an extension of the northerly line of said Lot 1 of CSM 13140, and continuing along said line, N53°54'46"E, 629.65 feet more or less, to the Northeast corner of said Lot 1 of CSM 13140, also being a point on the centerline of Starkweather Creek; 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 NE ¼ of said Section 5, said point also lying on the West line of said Section 4; thence S01°36'15"W along the West line of said Section 4, 554.82 feet to a point lying N01°36'15"E, 2181.75 feet from the West ¼ corner of said Section 4; thence N87°59'08"E, 581.68 feet; thence S01°37'30"W, 599.76 feet; thence S87°59'08"W, 581.46 feet to a point that is N01°36'15"E, 1582.00 feet from the West ¼ corner of said Section 4, said point also being the East ¼ corner of said Section 5; thence S01°36'15"W along the West line of said Section 4, 1582.00 feet to the Point of Beginning. Polling Place: Hawthorne Library, 2707 E Washington Avenue.

(19) Ward 19. Beginning at the point of intersection of the centerline of the right-of-way of the Union Pacific Railroad and the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Atwood Avenue; thence Southwesterly along the centerline of Atwood Avenue to the centerline of Division Street; thence Easterly along the centerline of Oakridge Avenue to the centerline of Schurz Avenue; thence Southerly along the centerline of Schurz Avenue to the shoreline of Lake Monona; thence Easterly along the shoreline of Lake Monona to the centerline of Starkweather Creek; thence Northerly along the centerline of Starkweather Creek to the centerline of the right-of-way of the Union Pacific Railroad; thence Northwesterly and Westerly along the centerline of said right-of-way to the point of beginning. Polling place at Olbrich Gardens, 3330 Atwood Avenue.

(20) Ward 20. Beginning at the intersection of the centerline of Commercial Ave./CTH T and the southerly prolongation of the west line of Lots 28-40 (inclusive), Prentice Prairie Plat; thence easterly along the centerline of Commercial Ave./CTH T, 2610 feet more or less, to the point of intersection with the centerline of Eagle Crest Dr; thence northerly along the centerline of Eagle Crest Dr, 50 feet more or less to point of intersection with the East line of the Southwest ¼ of the Southeast ¼ of Section 34; thence N00°43'40"E, along said East line and centerline, 815.63 feet; thence N89°57'E, 178.1 feet; thence N00°02'12"E, 150.00 feet, to the south line of CSM 11073; thence N89°57'E, along the south line of said CSM and its extension, 209.55 feet to the East right-of-way line of Vernon Road; thence Northerly 223.90 feet along the East right-of-way line of Vernon Road to the Northeast corner of Vernon Road; thence N01°11'51"E, 120.60 feet to an iron pipe; thence N88°45'55"E, 119.94 feet to an iron pipe; thence S01°11'24"W, 296.81 feet to an iron pipe; thence S01°06'56"W, 146.89 feet; thence S01°18'09"W, 146.61 feet to an iron pipe; thence S88°41'29"E, 120.05 feet to an iron pipe; thence S01°10'48"W, 198.60 feet to an iron stake; thence N8849'07"W, 119.84 feet; thence S01°07'13"W, 10.00 feet to an iron stake; thence S01°10'48"W, 169.79 feet to an iron stake; thence S00°29'57"W, 47.44 feet to an iron stake; thence N88°35'57"E, 119.39 feet to an iron stake; thence S01°10'48"W, 209.85 feet to a point on the north line of County Trunk Highway T; thence along the said North right-of-way line of County Trunk Highway T, N89°02'45"E, 361.21 feet; thence N00°46'27"E, 292.10 feet to an iron pipe; thence N89°23'41"E, 150.21 feet to an iron pipe; thence S00°47'13"W, 291.19 feet to the North right-of-way line of County Trunk Highway T; thence N89°02'45"E, 62.86 feet; thence along a line parallel with the East line of the said Southeast ¼, N00°51'26"E, 378.00 feet; thence S89°29'54"E, 120.00 feet to a point on the East line of the said Southeast ¼ and the Southwesterly right-of-way line of Interstate Highway 90; thence N00°51'26"E, 882.95 feet along said East line and right-of-way line to a point of curve; thence Northwesterly along said Southwesterly right-of-way line, 1,340 feet, more or less, to its intersection with the North line of the Southeast ¼ of Section 34; thence along the Southwesterly right-of-way line of said Interstate Highway I-90-94 North 15°18'24" West, 1,043.67 feet; thence continuing along said Southwesterly right-of-way line North 22°24'20" West, 323.68 feet; thence continuing along said Southwesterly right-of-way line North 15°18'24" West, 1,365.59 feet to the North line of said Section 34; thence South 88°21'06" West, 1,278.13 feet to a point that is 313.81 feet East of, measured along said North line, the North ¼ corner of said Section 34; thence South 00°15'57" West, 737.26 feet along the West plat line of Ridgewood, the Drumlin Addition; thence South 88°45'16" West, 313.75 feet to the East line of the Northwest ¼ of said Section 34; thence South 00°15'57" West, 660.46 feet; thence North 89°44'03" West, 33 feet, more or less, to the West right-of-way line of Bultman Road and the Southeast corner of the property described in Volume 1010 of Records, Page 231, and a point of curve; thence on a curve to the right, convex to the Southwest, having a radius of 914.75 feet and a long chord that bears North 84°52'23" West, 155.00 feet along the South line of the last mentioned property to the Southwest corner of said property; thence North 07°39'27" East, 151.13 feet on said property line; thence North 00°15'57" East, 495.00 feet to the Northwest corner of the property described in Volume 550 of Records, Page 773; thence South 89°44'03" East, 135.00 feet on the North line of the last mentioned property to the Northeast corner of said property and a point on the West right-of-way line of Bultman Road; thence North 00°15'57" East, on said West right-of-way line to a point which is 254.00 feet, more or less, North of, measured along said line, from the Southeast corner of C.S.M. No. 5324; thence North 88°38'57" East, 336.81 feet to a point which is 10.00 feet West of, measured at right angles to, the West plat line of Ridgewood, the Drumlin Addition; thence North 00°15'57" East, 380 feet, more or less, to the approximate center of the right-of-way of relocated Lien Road as presently located (2021); thence westerly along said approximate center of the right-of-way, 560 feet more or less to the centerline of the former Railroad now owned by WDOT-WSOR; thence southwesterly along the said former Railroad centerline to the centerline of N Thompson Dr; thence southerly along centerline of N Thompson Dr to the centerline of Sycamore Ave; thence westerly along the centerline of Sycamore Ave 1300 feet more or less to the northerly prolongation of the west line of Lot 149, Ridgewood Plat; thence southerly along the said northerly prolongation and west line, the west line of OL 6, Ridgewood Plat and the west line of OL 1, Prentice Prairie Plat to the northwest corner of OL 2, Prentice Prairie Plat; thence easterly along the north line of said OL 2, 9.76 feet to the northeast corner thereof; thence southerly along the east lines of said OL 2 & OL 3, Prentice Prairie Plat to the northwest corner of Lot 28, Prentice Prairie Plat; thence southerly along the west lines of Lots 28-40 (inclusive),

Prentice Prairie Plat and its southerly prolongation to the point of beginning. Polling place at Nakoosa Fleet Facility, 4151 Nakoosa Trail.

(21) Ward 21. Beginning at the intersection of the approximate center of the right-of-way of Interstate Highway 90 & 94 and the approximate center of the right-of-way of relocated Lien Road; thence westerly along the approximate center of the right-of-way of relocated Lien Road to the centerline of the former Railroad now owned by WDOT-WSOR; thence southwesterly along the said former Railroad centerline to the centerline of N Thompson Dr; thence southerly along centerline of N Thompson Dr to the centerline of Sycamore Ave; thence westerly along the centerline of Sycamore Ave to the point of intersection with the centerline of former RR, now WIDOT owned currently used by Wisconsin & Southern Railroad (WSOR); thence northwesterly, perpendicular to said WSOR centerline, 50 feet more or less to the point of intersection of the north right-of-way line of Sycamore Ave and the northwesterly right-of-way line of WSOR, also being point on the south line of Lot 1, CSM 3652; thence N 53°25'00" E, along south line of said Lot 1, 34.96 feet to the southwest corner of Lot 1, CSM 3652; thence N 00°32'29" E, along the east line of Lot 1 and west line of Lot 2, 1,466.74 feet to the north line of CSM 3652; thence N 62°06'00" E, along said north line, 39.80 feet to the northeast corner of CSM 3652, also being a point on the west line of Outlot 3, East Prairie Commons plat; thence N 00°32'29" E, along the west line of Outlot 3, East Prairie Commons plat to the northwest corner of said Outlot 3, also being the southwest corner of Lot 4, CSM 10798 (CSM 10798 replatted portions of East Prairie Commons plat; thence continue N 00°32'29" E, 272.25 feet to the point of intersection with the north line of the NE ¼ of Section 33, T8N, R10E; thence continue N 00°32'29" E, along northerly prolongation of west line of CSM 10798, 30 feet more or less to the point of intersection with the centerline of Lien Rd; thence westerly along the centerline of Lien Rd to the point of intersection with the centerline of Thierer Rd; thence continue westerly along the centerline of Lien Rd, 1,890 feet more or less to the centerline of E Washington Ave; thence northeasterly along the centerline of E Washington Ave (USH 151) to the approximate center of the right-of-way of Interstate Highway 90 & 94; thence southeasterly along the approximate center of the right-of-way of Interstate Highway 90 & 94 to the point of beginning. Polling place at Nakoosa Fleet Facility, 4151 Nakoosa Trail.

(22) Ward 22. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Lien Road and the centerline of Interstate Highway 90 and 94; thence Northwesterly along the centerline of Interstate 90 and 94 to the centerline of East Washington Avenue (US Highway 151); thence Northeasterly along the centerline of East Washington Avenue to the limits line of the City of Madison; thence Southerly and Easterly along said limits line to the Northeast corner of Section 23, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence Southerly along the East line of said Section 23 to the West right-of-way line of the Wisconsin & Southern Railroad; thence Southwesterly along said West right-of-way line to the North line of Nelson Road (said limits line); thence Westerly and Southerly along said limits line to the point of intersection of the North line of Burke Road and the East line of City View Drive (also said limits line); thence Easterly, Southerly and Northeasterly along said limits line to the point of intersection of the center line of Felland Road and the centerline of Burke Road; thence Southerly and Easterly along said limits line to the Northeast corner of the West ½ of the Southeast ¼ of Section 26, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence Southerly along the East line of the West ½ of the Southeast ¼ of said Section 26 (also the West line of the Village of Autumn Lake Plat, City of Madison, Dane County, Wisconsin) to the centerline of Lien Road; thence Westerly, Northerly, Westerly, Southerly and Westerly along said limits line to the point of beginning. Also a parcel of land that is part of Lot 3, Certified Survey Map Number 1472, located in the Southeast ¼ of the Northwest ¼ of Section 35, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the North ¼ corner of said Section 35, thence South 0 degrees, 19 minutes, 36 seconds West along the North-South ¼ line of said Section 35, 1911.71 feet to the point of beginning; thence continuing South 0 degrees, 19 minutes, 36 seconds West, along said line, 33.00 feet; thence South 89 degrees, 29 minutes, 07 seconds West, along the north line of Lot 2 of said CSM, 1308.91 feet to the west line of said Lot 3; thence North 0 degrees, 12 minutes, 13 seconds West, along said West line, 361.00 feet; thence North 89 degrees, 29 minutes, 07 seconds, 210.00 feet; thence South 35 degrees, 38 minutes, 52 seconds East, 344.35 feet; thence along the arc of a curve to the left whose radius is 700.00 feet and whose long chord bears South 51 degrees, 16 minutes, 59 seconds West, 74.96

feet; thence North 89 degrees, 29 minutes, 07 seconds East, 955.61 feet to the point of beginning.

And

Lot 1 of Certified Survey Map 13765, Recorded in Volume 91 of Certified Surveys, Pages 44-46 as Document No. 5086431 and also being a part of the Northeast ¼ of the Northwest ¼, Section 35, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 35; thence S00°36'58"W, 295.16 feet along the East line of said Northwest ¼ to the Point of Beginning; thence continuing S00°36'58"W, 702.87 feet along said East line to the northeast corner of Certified Survey Map 3312; thence S89°35'27"W, 1312.24 feet along the North line of said Certified Survey Map to the West line of said Northeast ¼ of the Northwest ¼; thence N00°17'07"E, 989.73 feet to the North line of said Northwest ¼; thence N89°14'01"E, 1022.87 feet along said North line; thence S00°36'58"W, 295.16 feet; thence N89°14'01"E, 295.26 feet to the East line of said Northwest ¼ and the Point of Beginning. Said described parcel contains 1,219,786 square feet, or 28.00 acres, or 0.04375 square miles. Polling Place at Fire Station 11, 4011 Morgan Way.

(23) Ward 23. Beginning at the point of intersection of the North line of the SW ¼ of Section 22, T8N, R10E, Dane County, Wisconsin and the centerline of Interstate Highways 39, 90 and 94; thence Southeasterly along the centerline of Interstate Highways 39, 90 and 94 a distance of 2385 feet, more or less, to the centerline of US Highway 151; thence Northeasterly along said centerline a distance of 7880 feet, more or less; thence Northwesterly a distance of 410 feet, more or less; thence Northeasterly a distance of 950 feet, more or less, to the East line of the SW ¼ of Section 14, T8N, R10E, Dane County, Wisconsin; thence Northerly along said East line of the SW ¼ and the NW ¼ of said Section 14 a distance of 3270 feet, more or less, to the North Quarter Corner of said Section 14; thence Westerly along the North line of said Section 14 and the North line of Section 15, T8N, R10E, Dane County, Wisconsin also being the centerline of Hoepker Road, a distance of 5943 feet, more or less; thence Southerly a distance of 795 feet, more or less; thence Westerly a distance of 165 feet, more or less; thence Northerly a distance of 761 feet, more or less, to the Southerly right of way line of Hoepker Road; thence Westerly along said Southerly right of way line a distance of 390 feet, more or less; thence Southerly a distance of 190 feet, more or less; thence Westerly a distance of 100 feet, more or less, to the West line of the NE ¼ of the NW ¼ of said Section 15; thence Southerly along said West line a distance of 1107 feet, more or less, to the South line of the NE ¼ of the NW ¼ of said Section 15; thence S88°50'35"W a distance of 490.45 feet; thence S01°18'24"W a distance of 699.22 feet; thence S88°59'58"W a distance of 825.29 feet, to the West line of the SW ¼ of the NW ¼ of said Section 15, also being the East line of the SE ¼ of the NE ¼ of Section 16, T8N, R10E, Dane County, Wisconsin, said lines also being the centerline of Portage Road; thence N01°16’43”E along said section lines and centerline a distance of 22.58 feet; thence N88°43’13”W a distance of 73.50 feet; thence N01°16’47”E a distance of 256.00 feet; thence S88°43’13”E a distance of 73.50 feet to said section lines and centerline; thence N01°16’47”E along said section lines and centerline a distance of 213.51 feet; thence S89°49’15”W a distance of 1040.68 feet to the Easterly right of way line of Interstate Highways 39, 90 and 94; thence along said Easterly right of way line along a curve to the right having a radius of 7774.50 feet and a chord bearing and length of S21°21'10"E 1159.07 feet; thence continuing along said Easterly right of way line S17°04'26"E a distance of 254.40 feet; thence continuing along said Easterly right of way line S26°18'14"E a distance of 405.25 feet; thence continuing along said Easterly right of way line S17°04'26"E a distance of 527.52 feet to the Westerly right of way line of Portage Road; thence along said Westerly right of way line N32°54'15"E a distance of 10.47 feet; thence continuing along said Westerly right of way line along a curve to the left having a radius of 719.50 feet and a chord bearing and length of N23°59'05"E, 223.11 feet; thence continuing along said Westerly right of way line S74°56'04"E a distance of 12.00 feet; thence continuing along said Westerly right of way line along a curve to the left having a radius of 731.50 feet and a chord bearing and length of N08°18'05"E, 172.31 feet; thence S88°27'45"E a distance of 33.00 feet to the East line of the NE ¼ of the SE ¼ of said Section 16; thence N01°32'15"E along said East line a distance of 379.14 feet; thence S88°27'45"E, 33.00 feet to the East right of way line of Portage Road; thence continuing S88°27'45"E a distance of 270 feet, more or less; thence S01°29'33"W a distance of 240.05 feet; thence N88°36'49”W a distance of 290 feet, more or less; thence Southerly along a line located 33 feet, more or less, east of the West line of the NW ¼ of the SW ¼ of said Section

15 a distance of 956 feet, more or less; thence Westerly a distance of 256 feet, more or less, to the reference line/centerline of Interstate Highways 39, 90 and 94; thence Southerly along said reference line/centerline a distance of 4095 feet, more or less, to the Point of Beginning. Polling place at Oakwood Village Prairie Ridge, 5560 Tancho Drive.

(24) Ward 24. Beginning at the point of intersection of the centerlines of Portage Road and Hayes Road; thence Southeasterly along the centerline of Hayes Road a distance of 240 feet, more or less, to the point of intersection with the East line of the SE ¼ of Section 21, T8N, R10E, Dane County, Wisconsin; thence S00°41'46"W, along said East line, also being the east line of Westgrove plat, the west line of Certified Survey Map ("CSM") 3908, and the east line of Village Green East plat, a distance of 1035 feet, more or less, to the southeasterly corner of Lot 19, Village Green East; thence S43°30'00"W, along the southeasterly lines of Lot 20, Village Green East, and most southeasterly line of Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East, 1295 feet, more or less, to the most southerly corner of said Lot 65; thence continuing S43°30'00"W, on a southwesterly prolongation of previous course, 465 feet more or less to the point of intersection with the northerly prolongation of the centerline of Independence Lane, as dedicated by the Sanford Holiday Bluff plat; thence S00°52'21"E, 210 feet, more or less, to the point of intersection with the South line of said SE ¼ of Section 21, also being the centerline of Independence Lane right-of-way as dedicated by said Sanford Holiday Bluff plat; thence Southerly, Southeasterly, Southwesterly, and Southerly along the centerline of Independence Lane, 3500 feet, more or less, to the point of intersection with the centerline of East Washington Avenue (US Highway 151); thence Northeasterly along the centerline of East Washington Avenue, 6975 feet, more or less, to the approximate reference line/centerline of Interstate Highways 39, 90 and 94; thence Northwesterly along said reference line/centerline a distance of 6500 feet, more or less, to a point located 205 feet, more or less, south of the North line of the SE ¼ of the SE ¼ of Section 16, T8N, R10E, Dane County, Wisconsin; thence Westerly a distance of 150 feet, more or less, to the point of intersection with the West right-of-way line of said Interstate; thence Southeasterly along said West right-of-way line a distance of 2850 feet, more or less, to the northeast corner or Lot 2, CSM 12909; thence S 88°47'39" W, along the north line of said Lot 2 a distance of 431.02 feet to the northeast corner of Lot 1, CSM 12909; thence S01°10'02"W, along the east line of said Lot 1 a distance of 212.18 feet to the southwest corner thereof; thence S88°47'39"W a distance of 268.18 feet to the southwest corner of said Lot 1; thence continuing S88°47'39"W on westerly prolongation of south line of said Lot 1 a distance of 40 feet, more or less, to the centerline of Portage Road; thence Southerly and Southwesterly along said centerline a distance of 1000, feet more or less, to the point of intersection with the centerline of Hayes Road and the Point of Beginning. Polling place at Sandburg Elementary School, 4114 Donald Drive.

(25) Ward 25. Beginning at the point of intersection of the E Washington Ave and Independence Ln centerlines; thence northwesterly, northerly and northeasterly along the centerline of Independence Ln, 3,500 feet more or less to the south line of the SE ¼ of Section 21, also being the north terminus of Independence Ln and a point on the north line of Sanford Holiday Bluff plat; thence N 00°52'21" W, 210 feet more or less to the point of intersection with the southwesterly prolongation of the most southeasterly line of Lot 20, Village Green East and Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East; thence N 43°30'00" E, along the prolongation and lines of the most southeasterly line of Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East and Lot 20, Village Green East, 1295 feet more or less to the point of intersection of the SE ¼ of said Section 21; thence N 00°41'46" E, along said east line of the SE ¼, also being the east line of Westgrove plat, west line of CSM 3908 and east line of Village Green East plat, 1,035 feet more or less to the point of intersection with the centerline of Hayes Rd; thence northwesterly along the centerline of Hayes Rd, 240 feet more or less to the point of intersection with centerline of Portage Rd; thence northeasterly and northerly along the centerline of Portage Rd, 1,000 feet more or less to the southeast corner of CSM 11065 and the northeast corner of Churchill Heights; thence S 89°46'53" W, along the south line of said CSM 11065 and north line of Churchill Heights, 1320.54 feet to the southwest corner of CSM 11065, also being a point on the east line of Churchill Heights plat; thence N 00°50'16" E (per Churchill Heights plat), along west line of CSM 11065 and east line of Outlot 2, Churchill Heights, 375.59 feet to the northeast corner of said Outlot 2; thence S 89°34'09" W, along the north line of Outlot 2, 1,270.08 feet to the northwest corner thereof; thence continuing S 89°34'09" W, 50.00 feet to point of intersection with the N-S ¼ corner of Section 21, Town 8 North, Range 10 East; thence

North 00°53'17" East, along the North-South ¼ line of said Section 21, 1,332.00 feet more or less, to the North ¼ corner of said Section 21, and the South ¼ corner of Section 16; thence Northerly along the North-South ¼-line of Section 16, 1,261.00 feet more or less, to the Southerly right-of-way of Hanson Road, the center line of said road is described as being thirty-eight (38) links South of the North line of the Southeast ¼ of the Southwest ¼ of said Section 16; thence North 89°38'12" East, 661.00 feet more or less, parallel to the North line of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 16, to the East line of the West ½ of the Southwest ¼ of the Southeast ¼ of said Section 16; thence Northerly along said East line, to the Southeast corner of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 16, lying within the right-of-way of Hanson Road as presently located; thence North 00°53'58" East, 1,320.90 feet, along the East line of the West ½ of the Northwest ¼ of the Southeast ¼, to the South line of the Southwest ¼ of the Northeast ¼ of said Section 16; thence North 89°30'23" East, 662.90 feet, to the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 16; thence North 00°53'11" East, 1,111.26 feet, along the East line of the Southwest ¼ of the Northeast ¼, of said Section 16, to the Southwesterly right-of-way of Interstate Highway 90 & 94; thence N00°53'11"E, 211.8 feet along the east line of the SW ¼ of the NE ¼ of Section 16 to the southwest corner of the NE ¼ of the NE ¼ of Section 16; thence N89°25'25"E, 179.2 feet to the southwest corner of Lot 2, CSM No. 10965; thence N89°25'25"E, 816.64 feet along the south line of Lot 2, CSM No. 10965; thence N00(52'59"E, 66.02 feet; thence N89°25'25"E, 329.89 feet along the south line of Lot 2, CSM No. 10965 to the east line of the NE ¼ of Section 16; thence N00°52'59"E, 808.16 feet along the east line of the NE ¼ of Section 16; thence S89°17'27"W, 798.50 feet along the south line of Lot 1, CSM No. 1598 to the southwest corner of said Lot 1; thence N00°55'40"W, 450.19 feet along the west line of Lot 1, CSM No. 1598 to the north line of the NE ¼ of Section 16; thence N89°15'56"E, 798.16 feet along the north line of the NE ¼ of Section 16; thence S86°52'22"W, 333.00 feet along the south line of CSM No. 8211 to the southwest corner of said CSM No. 8211; thence N00°00'21"E, 300.00 feet along the west line of CSM No. 8211 to the northwest corner of said CSM No. 8211; thence N86°52'22"E, 333.00 feet along the north line of CSM No. 8211 to the east line of the SE ¼ of Section 9; thence N00°00'22"E, 63.21 feet along said east line of the SE ¼ of Section 9 to the northwest corner of Lot 1, CSM No. 1835, thence N88°21'08"E, 659.64 feet along the north line of Lot 1, CSM No. 1835 to the northeast corner of said Lot 1; thence N00°07'06"E, 329.64 feet along the west line of Lot 2, CSM No. 1835 to the northwest corner of said Lot 2; thence N88°21'30"E, 330.14 feet along the north line of Lot 2, CSM No. 1835 to the northeast corner of said Lot 2; thence N00°10'28"E, 659.20 feet along the west line of Lot 3, CSM No. 1835 to the northwest corner of said Lot 3; thence N88°22'14"E, 330.78 feet along the north line of Lot 3 and Lot 4, CSM No. 1835 to the northeast corner of said Lot 4; thence S00°13'51"W, 1439.09 feet along the east line of Lot 4, CSM No. 1835 to the northwest corner of Lot 1, CSM No. 2224; thence N88°24'11"E, 208.75 feet along the north line of Lot 1, CSM No. 2224 to the northeast corner of said Lot 1; thence S00°17'40"W, 208.75 feet along the east line of Lot 1, CSM No. 2224 to the south line of the SW ¼ of Section 10 and approximate centerline of Hoepker Rd; thence N88°24'11"E, 293.28 feet along the south line of the SW ¼ of Section 10, and approximate centerline of Hoepker Rd, to the southwest corner of CSM No. 4004; thence N02°50'20"E, 258.23 feet along the west line of CSM No. 4004 to the northwest corner of Lot 1, CSM No. 4004; thence N73°34'16"E, 143.01 feet along the north line of Lot 1, CSM No. 4004; thence N60°28'13"E, 141.62 feet continuing along said north line of Lot 1, CSM No. 4004, to the northeast corner of said Lot 1; thence S05°54'35"E, 361.43 feet along the east line of CSM No. 4004 to the south line of the SW ¼ of Section 10; thence N88°24'11"E, 504.47 feet along the south line of the SW ¼ of Section 10 to the South Quarter Corner of Section 10; thence N00°40'00"E (recorded as N03°14'29"E), 2636.23 feet along the east line of the SW ¼ of Section 10, and for a portion along the west right-of-way line of Robin Hood Way, to the northeast corner of said SW ¼ (center) of Section 10; thence S88°23'W, 2362.9 feet along the north line of the SW ¼ of Section 10 to the northeast corner of Lot 1, CSM No. 1339; thence S00°00'22"W, 175.00 feet along the east line of Lot 1, CSM No. 1339 to the southeast corner of said Lot 1; thence S88°23'W, 287.3 feet along the south line of Lot 1, CSM No. 1339 to the west line of the SW ¼ of Section 10; thence N00°00'22"E, 10.00 feet along the west line of the SW ¼ of Section 10 to a point lying S00°00'22"W, 165.00 feet from the East Quarter Corner of Section 9; thence S89°39'15"W, 180.00 feet; thence N00°00'21"E, 165.00 feet to the north line of the SE ¼ of Section 9 and approximate centerline of Anderson Rd; thence S89°39'15"W, 2437.50 feet along the north line of the SE ¼ of Section 9; thence S00°15'37"W, 1012.49 feet to the easterly right-of-way line of I-90-94-39; thence N27°05'23"W, 47.88 feet along said easterly right-of-way

line to the west line of the SE ¼ of Section 9; thence S00°15'38"W, 391.8 feet to the reference line of I-90-94-39, as established on WisDOT R/W Project No. I-90-2(12)122; thence S27°05'23"E, 1443.6 feet along said reference line of I-90-94-39 to the south line of the SE ¼ of Section 9; thence S89°15'32"W, along said south line, 138 feet, more or less, to the southwesterly right-of-way line of I-90-94-39; thence N26°41'12"W, along said southwesterly right-of-way line, to a point that is 1022.33 feet, north of the South ¼ Corner of Section 9, T8N, R10E as measured along the N-S ¼ line; thence N 26°42'01"W along said Southwesterly right-of-way line, 1029.39 feet; thence N 32°24'39"W along said Southwesterly right-of-way line, 301.50 feet; thence N 26°42'01"W along said Southwesterly right-of-way line, 514.89 feet to the North line of the East ½ of the SW¼ of said Section 9, and the centerline of Anderson Road; thence N 89°57'38"W along said North line and centerline, 451.27 feet; thence S 0°32'04" W along the west line of the East ½ of the SW¼ of said Section 9, 660 feet, more or less, to a point on the North line of Lot 2, CSM 9690; thence N 89°57'41" W, along the said North line, 528.95 feet (rec'd as 528.58' per CSM 9690); thence N 00°24'49" E, along the said North line, 628.10 feet (rec'd as 627.82), to the southerly right-of-way of Anderson Road; thence along said North line and southerly right-of-way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N 74°40'57" W, a distance of 61.14 feet (see CSM 9690 for rec'd as bearings/distances for intersection with future Manufacturers Dr); thence N 70°29'18" W, along said North line and right-of-way, 7.45 feet; thence S 00°24'49" W, along said North line, 696.38 feet; thence S 89°59'50" W, along said North line, 590.83 feet, to the easterly right-of-way of U.S. Highway 51; thence along said easterly right-of-way and West line of said Lot 2 for the next 6 courses, S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06 feet; thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet, to the northerly right-of-way of Hoepker Road; thence S 00°31'24" E, 60.00 feet, to the North line of Section 16, T8N, R10E; thence S 89°28'36" W, along said North line, 150.47 feet, to the Northwest Corner of said Section 16; thence Westerly along the North line of Section 17, T8N, R10E, 90.00 feet; thence Southerly 128.00 feet more or less, to a point on the Westerly right-of-way of U.S. Highway 51 as shown on Right-of-way Project Number 5411-00-21, dated January 1, 1989; thence South 14°22'07" East, 184.60 feet, along the Westerly right-of-way of U.S. Highway 51; thence South 07°01'52" West, 201.00 feet, along said Westerly right-of-way; thence South 01°53'56" West, 500.02 feet, along said Westerly right-of-way, to Station 167+00 of said project; thence South 02°58'07" East, 401.12 feet, along said Westerly right-of-way, to Station 163+00 of said project, said point being, 94.00 feet more or less, Southerly of the South line of the Northeast ¼ of the Northeast ¼ of said Section 17; thence South 00°27'40" West, 1,000.11 feet, along said Westerly right-of-way, to Station 153+00 of said project, to a point that is, 207.00 feet more or less, Northerly of the South line of the Southeast ¼ of the Northeast ¼ of said Section 17; thence South 02°26'53" West, 801.00 feet, along said Westerly right-of-way, to Station 145+00 of said project; thence South 03°22'40" East, 200.56 feet, along said Westerly right-of-way, to Station 143+00 of said project; thence South 03°46'26" West, 300.37 feet, along said Westerly right-of-way, to Station 140+00 of said project; thence South 00°58'01" East, 305.08 feet, along said Westerly right-of-way, to Station 139+57.76 of said project, being Southerly, 83 feet more or less, of the Southerly line of the Northeast ¼ of the Southeast ¼ of said Section 17; thence South 00°26'20" East, 466.79 feet, along said Westerly right-of-way, to Station 135+00 of said project; thence South 00°54'41" West, 516.82 feet, along said Westerly right-of-way, to Station 130+00 of said project, said point being on the Northerly line of Messerschmidt Road; thence South 39°00'04" West, 62.24 feet, along said Northerly right-of-way, of Messerschmidt Road, to Station 9+30.86"M" of said project; thence South 14°22'05" East, 66.00 feet, to the Southerly right-of-way, of Messerschmidt Road, to Station 9+30.86"M" of said project; thence Southerly, parallel to the East line of said Section 17, 144.00 feet more or less, to the South line of said Section 17; thence Easterly along the South line of said Section 17, 58.00 feet more or less, to the Southeast corner of said Section 17; thence South 00°47'50" West, along the West line of said Section 21, 1,330.00 feet more or less, to the Southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 21; thence easterly along the south line of the Northwest ¼ of the Northwest ¼, 450 feet more or less to point of intersection with the approximate centerline/reference line of USH 51/ N Stoughton Rd; thence southerly and southwesterly along said approximate centerline/reference line, 5,475 feet more or less to the point of intersection with the North line of the Southwest ¼ of the Northwest ¼ of said Section 28; thence Easterly 680.00 feet, more or less, along the North line of the Southwest ¼ of the Northwest ¼ of said Section 28 to the Southwest line of the property acquired by the City of

Madison as described in Volume 380 of Miscellaneous, Page 472, and recorded in the Dane County Register of Deeds Office; thence South 37°58'00" East, 440.00 feet, more or less, along the said Southwest line of the property acquired by the City of Madison to a point that is 380.00 feet West of, measured at right angles to, the East line of the West ½ of the Northwest ¼ of said Section 28; thence South 01°14'30" East, along a line that is parallel to and 380.00 feet West of, measured at right angles to, the East line of the West ½ of the Northwest ¼ of said Section 28, 715 feet more or less to the centerline of Bartillon Dr; thence easterly along the centerline of Bartillon Dr, 1,750 feet more or less to the point of intersection with the centerline of Portage Rd; thence southerly and southeasterly along the centerline of Portage Rd, 1,850 feet more or less to the point of intersection with the centerline of E Washington Ave; thence northeasterly along the centerline of E Washington Ave, 2,300 feet more or less to the point of intersection with the centerline of Independence Ln and the point of beginning.

Except that part described as follows: Part of the NW ¼ of the NW ¼ of Section 16, T8N, R10E, Town of Burke, Dane County, WI, more particularly described as follows: Commencing at the NW Corner of said Section 16; thence N 89°28'36" E, along the north line of said Section, 949.42 feet; thence S 01°34'11" W, 40.57 feet, to the southerly right-of-way of Hoepker Road and the Point of Beginning; thence N 88°12'25" E, along said southerly right-of-way, 340.51 feet, to the northerly extension of the West line of Lot 59, The Center for Industry & Commerce; thence S 01°10'12" W, along the said northerly extension and West line, 198 feet, more or less, to the North line of Lots 60 and 61, The Center for Industry & Commerce; thence S 89°32'56" W, along the said north line, 340.07 feet, to the easterly right-of-way of Ronald Reagan Avenue; thence N 01°10'21" E, along said easterly right-of-way, 188 feet, more or less, to the Point of Beginning. Polling place at Eastside Lutheran Church and School, 2310 Independence Lane.

(26) Ward 26. Beginning at the point of intersection of the centerline of East Washington Avenue (U.S. Highway 151) and Portage Road; thence Northerly along the centerline of Portage Road to the centerline of Bartillon Drive; thence Westerly along the centerline of Bartillon Drive a distance of 1735 feet, more or less; thence Southerly a distance of 275 feet, more or less, to a point on a line being the easterly prolongation of the South lines of Certified Survey Map ("CSM") 4049 and CSM 4899; thence Westerly along said South CSM lines a distance of 945 feet, more or less, to the West Quarter Corner of Section 28, T8N R10E, Dane County, Wisconsin; thence Northerly along the West line of the NW ¼ of said Section 28 a distance of 1327 feet, more or less to the Northwest Corner of the SW ¼ of the NW ¼ of said Section 28; thence Easterly along said North line a distance of 165 feet, more or less, to the centerline of North Stoughton Road (U.S. Highway 51); thence Northerly along the centerline of North Stoughton Road to the point of intersection with the North line of the SW ¼ of the NW ¼ of Section 21, T8N, R10E, ; thence Westerly along said North line to the Northwest corner of the SW ¼ of the NW ¼ of said Section 21 ; thence Westerly a distance of 3042.7 feet, more or less to the Southwest Corner of the NW ¼ of the NE ¼ of Section 20, T8N R10E; thence Northerly along the West line of the NE ¼ of said Section 20 to the North Quarter Corner of Section 20; thence Westerly along the North line of NE ¼ of the NW ¼ of Section 20 a distance of 1318 feet, more or less to the Southwest Corner of Section 17, T8N R10E; thence Northerly along the West line of said Section 17 to a point on the southerly right of way of Messerschmidt Road; thence Southwesterly along said right of way a distance of 50 feet, more or less; thence Southwesterly a distance of 780 feet, more or less; thence Southerly a distance of 6172.5 feet, more or less, to the North line of Section 30, T8N, R10E, ; thence Westerly along said section line a distance of 30 feet, more or less, to the centerline of International Lane (private road (the western section of loop road)); thence Southerly along the centerline of International Lane a distance of 2790 feet, more or less, to the centerline of Darwin Road; thence Westerly along the centerline of Darwin Road a distance of 860 feet, more or less, to the right-of-way line of the Canadian Pacific Railroad; thence Southwesterly along said right-of-way line a distance of 2420 feet, more or less, to the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue a distance of 400 feet, more or less, to the centerline of International Lane; thence Easterly and Northeasterly along the centerline of International Lane a distance of 1285 feet, more or less, to the centerline of Anderson Street; thence Southeasterly and Easterly along the centerline of Anderson Street a distance of 7598 feet, more or less, to the centerline of North Stoughton Road; thence Southerly along the centerline of North Stoughton Road a distance of 1535 feet, more or less, to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue a

distance of 3730 feet, more or less, to the Point of Beginning. Polling place at East Madison Community Center, 8 Straubel Court.

(27) Ward 27. Beginning at the point of intersection of the centerline of North Stoughton Road (U.S. Highway 51) and the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of Wisconsin State Highway 30; thence Easterly along the centerline of Wisconsin State Highway 30 to the centerline of North Stoughton Road; thence Northerly and Northwesterly along the centerline of North Stoughton Road to the point of beginning. Polling place at Hawthorne Elementary School, 3344 Concord Avenue.

(28) Ward 28. Beginning at the point of intersection of the centerline of Aberg Avenue and the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue to the centerline of Commercial Avenue; thence Easterly along the centerline of Commercial Avenue to the centerline of North Street; thence Southerly along the centerline of North Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of Aberg avenue; thence Northwesterly, Westerly, and Northwesterly along the centerline of Aberg Avenue to the point of beginning. Polling place at Bashford United Methodist Church, 329 North Street.

(29) Ward 29. Beginning at the point of intersection of the centerline of North Street and the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the right-of-way line of the Canadian Pacific Railroad; thence Southwesterly along said right-of-way line to the centerline of East Johnson Street; thence Southwesterly along the centerline of East Johnson Street to the centerline of the Yahara River; thence Southeasterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Street; thence Northerly along the centerline of North Street to the point of beginning. Polling place at East High School, 2222 East Washington Avenue.

(30) Ward 30. Beginning at the point of intersection of the centerline of the Yahara River and the centerline of East Johnson Street; thence Northeasterly along the centerline of East Johnson Street to the right-of-way line of the Canadian Pacific Railroad; thence Northeasterly along said right-of-way line to the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the centerline of Sherman Avenue; thence Westerly along the limits line of the City of Madison to the shoreline of Lake Mendota; thence Southerly along the shoreline of Lake Mendota to the centerline of the Yahara River; thence Southeasterly to the point of beginning.

And

Beginning at the point of intersection of Sherman Avenue and the Easterly prolongation of the Southerly right-of-way line of Burrows Road; thence Southwesterly along the centerline of Sherman Avenue to the Easterly prolongation of Southerly right-of-way line of Harbort Drive, thence Westerly along the boundary of the City of Madison to the Lake Mendota shoreline; thence Northerly along the Lake Mendota shoreline to the Westerly prolongation of the Southerly right-of-way line of Burrows Road; thence Easterly along the Westerly prolongation of the Southerly right-of-way line of Burrows Road and the Southerly right-of-way line of Borrows Road to the point of beginning. Polling place at Tenney Park Pavilion, 402 North Thornton Avenue.

(31) Ward 31. Beginning at the point of intersection of the Northeast right-of-way line of the Wisconsin & Southern Railroad and the centerline of North Sherman Avenue; thence Northerly along the centerline of North Sherman Avenue to the centerline of Vahlen Street; thence Easterly along the centerline of Vahlen Street to the centerline of the right-of-way of the Canadian Pacific Railroad; thence Northeasterly along the centerline of said right-of-way to the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue to the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the Northeast right-of-way line of the Wisconsin & Southern Railroad; thence Northwesterly along said Northeast right-of-way line to the point of beginning. Polling place at Door Creek Church - Northside, 1181 North Sherman Avenue.

(32) Ward 32. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the Northeast line of the right-of-way of the Wisconsin & Southern Railroad and the centerline of North Sherman Avenue; thence Northerly along the centerline of North Sherman

Avenue to the centerline of Northport Drive (Wisconsin Highway 113); thence Northwesterly along the centerline of Northport Drive to the centerline of Troy Drive; thence Westerly along the centerline of Troy Drive to the centerline of Forster Drive; thence Southerly and Westerly along the centerline of Forster Drive to the centerline of Woodward Drive; thence Southeasterly along the centerline of Woodward Drive to the limits line of the City of Madison and the Village of Maple Bluff; thence Easterly and Southeasterly along said limits line to the point of beginning.

And

Beginning at the point of intersection of the centerline of North Sherman Avenue and the centerline of Vahlen Street; thence Easterly along the centerline of Vahlen Street to the centerline of the right-of-way of the Canadian Pacific Railroad; thence Northeasterly along the centerline of said right-of-way to the centerline of Packers Avenue; thence Northerly along the centerline of Packers Avenue to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the point of beginning. Polling place at Lakeview Library, 2848 North Sherman Avenue.

(33) Ward 33. Beginning at a point in N Sherman Ave right-of-way where the east line of the Southeast ¼ of Section 25, Town 8 North, Range 9 East intersects the westerly prolongation of the Whitetail Ridge plat near the intersection with Mayfield Ln; thence easterly 153 feet, along said westerly prolongation line, also being the north line of lands described as the West 153 feet of the SW ¼ of the SW ¼ of Section 19, to the northeast corner thereof (lands annexed to the City of Madison per Dane Co Register of Deeds Document No 1273559); thence southerly along the east line of said lands, parallel and 153 feet easterly of and measured at right angles to the West line of the SW ¼ of Section 19, 1,311 feet more or less to the southeast corner of said lands and a point on the south line of the Southwest ¼ of Section 19; thence easterly along the south line of the Southwest ¼, 1,954 feet more or less to the South ¼ corner of Section 19, also being approximate centerline of Packers Ave; thence continuing easterly along the south line of the southeast ¼ of Section 19, 1559 feet, more or less, to the point of intersection with the centerline of the Canadian Pacific Railroad right-of-way; thence Southerly and Southwesterly along said railroad centerline a distance of 2790 feet, more or less to the centerline of Darwin Road; ; thence continuing southwesterly along the said centerline of said Canadian Pacific RR, 2,450 feet more or less to the centerline of Packers Ave; thence north and northwesterly within Packers Ave right-of-way, 4,200 feet more or less to the point of intersection with the centerline of N Sherman Ave; thence northerly along the centerline of N Sherman Ave, 3,450 feet more or less to the point of beginning. Polling place at Sherman Avenue United Methodist Church, 3705 North Sherman Avenue.

(34) Ward 34. Commencing at the South ¼ corner Section 19, Town 8 North, Range 10 East; thence northerly, along the east line of the SW ¼ of said Section, 1313.95 feet, to the north line of the S ½ of said SW ¼; thence westerly, along said north line, to a line that is parallel to and 400 feet west of, as measured at right angles to, the said east line of the SW ¼ (also being an east line of Whitetail Ridge) to the southeast corner of Lot 44, Whitetail Ridge and the Point of Beginning; thence North 01°15'32" East, along the exterior boundary of Whitetail Ridge, 115.00 feet; thence South 88°28'41" East, continuing along exterior boundary of said Whitetail Ridge, 400.00 feet to a point on said east line of the SW ¼; thence North 01°15'32" East, 1,198.00 feet on said East line to the center ¼ corner of said Section 19; thence N 88º09’28” W, 2117.17 feet to the West Quarter Corner of said Section 19; thence N 01º30’36” W, 1304 feet, more or less to the intersection with the centerline of Wheeler Rd; ; thence westerly along the centerline of said Wheeler Rd, approximately 3,450 feet to the point of intersection with centerline of Delaware Blvd; thence southerly and easterly along the centerline of Delaware Blvd approximately 2,350 feet to the point of intersection with the centerline of Esch Ln; thence southwesterly, westerly and southerly along the centerline of Esch Ln, 1,675 feet more or less to the Center of Section 25, Town 8 North, Range 9 East, also being a point on the south plat lines of First Addition to Sherman Village and Second Addition to Wheeler Heights; thence easterly along the south line of the NE ¼ of said Section 25 (intent to follow all adjacent subdivision plat lines) to the Southeast Corner of Section 25, also being the approximate centerline of N Sherman Ave; thence southerly along the centerline of N Sherman Ave to the point of intersection with the westerly prolongation of the south line of Whitetail Ridge; thence S 88º04’42” E, 1714.8 feet, more or less, along the said north line of the S ½ of said SW ¼ to the Southeast Corner of Lot 44 of Whitetail Ridge and

the Point of Beginning of this description. Polling place at Black Hawk Middle School, 1402 Wyoming Way.

(35) Ward 35. Beginning at the intersection of the centerlines of Wheeler Road and N Sherman Avenue , the centerline of N Sherman Ave being the west line of the NW ¼ of Section 19, T8N, R10E; thence Easterly, 702 feet, more or less, along the centerline of said Wheeler Road; thence N 01º30'32" E, 359.71 feet along the west line of Lot 1 of Certified Survey Map No 14762 and its southerly extension thereof ; thence N 02º02'33" E,740.43 feet along the said west line of said Lot 1; thence N 88º59'52"W, 700 feet along a southerly line of said Lot 1 to the intersection with the west line of the NW ¼ of Section 19, T8N, R10E; thence N 02º02'33" E, 286.89 feet to the Northwest Corner of said Section 19; thence N 02º04'50" E, 1612.94 feet along the East line of the SE ¼ of Section 24, T8N, R9E, to the East Quarter Corner of said Section 24; thence N 01º36'22"E, 973.84 feet along the East line of the said NE ¼ of Section 24 to the West Quarter Corner of Section 18, T8N, R10E; thence N 01º37'04" E, 1200.66 feet along the said East line of the NE ¼ of said Section 24, T8N, R9E; ; thence N56°57'43"W, 849.53 feet along the northeasterly line and its southeasterly extension thereof of Outlot 1 of Certified Survey Map 12879 to the North line of the said NE ¼ of Section 24 ; thence S 88°56'44" E, along said North line, 725.00 feet, to the East line of the SE ¼ of Section 13, Town 8 North, Range 9 East, and the centerline of North Sherman Avenue as presently located; thence Northerly 1,320.20 feet, more or less, along said East line, to the North line of the South ½ of the SE ¼ of said Section 13; thence Westerly 2,646.60 feet, more or less, along said North line, to the East line of the SW ¼ of said Section 13; thence Northerly, 1328.00 feet, more or less, along said East line, to the Center of said Section 13; thence Westerly 1,327.50 feet, more or less, along the North line of the SW ¼ of said Section 13 a distance of 1737 feet, more or less; thence South 00°09'00" West, 175.00 feet; thence Southwesterly, 2980 feet, more or less, on a straight line to a point on the North line of Section 23, T8 N, R9E, 740.00 feet West of the Northeast corner of said Section 23, measured along the North line of said Section 23; thence S32°14'00"W, 1020 feet, more or less, to the northeasterly line of Certified Survey Map 1965 ; thence South 53°16'00" East, 880 feet, more or less, to the Northwesterly shoreline of the Yahara River as presently located; thence Southwesterly along said northwesterly shoreline of the Yahara River a distance of 895 feet, more or less, to the southwesterly line of Lot 2, Certified Survey Map 3644; thence N50°09" 01"W, more or less, to the southeasterly corner of Lot 26, Yahara Heights, Town of Westport, Dane County, Wisconsin; thence S37°29'00"W, 559.58 feet along the southeasterly line of the said Yahara Heights to the most southerly corner of Lot 30 of said Yahara Heights ; thence S57°51'00"W, 943.47 feet along the southeasterly line of said Yahara Heights to the most southerly corner of said Yahara Heights ; thence N00°09'00" W, 212.25 feet along the west line of said Yahara Heights to the northwestern corner of Lot 37 of said Yahara Heights ; thence Westerly 1400.00 feet along a line that is parallel to the South line of the North ½ of said Section 23; thence Southwesterly 1350 feet, more or less, to a point that is 600.00 feet East of, measured at right angles to, a point on the reference line of Northport Drive (State Highway 113), formerly the Waunakee-Westport Road as designated in Wisconsin State Highway Project T 0219 (2), said point being 1328.62 feet south of the point of intersection of the centerline of River Road as presently located (also designated as side road reference line 5 "R" in said project) with the said reference line of Northport Drive, measured along said reference line; thence N59°27'27" W, 609.59 feet to a point that is 140.00 feet east of, measured at right angles to a point on the said reference line of said Northport Drive, that is 928.62 feet south of the point of intersection of the said centerline of River Road with the said reference line, measured along the said reference line; thence South 79°32'00" West, 140.00 feet along a line that is normal to the said reference line of the Waunakee-Westport Road; thence South 10°28'00" East, 1015.75 feet along the said reference line to a point of curve; thence continuing along said reference line on a curve to the left, convex to the southwest, having a radius of 2,291.83 feet and a long chord that bears South 24°30'00" East, 1120.00 feet; thence continuing along the said reference line S38°28'00" E, 197.26 feet; thence N51°31'00"E, 740 feet, more or less, to the North line of the South ½ of the SW ¼ of said Section 23; thence Easterly along said North line, to the East line of the SW ¼ of said Section 23; thence Southerly along the East line of the SW ¼ of said Section 23, 1300 feet, more or less, to the South Quarter Corner of said Section 23; thence Westerly along the South line of said Section 23 1930 feet, more or less, to the centerline/ reference line of Northport Drive (State Highway 113); thence Southeasterly along the said centerline/ reference line, 1625.5 feet, more or less, to the point of intersection with the centerline of Debs Road; thence Northeasterly

and Easterly along said centerline a distance of 370 feet, more or less, to the southerly prolongation of Lot 3, Block 1, Midura Midlands plat; thence N02°17'00"E a distance of 173 feet along the west line of said Lot 3; thence S88°49'00"E along the north lines of the Midura Highlands and Second Addition to Patio Gardens plats a distance of 716.8 feet, more or less, to the centerline of American Ash Drive; thence Northeasterly on a curve to the right along said centerline of American Ash Drive to the centerline of Wheeler Road centerline; thence Northeasterly and Easterly following the centerline of Wheeler Road, 7950 feet more or less to the point of intersection with North Sherman Avenue and the Point of Beginning. Polling place at TPC Wisconsin, 5000 North Sherman Avenue.

(36) Ward 36. Beginning at the point of intersection of the North line of the Southeast ¼ of Section 25, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin (also the North line of the First Addition to Lake View Heights Plat, City of Madison, Dane County, Wisconsin) and the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of intersection with the Southerly prolongation of the East line of the Graedel Plat, City of Madison, Dane County, Wisconsin (also the West line of the former Lake View Sanatorium Property); thence Northerly along said Southerly prolongation and the East line of the Graedel Plat and the Northerly prolongation of the East line of the Graedel Plat to the point of intersection with the North line of the Southwest ¼ of said Section 25 (also the South line of the Second Addition to Wheeler Heights Plat, City of Madison, Dane County, Wisconsin); thence Easterly along the North line of the Southwest ¼ of said Section 25 to the point of beginning. Polling place at Warner Park Community Recreation Center, 1625 Northport Drive.

(37) Ward 37. Beginning at the point of intersection of the centerline of Kennedy Road and the centerline of Northport Drive (State Highway 113); thence Northerly along the centerline of Kennedy Road to the centerline of Havey Road; thence Easterly along the centerline of Havey Road and the South line of the Second Addition to Wheeler Heights plat, and the Easterly prolongation of the South line of the Second Addition to Wheeler Heights plat to the centerline of Esch Lane; thence Northerly along the centerline of Esch Lane to the centerline of Delaware Boulevard; thence Westerly and Northerly along the centerline of Delaware Boulevard to the centerline of Wheeler Road; thence Westerly and Southwesterly along the centerline of Wheeler Road to the centerline of American Ash Drive; thence Southwesterly on a curve to the left along the centerline of American Ash Drive to the point of intersection with the easterly prolongation of the north lines of the Midura Highlands and Second Addition to Patio Gardens plats; thence N88°49'00"W a distance of 716.8 feet to the northwestern corner of Lot 3, Block 1, Midura Highlands plat; thence S02°17'00"W along said west line of Lot 1 and its southerly prolongation, 173 feet, to the centerline of Debs Roads; thence Westerly and Southwesterly along said centerline a distance of 370 feet, more or less, to the centerline of Northport Drive; thence Southeasterly along said Northport Drive centerline the Point of Beginning. Polling place at Lindbergh Elementary School, 4500 Kennedy Road.

(38) Ward 38. Beginning at the point of intersection of the centerline of Northport Drive (Wisconsin Highway 113) and the centerline of Knutson Drive; thence Westerly along the centerline of Knutson Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Forster Drive; thence Easterly, Northeasterly and Northerly along the centerline of Forster Drive to the centerline of Troy Drive; thence Easterly along the centerline of Troy Drive to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of intersection with the Southerly prolongation of the East line of the Graedel Plat, City of Madison, Dane County, Wisconsin (also the West line of the former Lake View Sanatorium Property); thence Northerly along said Southerly prolongation and the East line of the Graedel Plat and the Northerly prolongation of the East line of said Graedel Plat to the centerline of Havey Road; thence Westerly along the centerline of Havey Road to the centerline of Kennedy Road; thence Southerly along the centerline of Kennedy Road to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of beginning. Polling place at Mendota Elementary School, 4002 School Road.

(39) Ward 39. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Northport Drive (Wisconsin Highway 113) and the South line of Section 23, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin; thence

Westerly, Southerly, Westerly, Southerly, and Westerly along said limits line to the shoreline of Lake Mendota; thence Southerly and Easterly along the shoreline of Lake Mendota to the limits line of the City of Madison and the Village of Maple Bluff; thence Easterly along said limits line to the centerline of Woodward Drive; thence Northwesterly along the centerline of Woodward Drive to the centerline of Forster Drive; thence Easterly along the centerline of Forster Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Northwesterly along the centerline of said right-of-way to the centerline of Knutson Drive; thence Easterly along the centerline of Knutson Drive to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of beginning. Polling place at Vera Court Neighborhood Center, 614 Vera Court.

(40) Ward 40. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Fifth Street; thence Southeasterly along the centerline of South Fifth Street to the centerline of Winnebago Street; thence Southwesterly along the centerline of Winnebago Street to the centerline of La Follette Avenue; thence Northeasterly and Easterly along the centerline of La Follette Avenue to the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Atwood Avenue; thence Southwesterly along the centerline of Atwood Avenue to the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Oakridge Avenue; thence Easterly along the centerline of Oakridge Avenue to the centerline of Schurz Avenue; thence Southerly along the centerline of Schurz Avenue to the shoreline of Lake Monona; thence Southwesterly along the shoreline of Lake Monona to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at Trinity Lutheran Church, 402 North Thornton Avenue.

(41) Ward 41. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of North Paterson Street; thence Southeasterly along the centerline of North Paterson Street to the centerline of East Gorham Street; thence Northeasterly along the centerline of East Gorham Street to the centerline of North Brearly Street; thence Southeasterly along the centerline of North Brearly Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Lapham Elementary School, 1045 East Dayton Street.

(42) Ward 42. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Ingersoll Street; thence Southeasterly along the centerline of South Ingersoll Street to the centerline of Rutledge Street; thence Northeasterly along the centerline of Rutledge Street to the centerline of South Few Street; thence Southeasterly along the centerline of South Few Street to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the point of beginning. Polling place at O'Keefe Middle School, 510 South Thornton Avenue.

(43) Ward 43. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of North Blair Street; thence Southeasterly along said Northwesterly prolongation and the centerline of North Blair Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Brearly Street; thence Northwesterly along the centerline of North Brearly Street to the centerline of East Gorham Street; thence Southwesterly along the centerline of East Gorham Street to the centerline of North Paterson Street; thence Northwesterly along the centerline of North Paterson Street to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Christ Presbyterian Church, 944 East Gorham Street.

(44) Ward 44. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Ingersoll Street; thence Southeasterly along the centerline of South Ingersoll Street to the centerline of Rutledge Street; thence Northeasterly along the centerline of Rutledge Street to the centerline of South Few Street; thence Southeasterly along the centerline of South Few Street to the shoreline of Lake Monona; thence Southwesterly along the shoreline

of Lake Monona to the centerline of South Blair Street; thence Northwesterly along the centerline of South Blair Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at Wil-Mar Neighborhood Center, 504 South Brearly Street.

(45) Ward 45. Beginning at the point of intersection of the centerlines of Williamson Street, South Blair Street, East Wilson Street, and John Nolen Drive; thence Southwesterly along the centerline of West Wilson Street to the centerline of South Butler Street; thence northwesterly along the centerline of South Butler Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of South Blair Street; thence Southeasterly along the centerline of South Blair Street to the point of beginning. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(46) Ward 46. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of North Blair Street; thence Southeasterly along said Northwesterly prolongation and the centerline of North Blair Street to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of North Webster Street; thence Northwesterly along the centerline of North Webster Street to the centerline of East Dayton Street; thence Southwesterly along the centerline of East Dayton Street to the centerline of Wisconsin Avenue; thence Northwesterly along the centerline of Wisconsin Avenue and the Northwesterly prolongation of the centerline of Wisconsin Avenue to the shoreline of Lake Mendota; thence Northeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Gates of Heaven, 302 East Gorham Street.

(47) Ward 47. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of Wisconsin Avenue; thence Southeasterly along said Northwesterly prolongation and the centerline of Wisconsin Avenue to the centerline of West Gorham Street; thence Southwesterly along the centerline of West Gorham Street to the centerline of North Henry Street; thence Northwesterly along the centerline of North Henry Street to the centerline of Langdon Street; thence Southwesterly along the centerline of Langdon Street to the centerline of West Lawn Place; thence Northwesterly along the centerline of West Lawn Place and the Northwesterly prolongation of the centerline of West Lawn Place to the shoreline of Lake Mendota; thence Northeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Bethel Lutheran Church, 312 Wisconsin Avenue.

(48) Ward 48. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of North Lake Street; thence Southerly along the centerline of North Lake Street to the centerline of State Street; thence Easterly along the centerline of State Street to the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North Henry Street; thence Northwesterly along the centerline of North Henry Street to the centerline of Langdon St; thence Southwesterly along the centerline of Langdon Street to the centerline of West Lakelawn Place; thence Northwesterly along the centerline of West Lakelawn Place to the center of the cul-de-sac; thence Northwesterly to the Easterly corner between Lots 5 & 6, Freeman-Allen Replat; thence Northwesterly along the common lot line between said Lots 5 & 6 to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Lowell Center, 610 Langdon Street.

(49) Ward 49. Beginning at the point of intersection of the centerline of North Broom Street and the centerline of West Gilman Street; thence Southwesterly along the centerline of West Gilman Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Easterly and Northeasterly along the centerline of West Johnson Street to the centerline of North Bassett Street; thence Northwesterly and Northerly along the centerline of North Bassett Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North Broom Street; thence Northwesterly along the centerline of North Broom Street to the point of beginning. Polling place at Hillel at the University of Wisconsin, 611 Langdon Street.

(50) Ward 50. Beginning at the point of intersection of the centerline of State Street and the centerline of West Gilman Street; thence Southwesterly along the centerline of West Gilman Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Westerly along the centerline of West Johnson Street to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the centerline of State Street; thence Easterly along the centerline of State Street to the point of beginning. Polling place at Chazen Museum of Art, 750 University Avenue.

(51) Ward 51. Beginning at the point of intersection of the shoreline of Lake Monona and the centerline of South Blair Street; thence Northwesterly along the centerline of South Blair Street to the centerline of East Wilson Street; thence Southwesterly along the centerline of East Wilson Street to the centerline of South Butler Street; thence Northwesterly along the centerline of South Butler Street to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of South Pinckney Street; thence Southeasterly along the centerline of South Pinckney Street to the centerline of East Main Street; thence Southwesterly along the centerline of East Main Street and the centerline of West Main Street to the centerline of South Carroll Street; thence Northwesterly along the centerline of South Carroll Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of South Henry Street; thence Southeasterly along the centerline of South Henry Street to the centerline of South Hamilton Street; thence Southerly along the centerline of South Hamilton Street and the Southerly prolongation of the centerline of South Hamilton Street to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southwesterly along the centerline of said right-of-way of the Wisconsin & Southern Railroad to the centerline of South Broom Street; thence Southeasterly along the centerline of South Broom Street and the Southeasterly prolongation of the centerline of South Broom Street to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the point of beginning. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(52) Ward 52. Beginning at the point of intersection of the centerline of West Gorham Street and the centerline of North Henry Street; thence Southeasterly along the centerline of North Henry Street to the centerline of West Johnson Street; thence Southwesterly along the centerline of West Johnson Street to the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the Centerline of West Washington Avenue; thence Northeasterly along the centerline of West Washington Avenue to the centerline of South Carroll Street; thence Southeasterly along the centerline of South Carroll Street to the centerline of West Main Street; thence Northeasterly along the centerline of West Main Street and the centerline of East Main Street to the centerline of South Pinckney Street; thence Northwesterly along the centerline of South Pinckney Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Webster Street; thence Northwesterly along the centerline of North Webster Street to the centerline of East Dayton Street; thence Southwesterly along the centerline of East Dayton Street to the centerline of Wisconsin Avenue; thence Northwesterly along the centerline of Wisconsin Avenue to the centerline of West Gorham Street; thence Southwesterly along the centerline of West Gorham Street to the point of beginning. Polling place at Central Library, 201 West Mifflin Street.

(53) Ward 53. Beginning at the point of intersection of the centerline of West Wilson Street with the centerline line of South Broom Street; thence Southeasterly along the centerline of South Broom Street to the centerline of the right-of-way of the former Wisconsin & Southern Railroad (now owned by WDOT-WSOR) said centerline being the centerline of the corridor that is adjacent to and Southeasterly of Block 48, Madison Original Plat; thence Northeasterly along the centerline of said right-of-way of the former Wisconsin & Southern Railroad (now owned by WDOT-WSOR) to the point of intersection with the Southerly prolongation of the centerline of South Hamilton Street; thence Northerly along said Southerly prolongation and the centerline of South Hamilton Street to the centerline of South Henry Street; thence Northwesterly along the centerline of South Henry Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of South Bassett Street; thence Southeasterly along the centerline of South Bassett Street to the centerline of West Wilson

Street; thence Northeasterly along the centerline of West Wilson Street to the point of beginning. Polling place at Capitol Lakes, 333 West Main Street.

(54) Ward 54. Beginning at the point of intersection of the centerline of West Washington Avenue and the centerline of North Bedford Street; thence Northwesterly and Northerly along the centerline of North Bedford Street to the centerline of West Dayton Street; thence Easterly and Northeasterly along the centerline of West Dayton Street to the centerline of North Bassett Street; thence Northwesterly and Northerly along the centerline of North Bassett Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North Henry Street; thence Southeasterly along the centerline of North Henry Street to the centerline of West Johnson Street; thence Southwesterly along the centerline of West Johnson Street to the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the point of beginning. Polling place at Madison Senior Center, 330 West Mifflin Street.

(55) Ward 55. Beginning at the point of intersection of the shoreline of Lake Monona and the Southeasterly prolongation of the centerline of South Broom Street; thence Northwesterly along said Southeasterly prolongation and the centerline of South Broom Street to the centerline of West Wilson Street; thence Southwesterly along the centerline of West Wilson Street to the centerline of South Bassett Street; thence Northwesterly along the centerline of South Bassett Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of Proudfit Street; thence Southeasterly and Northeasterly along the centerline of Proudfit Street and the centerline of North Shore Drive to the centerline of the right-of-way of the former Wisconsin & Southern Railroad (now owned by WDOT-WSOR); thence Southeasterly along the centerline of said right-of-way to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the point of beginning. Polling place at 641 West Main Street Apartments, 641 West Main Street.

(56) Ward 56. Beginning at the point of intersection of the centerline of East Campus Mall and the centerline of Regent Street; thence Easterly and Southeasterly along the centerline of Regent Street to the centerline of West Washington Avenue; thence Northeasterly along the centerline of West Washington Avenue to the centerline of North Bedford Street; thence Northwesterly and Northerly along the centerline of North Bedford Street to the centerline of West Dayton Street; thence Easterly and Northeasterly along the centerline of West Dayton Street to the centerline of North Bassett Street; thence Northwesterly along the centerline of North Bassett Street to the centerline of West Johnson Street; thence Southwesterly and Westerly along the centerline of West Johnson Street to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Dayton Street; thence Westerly along the centerline of West Dayton Street to the centerline of East Campus Mall; thence Southerly along the centerline of East Campus Mall to the point of beginning. Polling place at Nicholas Recreation Center, 797 West Dayton Street.

(57) Ward 57. Beginning at the point of intersection of University Avenue and the centerline of North Park Street; thence Southerly along the centerline of North Park Street to the centerline of West Dayton Street; thence Easterly along the centerline of West Dayton Street to the centerline of North Frances Street; thence Northerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Westerly along the centerline of West Johnson Street to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the point of beginning. Polling place at Gordon Dining and Event Center, 770 West Dayton Street.

(58) Ward 58. Beginning at the point of intersection of the centerline of North Mills Street and the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of East Campus Mall; thence Northerly along the centerline of East Campus Mall to the centerline of West Dayton Street; thence Westerly along the centerline of West Dayton Street to the centerline of North Mills Street; thence Southerly along the centerline of North Mills Street to the point of beginning. Polling place at Smith Hall, 35 North Park Street.

(59) Ward 59. Beginning at the point of intersection of the centerline of North Park Street and the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the

centerline of North Randall Avenue; thence Southerly along the centerline of North Randall Avenue to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of North Mills Street; thence Northerly along the centerline of North Mills Street to the centerline of West Dayton Street; thence Easterly along the centerline of West Dayton Street to the centerline of North Park Street; thence Northerly along the centerline of North Park Street to the point of beginning. Polling place at Union South, 1308 West Dayton Street.

(60) Ward 60. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northerly prolongation of the centerline of Babcock Drive; thence Southerly and Southeasterly along said Northerly prolongation and the centerline of Babcock Drive to the centerline of University Avenue; thence Easterly along the centerline of University Avenue to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the shoreline of Lake Mendota; thence starting Northeasterly, continue all the way along the perimeter of the original shoreline of Lake Mendota to the point of beginning.

Excepting therefrom Ward 131.

Polling place at Memorial Union, 800 Langdon Street.

(61) Ward 61. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of Willow Creek; thence Southerly along the centerline of Willow Creek to the centerline of Observatory Drive; thence Easterly along the centerline of Observatory Drive to the centerline of Babcock Drive; thence Northerly along the centerline of Babcock Drive and the Northerly prolongation of the centerline of Babcock Drive to the shoreline of Lake Mendota; thence Westerly along the shoreline of Lake Mendota to the point of beginning. Polling place at Holt Center, 1650 Kronshage Drive.

(62) Ward 62. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of Willow Creek; thence Southerly along the centerline of Willow Creek to the centerline of Observatory Drive; thence Easterly along the centerline of Observatory Drive to the center line of Babcock Drive; thence Southerly and Southeasterly along the centerline of Babcock Drive to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Highland Avenue; thence Northerly along the centerline of Highland Avenue to the North right-of-way line of the Wisconsin & Southern Railroad (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Northerly along the limits line of the City of Madison and the Village of Shorewood Hills to the shoreline of Lake Mendota; thence Easterly, Southwesterly, Southerly, and Southeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Eagle Heights Community Center, 611 Eagle Heights Drive.

(63) Ward 63. Beginning at the point of intersection of the centerline of North Randall Avenue and Regent Street; thence Northerly along the centerline of North Randall Avenue to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Walnut Street; thence Southerly along the centerline of Walnut Street to the centerline of University Avenue; thence Easterly along the centerline of University Avenue to the centerline of North Allen street; thence Southerly along the centerline of North Allen Street to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the point of beginning. Polling place at First Congregational Church, 1609 University Avenue.

(64) Ward 64. Beginning at a point of intersection of the centerline of Regent Street and the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Southwesterly along the centerline of said right-of-way to the point of intersection with the Southerly prolongation of the West line of the Plat of Hillington, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the West line of said Plat of Hillington and the West line of the Plat of West Lawn Heights, City of Madison, Dane County, Wisconsin, and the Northerly prolongation of the West line of said Plat of West Lawn Heights to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the point of beginning. Polling place at Blessed Sacrament Church, 2121 Rowley Avenue.

(65) Ward 65. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of University Avenue and the centerline of North Franklin Avenue; then Southerly along the centerline of North Franklin Avenue and the centerline of South Franklin Avenue to the centerline of Speedway Road; thence Northeasterly along the centerline of Speedway Road to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of North Allen Street; thence Northerly along the centerline of North Allen Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of Walnut Street; thence Northerly along the centerline of Walnut Street to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Highland Avenue; thence Northerly along the centerline of Highland Avenue to the North right-of-way line of the Wisconsin & Southern Railroad (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly, Southerly and Westerly along the limits line of the City of Madison and the Village of Shorewood Hills to the point of beginning. Polling place at West High School, 30 Ash Street.

(66) Ward 66. Beginning at a point in the limits line of the City of Madison and the Village of Shorewood Hills, said point being the point of intersection of the centerline of University Avenue and the centerline of North Franklin Avenue; then Southerly along the centerline of North Franklin Avenue and South Franklin Avenue to the centerline of Speedway Road; thence Southwesterly along the centerline of Speedway Road to the centerline of Glenway Street; thence Northerly along the centerline of Glenway Street to the centerline of Hillcrest Drive; thence Westerly along the centerline of Hillcrest Drive to the centerline of Bagley Parkway; thence Northwesterly along the centerline of Bagley Parkway to the centerline of Bagley Court; thence Northerly along the centerline of Bagley Court and the Northerly prolongation of the centerline of Bagley Court and the centerline of South Blackhawk Avenue and the centerline of North Blackhawk Avenue to the centerline of Bluff Street; thence Easterly along the centerline of Bluff Street to the centerline of Eugenia Avenue; thence Northerly along the centerline of Eugenia Avenue to the centerline of Harvey Street; thence Easterly along the centerline of Harvey Street to the centerline of Hill Street; thence Northerly along the centerline of Hill Street to the centerline of University Avenue (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Easterly along the limits line of the City of Madison and the Village of Shorewood Hills to the point of beginning. Polling place at First Baptist Church, 518 North Franklin Street.

(67) Ward 67. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of Glenway Street thence Northerly along the centerline of Glenway Street to the centerline of Hillcrest Drive; thence Westerly along the centerline of Hillcrest Drive to the centerline of Bagley Parkway; thence Northwesterly along the centerline of Bagley Parkway to the centerline of Bagley Court; thence Northerly along the centerline of Bagley Court and the Northerly prolongation of the centerline of Bagley Court and the centerline of South Blackhawk Avenue and the centerline of North Blackhawk Avenue to the centerline of Bluff Street; thence Easterly along the centerline of Bluff Street to the centerline of Eugenia Avenue; thence Northerly along the centerline of Eugenia Avenue to the centerline of Harvey Street; thence Easterly along the centerline of Harvey Street to the centerline of Hill Street; thence Northerly along the centerline of Hill Street to the centerline of University Avenue (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along the limits line of the City of Madison and Village of Shorewood Hills to the point of intersection with the Northerly prolongation of the centerline of North Midvale Boulevard; thence Southerly along said Northerly prolongation and the centerline of North Midvale Boulevard and the centerline of South Midvale Boulevard to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Polling place at Bethany United Methodist Church, 3910 Mineral Point Road.

(68) Ward 68. Beginning at the point of intersection of the centerline of South Mills Street and the centerline of Regent Street; thence Easterly, Southeasterly and Northeasterly along the centerline of Regent Street, the centerline of Proudfit Street and the centerline of North Shore Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the shoreline of Lake Monona; thence Southeasterly, Westerly and Southerly along the shoreline of Lake Monona and the shoreline of Monona Bay to the point of intersection with the Easterly prolongation of the centerline of Erin Street; thence

Westerly along said Easterly prolongation to the centerline of West Shore Drive; thence Northerly along the centerline of West Shore Drive to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Mills Street; thence Northerly along the centerline of South Mills Street to the point of beginning. Polling place at Brittingham Apartments, 755 Braxton Place.

(69) Ward 69. Beginning at the point of intersection of the centerline of Monroe Street and the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of South Mills Street; thence Southerly along the centerline of South Mills Street to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Randall Avenue; thence Northerly along the centerline of South Randall Avenue to the centerline of Chandler Street; thence Westerly along the centerline of Chandler Street to the centerline of Garfield Street; thence Northwesterly along the centerline of Garfield Street to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the point of beginning. Polling place at Saint James Catholic School, 1204 Saint James Court.

(70) Ward 70. Beginning at the point of intersection of the centerline of Haywood Drive, the centerline of Arboretum Drive, the centerline of North Wingra Drive, and the centerline of South Mills Street; thence Northwesterly along the centerline of South Mills Street to the centerline of North Wingra Drive; thence Northwesterly along the centerline of North Wingra Drive to the centerline of South Orchard Street; thence Northerly along the centerline of South Orchard Street to the centerline of Erin Street; thence Westerly along the centerline of Erin Street and the Westerly prolongation of the centerline of Erin Street to the centerline of South Randall Avenue; thence Northerly along the centerline of South Randall Avenue to the centerline of Chandler Street; thence Westerly along the centerline of Chandler Street to the centerline of Garfield Street; thence Northwesterly along the centerline of Garfield Street to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the centerline of the right-of way of the State of Wisconsin for the Southwest Bike Path; thence Southwesterly along the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path to the centerline of Commonwealth Avenue; thence Southwesterly along the centerline of Commonwealth Avenue to the centerline of Leonard Street; thence Southeasterly along the centerline of Leonard Street to the centerline of Monroe Street; thence Southwesterly along the centerline of Monroe Street to the centerline of Woodrow Street; thence Southerly along the centerline of Woodrow Street and the prolongation of the centerline of Woodrow Street to the shoreline of Lake Wingra; thence Westerly, Southwesterly, Southerly, Easterly, Northerly, and Easterly along the shoreline of Lake Wingra to Wingra Creek; thence Northeasterly across Wingra Creek to the Northerly edge of Wingra Creek; thence Southeasterly along the Northerly edge of Wingra Creek to the centerline of Arboretum Drive; thence Northeasterly along the centerline of Arboretum Drive to the point of beginning. Polling place at Edgewood College, 1000 Edgewood College Drive.

(71) Ward 71. Beginning at the point of intersection of the centerline of Carver Street and the centerline of Fish Hatchery Road; thence Northeasterly along the centerline of Fish Hatchery Road to the centerline of Wingra Creek; thence Northerly and Northwesterly along the centerline of Wingra Creek to the shoreline of Lake Wingra; thence Southwesterly, Westerly, Southerly, Westerly along the Southerly shoreline of Lake Wingra, Northerly, and Northeasterly along the Lake Wingra shoreline to the Southerly prolongation of the centerline of Woodrow Street; thence Northerly along the centerline of Woodrow Street to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the centerline of Leonard Street; thence Northwesterly along the centerline of Leonard Street to the centerline of Commonwealth Avenue; thence Northeasterly along the centerline of Commonwealth Avenue to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path; thence Southwesterly along said centerline to the point of intersection with the Southerly prolongation of the West line of the Hillington subdivision, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the West line of said Hillington subdivision and the West line of the West Lawn Heights subdivision, City of Madison, Dane County, Wisconsin, and the Northerly prolongation of the West line of said West Lawn Heights to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of Speedway Road; thence Southwesterly along the centerline of Speedway Road to the centerline of Glenway Street; thence Southerly along the centerline of Glenway Street to the centerline line of the Southwest

Bike Path; thence Southwesterly along the centerline of said right-of-way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the point of intersection with the Northwesterly prolongation of the Northeast line of Lot 5, Block 31, Plat C of Blocks 30—33, Nakoma subdivision, City of Madison, Dane County, Wisconsin; thence Southeasterly along said Northwesterly prolongation and the Northeast line of said Lot 5 to the Southeast corner of said Lot 5; thence Southwesterly along the East line of Lots 5, 4, 3A, 3 and 2, said Block 31, Plat C of Blocks 30—33, Nakoma, to the Southeast corner of said Lot 2; thence Westerly along the South line of said Lot 2 and the Westerly prolongation of the South line of said Lot 2 to the centerline of Nakoma Road; thence Southerly and Southwesterly along the centerline of Nakoma Road to the centerline of Manitou Way; thence Southerly along the centerline of Manitou Way to the point of intersection with the North line of Section 33, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 89 degrees, 23 minutes, 17 seconds East 1485 feet, more or less, along the North line of said Section 33 to the North Quarter Corner of said Section 33; thence South 00 degrees, 14 minutes, 48 seconds East 677.22 feet; thence South 16 degrees, 59 minutes, 45 seconds East 694.00 feet; thence South 00 degrees, 14 minutes, 48 seconds East 1339.03 feet, more or less, to the South line of the Southwest ¼ of the Northeast ¼ of said Section 33; thence North 89 degrees, 23 minutes, 17 seconds East, 29 feet, more or less, to the centerline of McCaffery Drive; thence Northerly along the centerline of McCaffery Drive to the Southerly prolongation of the centerline of Arboretum Drive; thence Northerly, Northeasterly, Easterly and Northerly along said centerline of Arboretum Drive, more or less; thence continuing N15°28'08"W, along said centerline, 670.55 feet to a point of curve; thence northeasterly continuing along said centerline, on a curve to the right which has a radius of 200.00 feet and a chord which bears N19°31'40"E, 229.41 feet; thence N54°31'28"E, continuing along said centerline, 112.56 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the right which has a radius of 618.10 feet and a chord which bears N65°39'56"E, 230.03 feet to a point of curve; thence southeasterly continuing along said centerline on a curve to the right which has a radius of 385.60 feet and a chord which bears S88°42'16"E, 160.55 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the left which has a radius of 498.30 feet and a chord which bears N83°23'48"E, 252.05 feet; thence N70°46'31"E, continuing along said centerline, 870.42 feet; thence S19°13'29"E, 40.05 feet to the southeasterly edge of Arboretum Drive; thence S70°46'31"W, along said southeasterly edge, 116.10 feet to the southeasterly edge of Covall Street; thence S41°44'39"W, along said southeasterly edge, 331.57 feet to the most northerly corner of CSM 93; thence S30°56'45"E, 130.80 feet to the most easterly corner of said CSM 93; thence S31°05'54"E, 313.20 feet; thence S18°29'07"E, 141.00 feet; thence S26°26'23"W, 148.20 feet to the northeasterly edge of Balden Street; thence southeasterly along said edge on a curve to the right which has a radius of 1251.38 feet and a chord which bears S22°20'29"E, 126.44 feet to a point of curve; thence southeasterly continuing along said edge on a curve to the left which has a radius of 859.70 feet and a chord which bears S30°23'22"E, 317.83 feet; thence S52°12'02"E, 120.00 feet to the southeasterly edge of Balden Street; thence S37°47'58"W, along said edge, 275.45 feet to a point on a curve; thence southeasterly along the northwesterly edge of Carver Street on a curve to the right which has a radius of 260.00 feet and a chord which bears S22°30'00"E, 147.90 feet; thence S89°20'58"E, along the northerly edge of Carver Street, 428.85 feet to the southwest corner of Lot 1, Block 3, of the plat of Lake Forest; thence N00°39'02"E, 130.71 feet to the northerly edge of said plat; thence S87°52'49"E, along said northerly edge, 350.12 feet; thence N87°19'01"E, along said northerly edge, 224.33 feet; thence N84°31'24"E, continuing along said northerly edge, 140.30 feet; thence S84°36'05"E, continuing along said northerly edge 141.89 feet; thence N87°18'15"E, continuing along said northerly edge, 78.63 feet; thence S86°39'07"E, continuing along said northerly edge, 58.27 feet; thence S87°49'54"E, continuing along said northerly edge, 56.14 feet; thence N89°30'00"E, continuing along said northerly edge 229.86 feet; thence N87°06'15"E, continuing along said northerly edge, 244.76 feet to the east line of Lot 26, Block 3, Lake Forest; thence S00°39'02"W, along said east line, 158.12 feet to the north edge of Carver Street; thence S89°20'58"E, along said north edge, 1089.16 feet to the centerline of Fish Hatchery Road and the Point of Beginning. Polling place at Wingra School, 718 Gilmore Street.

(72) Ward 72. Beginning at the point of intersection of the centerline of South Mills Street and the centerline of Haywood Drive; thence Northeasterly along the centerline of Haywood Drive and the Northeasterly prolongation of the centerline of Haywood Drive to the shoreline of Monona Bay;

thence Northerly along the shoreline of Monona Bay to the point of intersection with the Easterly prolongation of the centerline of Erin Street; thence Westerly along said Easterly prolongation to the centerline of West Shore Drive; thence Northerly along the centerline of West Shore Drive to the prolongation of the centerline of Vilas Avenue; thence Westerly along the prolongation of the centerline of Vilas Avenue to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Randall Avenue; thence Southerly along the centerline of South Randall Avenue to the point of intersection with the Westerly prolongation of the centerline of Erin Street; thence Easterly along said Westerly prolongation and the centerline of Erin Street to the centerline of South Orchard Street; thence Southerly along the centerline of South Orchard Street to the centerline of North Wingra Drive; thence Southeasterly along the centerline of North Wingra Drive to the centerline of South Mills Street; thence Southerly along the centerline of South Mills Street to the point of beginning. Polling place at Trinity United Methodist Church, 1123 Vilas Avenue.

(73) Ward 73. Beginning at the point of intersection of the Southwesterly prolongation of the centerline of Haywood Drive and the centerline of Wingra Creek; thence Southerly, Easterly and Northeasterly along the centerline of Wingra Creek to the shoreline of Lake Monona; thence Northwesterly, Westerly and Northwesterly along the shoreline of Lake Monona and Monona Bay to the point of intersection of the Northeasterly prolongation of the centerline of Haywood Drive; thence Southwesterly along said Northeasterly prolongation and the centerline of Haywood Drive and the Southwesterly prolongation of the centerline of Haywood Drive to the point of beginning. Polling place at Goodman Parks Maintenance Facility, 1402 Wingra Creek Parkway.

(74) Ward 74. Beginning at the point of intersection of the centerline of Rimrock Road and the centerline of the West Beltline Highway (U.S. Highways 12 and 18); thence Easterly along the centerline of the West Beltline Highway, 1099 feet, more or less, to the East line of the SE ¼ of the NW ¼ of Section 36, T7N, R9E; thence Southerly along said East line, 30 feet, more or less; thence Easterly along the centerline of said West Beltline Highway, 1453 feet, more or less, to the East line of the West ½ of the Northeast ¼ of said Section 36; thence North along the last mentioned East line, 202 feet, more or less, to its point of intersection with the previous centerline of former Olin Avenue; thence Southeasterly, along the former centerline curve of the former Olin Avenue, 710 feet, more or less, to the point of intersection of the centerline of former Olin Avenue with the West line of the East ½ of the East ½ of the NE ¼ of said Section 36; thence Easterly, Northerly, and Easterly, along the centerline of the West Beltline Highway (U.S. Highways 12 and 18) to the point of intersection of said West Beltline Highway and the centerline of W Broadway, also being the corporate boundary of the City of Monona; thence Northerly, Northeasterly, and Easterly along said centerline and corporate boundary to a point located 235 feet west of the East line of the NW ¼ of the NW ¼ of Section 29, T7N, R9E, more of less; thence N39°22'30"E, 1135 feet, more or less, along the corporate boundary of the City of Monona; thence Northeasterly along said corporate boundary, also being the centerline of Bridge Road, to the centerline of the Yahara River; thence Northerly along the centerline of the Yahara River and the corporate boundary of the City of Monona to a point being the prolongation of the shoreline of Lake Monona; thence Southwesterly, Westerly, Southwesterly, Westerly, Southwesterly, Northwesterly, Northerly, and Northwesterly along said shoreline of Lake Monona to the centerline of Wingra Creek; thence Southwesterly along the centerline of Wingra Creek to the centerline of E Olin Avenue; thence S70°28'35"E along the centerline of Olin Avenue, 575 feet, more or less; thence N19°19'20"E, 28.8 feet, more or less, to the centerline of E Olin Avenue; thence Southeasterly, along said centerline of E Olin Avenue and John Nolen Drive, 2819 feet, more or less, to its point of intersection with the West line of the SE ¼ of said Section 25; thence S00°23'29"W, along the said West line of the SE ¼, 468 feet, more or less, to the South Quarter Corner of said Section 25, also being the North Quarter Corner of said Section 36, T7N, R9E; thence S00°23'29"W along the East line of the NW ¼ of said Section 36, 1161.71 feet, to the Northeast corner of CSM 14819; thence N89°05'27"W, along the North line of said CSM, 329.30 feet, more or less; thence S00°23'51"W, 160.91 feet, more or less, to the intersection with the south line of the NE ¼ of the NW ¼ of said Section 36; thence N89°05'27"W along said south line of the NE ¼ of the NW ¼ of said Section 36, 544.65 feet, more or less, to the intersection with the original centerline of Rimrock Road as shown in Right-Of-Way Plat-Project F04-2(30); thence S14°06'19"W along said centerline, 513.1 feet, more or less, to the Point of Beginning. Polling place at Bridge-Lake Point Community Center, 1917 Lake Point Drive.

(75) Ward 75. Beginning at the Southeast Corner of Section 30, T7N, R10E; thence continuing Easterly along the South line of Section 29 of said township, also being the North line of Section 32 of said township, 3976.2 feet, more or less, to the East line of the West ½ of the SE ¼ of said Section 29; thence Northerly along said East line and its northerly prolongation, 2973.9 feet, more or less, to line located northwesterly of the northerly shoreline of Nine Springs Creek, said line also being the corporate limits of the City of Monona; thence Northeasterly along said lines to a point on the Southerly and Westerly shoreline of the Yahara River and Upper Mud Lake; thence Easterly, Southeasterly, Southerly, Southeasterly, Northeasterly, and Southeasterly along said shoreline to a point located 90 feet west, more or less, of the East line of the SW ¼ of Section 28, T7N, R10E, Dane County, Wisconsin; thence S01°00'00"E, 691.9 feet, more or less, to a point on the northerly shoreline of Lake Waubesa; thence Northwesterly and Southwesterly along said shoreline to a point of intersection with the former centerline of Libby Road as vacated by Document 2063673, recorded on January 25, 1988 on Page 59 of Volume 11029; thence S39°50'00"W, 438 feet, more or less, along said former centerline and its southwesterly prolongation to the centerline of Libby Road, said centerline also being the South line of the NE ¼ of Section 32, T7N, R10E; thence Westerly a distance of 1578 feet, more or less, along said centerline to the Center of said section; thence Northerly along the East line of the SE ¼ of the NW ¼ of said section, 1321 feet, more or less, to the North line of the SE ¼ of the NW ¼ of said section; thence Westerly along said North line to the West line of the SE ¼ of the NW ¼ of said section a distance of 1322.5 feet, more or less; thence Southerly along said West line a distance of 1321 feet, more or less, to the centerline of Libby Road and the South line of the NW ¼ of Section 32; thence Westerly along said South line to the West Quarter Corner of said Section 32, also being the East Quarter Corner of Section 31, T7N, R10E, Dane County, Wisconsin; thence continuing Westerly along the South line of the NE ¼ of said Section 31 a distance of 1321 feet, more or less, to the West line of the NE ¼ of the SE ¼ of said Section 31; thence Southerly along said West line a distance of 1321 feet, more or less, to the South line of the NW ¼ of the SE ¼ of said Section 31; thence Westerly along said South line a distance of 1321 feet, more or less, to the West line of the SE ¼ of said Section 31; thence Northerly along said West line a distance of 1321 feet, more or less, to the Center of said Section 31; thence Westerly along the South line of the NW ¼ of said Section 31 a distance of 2610.5 feet, more or less, to the West Quarter Corner of said Section 31; thence Northerly along the West line of the NW ¼ of said Section 31 a distance of 1096.1 feet, more or less, said line also being the corporate boundary of the City of Fitchburg; thence Westerly a distance of 680 feet, more or less, to the Southeast corner of Outlot 1, Hickory Edge subdivision; thence N87°04'58"W, 802.45 feet; thence N 89°04'20"W 1089.43 feet, more or less, to a point on the East line of Outlot 6, Jill Addition to Indian Springs subdivision; thence S01°57'30"W along said East line and its southerly prolongation a distance of 497.1 feet, more or less, to the South line of Outlot 5 of Jill Addition to Indian Springs; thence S76°17'00"W along said South line, 661.85 feet; thence S81°48'28"W along said South line, 135.69 feet; thence N88°07'05"W, 881.3 feet, more or less, to the centerline of Anderberg Street; thence Northerly along said centerline a distance of 410 feet, more or less; thence Northeasterly a distance of 33 feet to a point on the Southwesterly line of Lot 1, Certified Survey Map 9238, said line also being the northeasterly right-of-way line of Anderberg Street; thence S42°35'44"E along said lines, 101.41 feet to a point on the northerly right-of-way of Engelhart Drive, said line also being the southerly lines of Lot 1 and Outlot 1 of said CSM 9238; thence S86°40'00"E, 594.06 feet to the southwest corner of Lot 126, Jill Addition to Indian Spring subdivision; thence N00°54'14"W, 1252.37 feet to the centerline of Maloney Drive; thence Easterly, 96 feet, more or less, along the centerline of Maloney Drive to the intersection with the centerline of Salem Drive; thence Northerly, 202 feet, more or less, along the said centerline of Salem Drive to the intersection with the centerline of Diving Hawk Trail; thence Easterly, Northeasterly and Northerly along the centerlines of Diving Hawk Trail and Warner Street, 2695 feet, more or less to the intersection with the centerline of Moorland Road; thence Southeasterly, 2520 feet, more or less, along the said centerline of Moorland Road to the Southeast Corner of Section 30, T7N, R10E; thence Easterly, 2536 feet, more or less along the South line of the SW ¼ of said Section 30 to the South Quarter Corner of said Section 30; thence Easterly, 2677 feet, more or less, along the South line of the SE ¼ of said Section 30 the Southeast Corner thereof and the Point of Beginning. Polling place at Highland Manor Park Storm Shelter, 10 Manor Drive.

(76) Ward 76. Beginning at the North Quarter Corner of Section 36, T7N, R9E, City of Madison, Dane County, Wisconsin; thence S00°23'29"W along the East line of the NW ¼ of said Section 36,

1161.71 feet, to the Northeast corner of Certified Survey Map (“CSM”) 14819; thence N89°05'27"W along the north line of said CSM 14819, 329.30 feet, more or less; thence S00°23' 51"W,160.91 feet, more or less, to the intersection with the South line of the NE ¼ of the NW ¼ of said Section 36; thence N89°05'27"W along said South line of the NE ¼ of the NW ¼ of said Section 36, 544.65 feet, more or less, to the intersection with the original centerline of Rimrock Road as shown in Right-of-Way Plat-Project F04-2(30); thence Southwesterly along said centerline, 993.44 feet, more or less, to the intersection with the easterly extension of the southern right-of-way of the West Beltline Highway (US Highways 12 and 18) lying southerly of Reference Line "F" as established in State of Wisconsin Right-of-Way Project No. 1206-03-24 ("Project"); thence N82°59'58"W, along said southern Project right-of-way and its easterly extension, 390 feet, more or less; thence S82°29'58"W, along said southern Project right-of-way, 146.05 feet; thence S70°10'43"W, along said Project right-of-way, 144.11 feet; thence 206.61 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,569.16 feet and a long chord that bears S67°33'47"W, 206.60 feet; thence S00°03'47"W along said Project right-of-way, 21.57 feet; thence 388.62 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,589.16 feet and a long chord that bears S69°04'31"W, 388.60 feet; thence S70°02'09"W, along said Project right-of-way, 158.44 feet, to a line that is parallel to and 33 feet North of, measured at right angles to, the South line of the Northwest ¼ of said Section 36; thence westerly, along said parallel line, 143 feet, more or less, to the intersection with a line lying 68 feet southeasterly of and parallel with the main Reference Line of said State of Wisconsin Right-of-Way Project No. 1206-03-24 and northwesterly of the existing pavement of East Badger Road (a frontage road); thence Southwesterly, 132 feet, more or less, parallel with and 68 feet southwesterly of the said Reference Line to a point at station 577+25, 68 feet right, (southeast) of said Reference line and lying northwesterly of said pavement; thence Southwesterly, 325.15 feet to a point at station 574+00, 78 feet right, (southeast) of said Reference Line and lying northwesterly of said pavement; thence Southwesterly, 533 feet, more or less, parallel with and 78 feet southwesterly of said Reference Line, and lying northwesterly of said pavement, to the intersection with the northwesterly prolongation of the easterly line of Lot 1, CSM 6493; thence Northwesterly, along said northwesterly prolongation, 345 feet, more or less, to the intersection with the North line of the SE ¼ of said Section 35; thence Westerly, along the said North line of the SE ¼, 289 feet, more or less to a point on said North line located 33.02 feet, more or less, south of the Southwesterly corner of Lot 1, CSM 4571; thence N01°18'48"W along the Westerly line of said Lot 1 and its Southerly prolongation, 957.7 feet, more or less, to the northwestern corner of said Lot 1; thence continuing N00°37'09"W along the Easterly line of the right-of-way of the former Chicago and Northwestern Transportation Company (now owned by the Wisconsin Department of Transportation-Leased to Wisconsin and Southern Railroad), 45 feet, more or less, said line also being the Westerly line of the right-of-way of Nygard Street; thence Easterly along the Northerly line of said Nygard Street right-of-way, 18.5 feet, more or less, thence N00°06'09"W along the Westerly line of said Nygard Street right-of-way a distance of 22 feet, more or less, to the Southwesterly corner of Lot 2 of CSM 12892; thence continuing N00°06'09"W the along said West line, 165 feet, more or less; to a point; thence Westerly along the easterly prolongation of the centerline of Buick Street and said centerline a distance of 1325 feet, more or less, to the centerline of South Park Street; thence Northerly along said centerline a distance of 288 feet, more or less, to the centerline of Ridgewood Way; thence Westerly along said centerline a distance of 515 feet to the northerly prolongation of the east line of Lot 11, Block 5, Oak Ridge Subdivision; thence Southerly, along the said northerly prolongation and east line, 145 feet to the southeast corner of said Lot 11, also being a point on the South line of Oak Ridge Subdivision; thence Westerly, along the said South line of Oak Ridge Subdivision and the South line of Second Addition to Oak Ridge Subdivision and the North line of the NW ¼ of said Section 35, 1900 feet, more or less, to the Southeasterly right-of-way line of the said former Chicago and Northwesterly Transportation Company; thence Southwesterly, along said right-of-way line, 310 feet, more or less, to the West line of the said NW ¼ of Section 35, said West line also being the centerline of Fish Hatchery Road; thence Northerly and Northeasterly along the centerline of Fish Hatchery Road a distance of 3260 feet, more or less, to the centerline of Wingra Creek; thence Easterly and Northeasterly along said centerline of Wingra Creek a distance of 5060 feet, more or less, to the centerline of East Olin Avenue (also formerly known as the City Route for US Highways 12 and 18); thence Southeasterly 572 feet, more or less, along said centerline of East Olin Avenue; thence continuing Southeasterly, along said centerline of East Olin Avenue and

John Nolen Drive (being said former U.S. Highways 12 and 18) a distance of 2819 feet, more or less, to its point of intersection with the West line of the SE ¼ of Section 25, T7N, R9E; thence S00°23'29"W, along the said West line of the SE ¼, 468 feet, more or less, to the South Quarter Corner of said Section 25, also being the North Quarter Corner of the Section 36 and the Point of Beginning. Polling place at Catholic Multicultural Center, 1862 Beld Street.

(77) Ward 77. Beginning at the point of intersection of the centerline of the West Beltline Highway as laid-out by the State Highway Commission of Wisconsin, Plat of Right-of-way Required, Project T 04-2(42) with the centerline of said Fish Hatchery Road; thence Southwesterly along the center line of said Fish Hatchery Road, 1360 feet, more or less, to a point of intersection with the centerline of Greenway Cross, also being the North line of Section 3, Town 6 North, Range 9 East; thence South 89°39'10" East, along said centerline and the North line of said Section 3, 255 feet, more or less, to a point of intersection with the northerly prolongation of the East line of Lot 16, Maple Lawn Heights Commercial Plat subdivision; thence South 00°20'50" West, 168.17 feet along said East line; thence South 74°10'20" East, 240.25 feet to a point that is 233.00 feet South of, measured at right angles to, the North line of the Northeast ¼ of said Section 3; thence South 89°39'10" East, 682.57 feet, to the East line of the Northeast ¼ of said Section 3; thence South 01°58'50" East, along the East line of the Northeast ¼ of said Section 3 to a point that is 316.96 feet North of the East ¼ corner of said Section 3, measured along the East line of said Section 3; thence North 71°33'54" East, 553.00 feet; thence North 61°00'40" East, 589.18 feet; thence South 89°00'00" East, 932.00 feet; thence South 02°14'23" West, 770.00 feet to the South line of the Northwest ¼ of Section 2, Town 6 North, Range 9 East; thence North 89°30'33" East, 726.00 feet along the South line of the Northwest ¼ of said Section 2 to the center line of Syene Road, said center line also being the East line of the Northwest ¼ of said Section 2; thence North 02°17'22" East along the said center line of Syene Road to a point that is South 02°17'22" West, 1,735.12 feet South of the North ¼ corner of said Section 2, measured along the said West line of the Northeast ¼ of said Section 2; thence South 89°42'38" East, 394.60 feet; thence North 80°47'16" East, 344.43 feet; thence North 32°01'17" East, 923.45 feet; thence North 05°10'49" East, 138.50 feet; thence North 89°07'09" West, 1,014.20 feet, more or less, to a point that is 183.00 feet East of the West line of the Northeast ¼ of said Section 2; thence North 02°17'22" East, along said line that is parallel to and 183.00 feet East of the said West line, 200 feet, more or less, to a point on a line that is parallel to and 200 feet north of, as measured at right angles to, the South line of a parcel described in Volume 513 of Deeds, Page 357, as Document Number 763139; thence North 88°32'06" West, along said line that is 200 feet north of the South line of said described parcel, 134 feet, more or less; thence North 11°27'49" East, 67.03 feet, to the easterly extension of the South right-of-way line of Stewart Street; thence South 88°33'10" East, along the said South line of Stewart St. extended, 31 feet, more or less, to a point that is 70.00 feet East of the center line of Syene Road; thence Northerly and Northeasterly along said line that is parallel to and 70.00 feet East of the center line of Syene Road, to the North line of the Northeast ¼ of said Section 2 also being the South line of the SE ¼ of Section 35, T7N, R9E; thence Easterly along said South line, 1030 feet, more or less, to the Westerly right-of-way line of the said Chicago and Northwestern Transportation Company; thence Northerly along said Westerly right-of-way line, 700 feet, more or less, to the intersection with the southeasterly extension of southerly right of way of the West Beltline Highway – U.S.H. 12 & 18 (U.S. Hwy 14) as per Wisconsin Dept. of Transportation Right of Way Project No. 1206-03-24 (being 80 feet northeasterly and parallel with the reference line of U.S. Hwy 14); thence N 59°18’51” W, 200 feet, more or less, along the said extension and southerly right of way of the West Beltline Highway as per Right of Way Project No. 1206-03-24; thence northwesterly along the said southerly right of way of the West Beltline Highway as per Right of Way Project No. 1206-03-24, 292.40 feet along the arc of a curve to the right having a radius of 1213.30 and a long chord bearing N 52°24’36” W, 291.70 feet; thence northwesterly along the said southerly right of way of the West Beltline Highway as per Right of Way Project No. 1206-03-24, 402.90 feet along the arc of a curve to the right having a radius of 1213.30 and a long chord bearing N 35°59’35” W, 401.05 feet; thence N 14°33’09” E, 108.02 feet along the said southerly right of way of the West Beltline Highway as per Right of Way Project No. 1206-03-24; thence N 59°36’57” E, along the said southerly right of way of the West Beltline Highway as per Right of Way Project No. 1206-03-24, 199 feet, more or less, to the point of intersection with a line that is parallel to, and 56 feet northwesterly and westerly of, the southeasterly line of Town of Madison (now City of Madison) Lands acquired per Document No 3877054; thence Northerly and Northeasterly, along said

parallel line, 622 feet, more or less, along the arc of a curve to the right having a radius of 402.5, to a point of tangency thereof; thence Northeasterly, 152 feet, more or less along said parallel line; thence Northeasterly, 108 feet, more or less to a point of intersection of the westerly railroad right of way of the former Chicago and Northwestern Railroad (currently owned by the Wisconsin DOT – Leased to the Wisconsin and Southern Railroad) with a line lying 92 feet southeasterly and parallel to the Reference Line of Wisconsin Dept. of Transportation Right of Way Project No. 1206-03-24; thence Northeasterly, 208 feet, more or less, to a point at station 565+25, 84 feet right, (southeast) of said Reference line lying northwesterly of the existing pavement of E. Badger Road (a frontage road); thence Northeasterly, 75.24 feet, to a point at station 566+00, 78 feet right, of said Reference Line lying northwesterly of said pavement; thence Northeasterly 266 feet, more or less, parallel with and 78 feet southeasterly of the said Reference Line to the intersection with the Easterly line of Lot 1, Certified Survey Map No. 6493; thence N 17°57'33" W, along said Easterly line of said Lot 1 and its Northwesterly extension, 344 feet to the intersection with the south line of the NE ¼ of Section 35, T7N, R9E, also being the centerline of West Badger Road; thence Westerly, 268 feet, more or less to the intersection with the Southerly prolongation of the Westerly line of Lot 1, CSM 4571 also being on the Easterly line of the Chicago and Northwestern Transportation Company right of way; thence N01°18'48"W along the said Westerly line of said Lot 1 and its Southerly prolongation and said railroad right-of-way, 652.43 feet; thence continuing N00°37'09"W along the Westerly line of said Lot 1 and said railroad right-of-way, 305.25 feet to the northwestern corner of said Lot 1; thence continuing N00°37'09"W along said railroad right-of-way, 45.2 feet, more or less; thence Easterly along the Northerly line of Nygard Street right-of-way and said railroad right-of-way, 18.6 feet, more or less, thence N00°06'09"W along the Westerly line of said Nygard Street right-of-way and said railroad right of way a distance of 22 feet, more or less; thence continuing N00°06'09"W along West line of Lot 2, CSM 12892 and railroad right of way, 168 feet, more or less, to the intersection with the Easterly extension of the centerline of Buick Street; thence Westerly along the centerline of Buick Street, 1323 feet more or less to the centerline of S Park Street; thence Northerly along the centerline of S Park Street, 285 feet more or less to the intersection with the centerline of Ridgewood Way; thence Westerly along the centerline of Ridgewood Way, 525 feet, more or less, to the point of intersection with the Northerly prolongation of the East line of Lot 11, Block 5, Oak Ridge; thence S00°13'28"E along the Northerly prolongation of the East line of Lot 11, Block 5, thereof, 145 feet, to the Southwest corner of said Lot 11; thence Westerly along the South line of Oak Ridge and its westerly prolongation, 300 feet, more or less, to the westerly right-of-way line of Cypress Way; thence N89°54'00"W, 650.06 feet along the North line of Second Addition to Burr Oaks; thence continuing along said north line of the Second Addition, S89°42'00"W, 946.4 feet, to the Southeasterly right-of-way line of the said Chicago and Northwesterly Transportation Company railroad; thence S51°24'00"W along said right-of-way line, 315 feet, more or less, to the West line of said Section 35 T7N, R9E, also being the centerline of Fish Hatchery Road; thence Southerly 1320 feet, more or less, along the said Weste line of Section 35 to the West Quarter Corner of said Section 35; thence Southwesterly, 1600 feet more ore less, along the said centerline of Fish Hatchery Road to the Point of Beginning. Polling place at Village on Park, 2300 South Park Street.

(78) Ward 78. Beginning at the point of intersection of the centerline of the Union Pacific Railroad right-of-way and the centerline of Post Road; thence Easterly along the centerline of Post Road to the point of intersection with the Southerly prolongation of the East line of Lot 91, Bowman Heights Plat, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the East line of said Bowman Heights Plat to the Northeast corner of Lot 83, said Bowman Heights Plat; thence Westerly along the North line of said Bowman Heights Plat to the East line of Lot 48, said Bowman Heights Plat; thence Northerly along the East line of said Bowman Heights Plat to the Northeast corner of Lot 12, said Bowman Heights Plat (also the South line of Section 34, Town 7 North, Range 9 East, Dane County, Wisconsin); thence Easterly along the South line of said Section 34 to the southeast corner of Lot 2, Certified Survey Map 14729; thence N00°04'07"W, 1126.97 feet along the east line of said CSM 14729 to the northeast corner of Lot 1 of said CSM 14729; thence N00º04'07"W, 53 feet along northerly extension of the east line of CSM 14729, to a point on a line that is parallel with and 19 feet north of, measured at right angles to the reference line "FS" of the W Beltline Highway as laid-out by said project plat T 04-2(42), said line also being parallel with and 53 feet north of, measured at right angles to, the south right-of-way line of the W Beltline Highway South Frontage Road; thence Easterly, 2.5 feet

more or less, parallel with and 19 feet northerly of said reference line "FS" and the arc of a curve to the right having a radius of 2883.79 feet, to the point of tangency thereof; thence S87° 21'E, 388.5 feet, more or less, parallel with and 19 feet northerly of said reference line "FS"; thence Southeasterly, 281 feet, more or less, parallel with and 19.5 feet northeasterly of said reference line "FS" and the arc of a curve to the right having a radius of 319 feet to the point of tangency thereof; thence S36° 50'E, 549 feet more or less, along a line parallel with and 19 feet Northeasterly of a tangent of said reference line "FS" lying between Curves 36 and 37, and its southeasterly prolongation thereof to the intersection with the centerline of Fish Hatchery Road; thence Northeasterly, along the said centerline, 680 feet, more or less, to the centerline of the W Beltline Highway as laid-out by the State Highway Commission of Wisconsin, Plat of Right-of-way Required, Project T 04-2(42); thence continuing Northeasterly, 1600 feet, more or less, along the said centerline of Fish Hatchery Road to the East Quarter Corner of Section 34, T7N, R9E; thence Northerly, 1320 feet, more or less along the East line of the NE ¼ of said Section 34 to the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 34, Town 7 North, Range 9 East; thence N89°13'27"W on the South line of the North ½ of the Northeast ¼ of said Section 34, 930 feet, more or less, to the southwest corner of Parkside Garden Condominium Homes; thence N02°35'20"E, 274.87 feet to the northwest corner of Lot 1, Certified Survey Map 12181 and the south right-of-way line of Martin Street; thence N89°23'22"W, along said southerly right-of-way line, 2030.77 feet; thence N32°54'23"W along the southwesterly edge of Martin Street, 473.32 feet to a point on a curve on Block A, Lake Forest plat; thence Northeasterly, Northwesterly and Southwesterly on a curve to the left which has a radius of 200.00' and a chord which bears N34°43'38"W, 393.40 feet; thence N32°54'23"W, 318.75 feet to a point of curve; thence Northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N67°09'27"W, 45.03 feet to a point on a curve; thence Northwesterly on a curve to the right which has a radius of 213.60 feet and a chord which bears N73°35'23"W, 199.37 feet to the southeasterly edge of Rowan Street; thence S56°20'10"W, along said southeasterly edge, 544.25 feet to the southerly edge of Stoner Street; thence N77°59'07"W, 233.74 feet; thence N12°00'53"E, 50.00 feet to the southwest corner of CSM 4531; thence N15°34'27"W, along the edge of said CSM 4531, to the point of intersection with the centerline of Arboretum Drive; thence Southerly, Westerly, Southwesterly and Southerly along centerline of Arboretum Drive, 4250 feet more or less to the cul-de-sac entrance from Arboretum Drive to the University of Wisconsin Arboretum; thence continuing southerly within the Arboretum Drive/McCaffrey Drive right-of-way, 750 feet more or less to the point of intersection with the East-West ¼ line of Section 33, Town 7 North, Range 9 East; thence Westerly along said East-West ¼ line, 250 feet more or less to the Center ¼ of Section 33; thence continuing Westerly along the East-West ¼ line, 1,340 feet, more or less, to the point of intersection with the centerline of McCaffrey Drive; thence westerly along the centerline of McCaffrey Drive, 1400 feet more or less to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway, 185 feet more or less, to the West ¼ Corner of Section 33; thence easterly along the East-west ¼ line and north line of Lot 17, Westwood plat, 325 feet more or less to the northeast corner of said Lot 17; thence southerly along the east line of Westwood plat, and southerly prolongation thereof, 1329 feet, more or less, to the point of intersection with the Northerly right-of-way of the West Beltline Highway; thence Easterly along said Northerly right-of-way, 4973 feet to the point of intersection with the northerly prolongation of the west line of Certified Survey Map No. 343; thence Southerly, 150’ more or less along said northerly prolongation to the centerline of the said West Beltline Highway; thence Easterly, 2160 feet, more or less along the said centerline of the West Beltline Highway to the intersection with the centerline of the former Union Pacific Railroad right-of-way; thence Southwesterly,3960 feet, more or less, along the said centerline of the former Union Pacific Railroad right-of-way to the point of beginning. Polling place at Leopold Elementary School, 2602 Post Road.

(79) Ward 79. Beginning at the point of intersection of Seminole Highway and the West Beltline Highway (US Highways 12, 14, 18 and 151); thence Southerly and Southwesterly 1223.8 feet, more or less, along the centerline of Seminole Highway to the North line of Section 5, T6N, R9E, Dane County, Wisconsin; thence Easterly, 135 feet, more or less, to the Northeast Corner of said Section 5; thence continuing Easterly along the North line of Section 4, T6N, R9E, 2613.5 feet, more or less, to the North Quarter Corner of Section 4; thence Southerly along the West line of the NE ¼ of said Section 4, 2581 feet, more or less, to the south line of the Union Pacific Railroad right-of-way (now Cannonball Path); thence Southeasterly and Northeasterly along said south line

to the East line of the NE ¼ of said Section 4; thence Northerly along said East line to the southernmost point of Lot 1, CSM 1788; thence N33°42'14"E, 414.6 feet along the easterly line of said Certified Survey Map ("CSM") 1788; thence Easterly 80.5 feet, more or less, to the centerline of said Union Pacific Railroad right-of-way; thence Northeasterly along said railroad right-of-way a distance of 3896 feet, more or less, to the centerline of the West Beltline Highway; thence Westerly, more or less, along said centerline, 2209 feet, to a point of intersection with the northerly prolongation of the West line of Lot 2, CSM 343; thence Northerly 120 feet, more or less, to a point on the northerly right-of-way of the West Beltline Highway, also being the South line of Lot 2, CSM 12739; thence Westerly along said northerly right-of-way line of the West Beltline Highway, 5300 feet, more or less, to a point of intersection being the southerly prolongation of the East right-of-way line of Seminole Highway as established by the plat of Westwood and the centerline of Seminole Highway as platted by said plat of Westwood, said centerline also being the South line of the Westwood plat; thence Southerly a distance of 220 feet, more or less, to the centerline of the West Beltline Highway; thence Westerly along said centerline, 40 feet, more or less, to the Point of Beginning. Polling place at Leopold Elementary School, 2602 Post Road.

(80) Ward 80. Beginning at the point of intersection of the centerline of Monroe Street and the Northwesterly prolongation of the Northeast line of Lot 5, Block 31, Plat C of Blocks 30—33, Nakoma, City of Madison, Dane County, Wisconsin, thence Southeasterly along said Northwesterly prolongation and the Northeast line of said Lot 5 to the Southeast corner of said Lot 5; thence Southwesterly along the East line of Lots 5, 4, 3A, 3 and 2, said Block 31, Plat C of Blocks 30—33, Nakoma to the Southeast corner of said Lot 2; thence Westerly along the South line of said Lot 2 and the Westerly prolongation of the South line of said Lot 2 to the centerline of Nakoma Road; thence Southerly and Southwesterly along the centerline of Nakoma Road to the centerline of Manitou Way; thence Southwesterly along the centerline of Manitou Way to the point of intersection with the North line of Section 33, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 89 degrees, 23 minutes, 17 seconds East, 1485 feet, more or less, along the North line of said Section 33 to the Northeast corner of the Northwest ¼ of said Section 33; thence South 00 degrees, 14 minutes, 48 seconds East, 677.22 feet; thence South 16 degrees, 59 minutes, 45 seconds East 694.00 feet; thence South 00 degrees, 14 minutes, 48 seconds East 1339.03 feet; thence North 89 degrees, 48 minutes, 02 seconds West 200.01 feet to the Southeast corner of the Northwest ¼ of said Section 33; thence North 89 degrees, 58 minutes, 32 seconds West, 1360 feet, more or less to the centerline of McCaffrey Drive; thence Westerly along the centerline of McCaffrey Drive to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway to the point of intersection with the Westerly prolongation of the North line of Lot 17, Westwood Plat, City of Madison, Dane County, Wisconsin; thence Easterly along said Westerly prolongation and the North line of said Lot 17 to the Northeast corner of said Lot 17; thence Southerly on the East line of said Westwood Plat and the Southerly prolongation of the East line of said Westwood Plat to the North line of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly along said North line to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway to the centerline of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly and Northwesterly along the West Beltline Highway to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of Monroe Street and the Point of Beginning. Polling place at Thoreau Elementary School, 3870 Nakoma Road.

(81) Ward 81. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the South line of Section 32, Town 7 North, Range 9 East, Dane County, Wisconsin, and the centerline of Seminole Highway; thence Northeasterly along the centerline of Seminole Highway to the centerline of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly and Northwesterly along the centerline of the West Beltline Highway to the centerline of Verona Road (U.S. Highways 18 and 151); thence Southwesterly along the centerline of Verona Road to the limits line of the City of Madison and the City of Fitchburg; thence Southerly, Easterly, Northerly, Easterly and Northeasterly along said limits line to the point of beginning. Polling place at Boys and Girls Club, 4619 Jenewein Road.

(82) Ward 82. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the Northerly prolongation of the East line of Lot 127, Third Addition to Meadowood, City of Madison, Dane County, Wisconsin, and the centerline of Raymond Road, said centerline also being the South line of Section 31, Town 7 North, Range 9 East, Dane County, Wisconsin; thence Westerly along the centerline of Raymond Road, 2366 feet, more or less, to the centerline of South Whitney Way; thence Northerly, Northeasterly and Northerly along the centerline of South Whitney Way to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly along the centerline of the West Beltline Highway to the centerline of Verona Road (U.S. Highway 18 & 151); thence Southwesterly along the centerline of Verona Road to the limits line of the City of Madison and the City of Fitchburg; thence continuing along said corporate limits line for the remainder of this description, Northerly to a point of intersection of the centerline of Raymond Road and the northwesterly right-of-way line of Verona Road, thence Southwesterly along said right-of-way line to the northeast corner of Lot 1, Certified Survey Map 3987; thence N58°06'00"W, 261.45 feet along northerly line of said CSM; thence continuing N83°51'13"W, 32 feet, more or less, along said northerly CSM line; thence Northerly, 302 feet, more or less, to the centerline of Raymond Road; thence Westerly along the centerline of Raymond Road, 456 feet, more or less, to a point of intersection with the northerly prolongation of the East line of Lot 1, Westchester Woods subdivision; thence S01°32'44", 140 feet more or less along said East line and its northerly prolongation to the southeast corner of said Lot 1; thence S89°45'29"W, 153.97 feet along the South line of said Lot 1 to the southwest corner of said Lot 1, also being the easterly right-of-way line of Westchester Road; thence N00°14'31"W, 137 feet, more or less, along the West line of said Lot 1 and its northerly prolongation to the centerline of Raymond Road; thence Westerly along said centerline to a point of intersection with the northerly prolongation of the West line of Lot 2, Certified Survey Map 6785; thence S00°27'00"E, 260 feet, more or less, along the West lines of Lots 2 and 3, said CSM 6785, to the North line of Lot 1, Certified Survey Map 2673; thence N89°58'00"W along said North line and its westerly prolongation, 153 feet, more or less, to the centerline of Harley Drive; thence N00°27'00"W, 260 feet along the centerline of Harley Drive to the centerline of Raymond Road; thence Westerly along the centerline of Raymond Road, 390 feet, more or less, along the centerline of Raymond Road to the Point of Beginning. Polling place at Toki Middle School, 5606 Russett Road.

(83) Ward 83. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the South line of the Meadowood Drive Addition to Meadowood, City of Madison, Dane County and the centerline of Tanager Trail; thence Westerly and Southerly along said limits to the centerline of Monticello Way; thence Westerly, Southerly, and Westerly along the centerline of Monticello Way to the centerline of Prairie Road; thence Northerly along the centerline of Prairie Road to the centerline of Raymond Road; thence Easterly along the centerline of Raymond Road to a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the centerline of Raymond Road and the Northerly prolongation of the East line of Lot 127, Third Addition to Meadowood, City of Madison, Dane County, Wisconsin; thence Southerly and Westerly along the limits line of the City of Madison and City of Fitchburg to the point of beginning. Polling place at Good Shepherd Lutheran Church, 5701 Raymond Road.

(84) Ward 84. Beginning at the point of intersection of the centerline of Raymond Road and the centerline of South Whitney Way; then Westerly along the centerline of Raymond Road to the centerline of Prairie Road; thence Northerly along the centerline of Prairie Road to the point of intersection of the centerline of Loreen Drive, the centerline of Jacobs Way, and the centerline of Prairie Road; thence Easterly and Northerly along the centerline of Loreen Drive to the centerline Hammersley Road; thence Easterly along the centerline of Hammersley Road to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the point of beginning. Polling place at Meadowridge Library, 5726 Raymond Road.

(85) Ward 85. Beginning at the point of intersection of the centerline of Odana Road and the centerline of South Midvale Boulevard; thence Southerly along the centerline of South Midvale Boulevard to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Odana Road; thence Westerly along the centerline of Odana Road to the point of beginning.

And

Beginning at the point of intersection of the centerline of Glenway Street and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Midvale Boulevard; thence Southerly along the centerline of South Midvale Boulevard to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Glenway Street; thence Northerly along the centerline of Glenway Street to the point of beginning. Polling place at Midvale Elementary School, 402 Caromar Drive.

(86) Ward 86. Beginning at the point of intersection of the centerline of South Midvale Boulevard and the centerline of Tokay Boulevard; thence Westerly along the centerline of Tokay Boulevard to the centerline of South Segoe Road; thence Southwesterly along the centerline of South Segoe Road to the centerline of Odana Road; thence Westerly along the centerline of Odana Road to the centerline of Whitney Way; thence Southerly along the centerline of Whitney Way to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly along the centerline of the West Beltline Highway to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northerly and Northeasterly along the centerline of said right-of-way to the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the point of beginning. Polling place at Sequoya Library, 4340 Tokay Boulevard.

(87) Ward 87. Beginning at the point of intersection of the centerline of South Midvale Boulevard and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of South Segoe Road; thence Southeasterly along the centerline of South Segoe Road to the centerline of Tokay Boulevard; thence Easterly along the centerline of Tokay Boulevard to the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the point of beginning. Polling place at Covenant Presbyterian Church, 326 South Segoe Road.

(88) Ward 88. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Polling place at Covenant Presbyterian Church, 326 South Segoe Road.

(89) Ward 89. Beginning at a point in the limits line of the City of Madison and the Village of Shorewood Hills, said point being the point of intersection of the North line of Section 20, Town 7 North, Range 9 East, Dane County, Wisconsin, and the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southwesterly along the centerline of said right-of-way to the centerline of North Whitney Way; thence Southerly along the centerline of North Whitney Way to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of North Midvale Boulevard; thence Northerly along the centerline of North Midvale Boulevard and the Northerly prolongation of the centerline of North Midvale Boulevard to the South line of Section 17, Town 7 North, Range 9 East (also being the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along the limits line of the City of Madison and the Village of Shorewood Hills to the West line of Certified Survey Map 14232; thence N00°13'11"E, 480.35 feet, to a point of intersection with the southerly right-of-way line of the Wisconsin & Southern Railroad; thence Easterly along said southerly line, 535 feet, more or less, to the East line of the SW ¼ of said Section 17; thence Northerly along said East line, 90 feet, more or less, to a point of intersection with the northerly right-of-way line of the Wisconsin & Southern Railroad; thence Westerly along said northerly right-of-way line to the West line of the SE ¼ of the SW ¼ of Section 17, 1342 feet, more or less; thence Southerly along said quarter-quarter line to the South line of Section 17, 395 feet, more or less; thence Westerly along said South line, said section line also being the North line of Section 20, 1020 feet, more or less, to the Point of Beginning. Polling place at Mount Olive Lutheran Church, 110 North Whitney Way.

(90) Ward 90. Beginning at the point of intersection of the centerline of North Whitney Way and the centerline of Old Middleton Road; thence Westerly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly along the centerline of Old Sauk Road to the centerline of North Rosa Road; thence Southerly along the centerline of North Rosa Road to South Rosa Road; thence Southerly along the centerline of South Rosa Road to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the centerline of North Whitney Way; thence Northerly along the centerline of North Whitney Way to the point of beginning. Polling place at Stephens Elementary School, 120 South Rosa Road

(91) Ward 91. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the Northeast right-of-way line of the Wisconsin & Southern Railroad and the Southeast line of Lot 36, Stonefield Meadows Plat, City of Middleton, Dane County, Wisconsin; thence Southwesterly along the Southwesterly prolongation of the Southeast line of Lot 36, said Stonefield Meadows Plat to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly to a point of intersection with the southerly prolongation of the Westerly right-of-way line of Craig Avenue; thence Southerly to the centerline of Old Middleton Road; thence Easterly along said centerline to the centerline of North Whitney Way; thence Northerly along said centerline, 90 feet, more or less, to a point of intersection with the centerline of the Wisconsin & Southern Railroad; thence Easterly along the centerline of said right-of-way to the point of intersection with the North line of Section 20, Town 7 North, Range 9 East, Dane County, Wisconsin (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along said Section line to the southeast corner of the plat of Indian Hills, City of Madison, Dane County, Wisconsin; thence Northerly along the corporate limits of the City of Madison and Village of Shorewood Hills to the centerline of Lake Mendota Drive; thence Easterly along said centerline to the point of intersection of the southerly prolongation of the East line of Lot 12, Merrill Park subdivision; thence Northerly along the East line of Lot 12 and the limits line of the City of Madison and the Village of Shorewood Hills to the shoreline of Lake Mendota; thence Westerly, Northwesterly, Northerly, Northwesterly and Northerly along the shoreline of Lake Mendota to the South line of the plat of Oak Beach, City of Middleton, Dane County, Wisconsin, also the limits line of the City of Madison and the City of Middleton and the north line of Marshall Park; thence Westerly to the easterly right-of-way line of Allen Boulevard; thence Southerly, Easterly, and Southerly to the centerline of University Avenue; thence Northwesterly along said centerline to a point of intersection with the prolongation of the Northerly line of Lot 1, Certified Survey Map 3028; thence S45°49'00"W, 275 feet, more or less, to the southwesterly corner of said Lot 1; thence S44°29'00"E, 87 feet along the southerly line of said Lot 1; thence S42°34'00"W, 310 feet, more or less, to the centerline of Countryside Lane; thence Westerly along said centerline to the centerline of Old Middleton Road; thence Southeasterly along said centerline to a point of intersection with the northerly prolongation of the West line of the Lot 1 of Rough Lee Park, City of Madison, Dane County, Wisconsin; thence S00°44'38"W, 795.4 feet, more or less; thence S48°47'00"W, 226.97 feet to the southwestern corner of Outlot 2, Rough Lee Park, First Addition subdivision, said point also being said southernmost point of Lot 36 of Stonefield Meadows and the Point of Beginning. Polling place at Asbury United Methodist Church, 6101 University Avenue.

(92) Ward 92. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the Northeast right-of-way of the Wisconsin & Southern Railroad and the Southeast line of Lot 36, Stonefield Meadows Plat, City of Middleton, Dane County, Wisconsin; thence Southwesterly along the Southwesterly prolongation of the Southeast line of Lot 36, said Stonefield Meadows Plat to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly and Easterly along the centerline of said right-of-way to the centerline of North Whitney Way; thence Southerly along the centerline of North Whitney Way to the centerline of Old Middleton Road; thence Westerly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly and Northwesterly along the centerline of Old Sauk Road to the centerline of North Gammon Road; thence Northerly along the centerline of North Gammon Road to the North line of the Southwest ¼ of Section 13, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin and the limits line of the City of Madison and City of Middleton; thence Easterly, Northerly and Easterly along the limits line of the City of Madison and City of Middleton to the point of beginning. Polling place at Asbury United Methodist Church, 6101 University Drive.

(93) Ward 93. Beginning at the point of intersection of the centerline of North Rosa Road and Old Middleton Road; thence Northwesterly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly and Northwesterly to the centerline of Everglade Drive; thence Southerly along the centerline of Everglade Drive to the centerline of Inner Drive; thence Southeasterly, Easterly, and Southeasterly along the centerline of Inner Drive to the centerline of Island Drive; thence Southerly along the centerline of Island Drive to the centerline of Mineral Point Road; thence Easterly to the centerline of South Rosa Road; thence Northerly to the centerline of North Rosa Road; thence Northerly to the point of beginning.

Polling place at John Muir Elementary School, 6602 Inner Drive.

(94) Ward 94. Beginning at the point of intersection of the centerline of South Whitney Way and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of Island Drive; thence Northerly, Westerly and Northerly along the centerline of Island Drive and the centerline of Inner Drive to the centerline of Everglade Drive; thence Northerly along the centerline of Everglade Drive to the centerline of Old Sauk Road; thence Northwesterly and Westerly along the centerline of Old Sauk Road to the centerline of North Gammon Road; thence Southerly along the centerline of North Gammon Road and the centerline of South Gammon Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 18); thence Easterly and Southeasterly along the centerline of the West Beltline Highway to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the point of beginning. Polling place at Oakwood Village University Woods, 6205 Mineral Point Road.

(95) Ward 95. Beginning at the point of intersection of the centerline of the West Beltline Highway (U.S. Highway 12 & 14) and the centerline of South Gammon Road; thence Southerly along the centerline of South Gammon Road to the centerline of Schroeder Road; thence Easterly along the centerline of Schroeder Road to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the centerline of the West Beltline Highway; thence Northwesterly and Westerly along the centerline of the West Beltline Highway to the point of beginning, excepting therefrom those portions of territories now in the Town of Middleton.

And

Beginning at the southwesterly corner of Lot 2, Certified Survey Map No. 5480; thence N88°46'15"E, 128.00 feet; thence N01°08'08"E, 250.34 feet; thence S88°46'15"W, 100.00 feet; thence S01°08'08"W, 50.40 feet; thence S88°46'15"W, 28.09 feet; thence S01°06'30"W, 199.94 feet to the point of beginning.

And

Part of the NW¼ of the SW¼ of Section 25 T7N, R8E, Town of Middleton, Dane County, Wisconsin being more fully described as follows: Commencing at the Southwest corner of said Section 25; thence N01°31'58"E, along the West line of the SW¼ said Section 25, 2005.75 feet; thence N89°11'42"E, along the centerline of Seybold Road, 59.71 feet to the point of beginning; thence N01°21'41"E, along the existing corporate boundary of the City of Madison and the East right-of-way line of South Gammon Road, previously described as being 60 feet east of and parallel with the West line of said Section 25, 215.67 feet to the Southerly right-of-way line of US Highway 12 and 14 as per State Highway Commission Project T04-2(34); thence N76°56'04"E, along said Southerly right-of-way line, 235.00 feet; thence S08°51'59"E, 237.76 feet to the North right-of-way line of Seybold Road per Document No. 1175891; thence S00°48'18"E, 30.00 feet to the centerline of Seybold Road; thence S89°11'42"W, along said centerline of Seybold Road, 271.13 feet to the point of beginning. Said parcel contains 61,025 square feet or 1.4009 acres. Polling place at Anana Elementary School, 6323 Woodington Way.

(96) Ward 96. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the North line of the Southwest ¼ of Section 13, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, and the centerline of North Gammon Road; thence Southerly along the centerline of North Gammon Road to the centerline of Old Sauk Road; thence Southwesterly and Westerly along the centerline of Old Sauk Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the limits line of the City of Madison and the City of Middleton; thence Easterly, Northeasterly and Easterly along the limits line of the City of Madison

and City of Middleton to the point of beginning. Polling place at Alicia Ashman Library, 733 North High Point Road.

(97) Ward 97. Beginning at the point of intersection of the centerline of Hammersley Road and the centerline of South Whitney Way; thence Northerly, Northeasterly and Northerly along the centerline line of South Whitney Way to the centerline of Schroeder Road; thence Westerly along the centerline of Schroeder Road to the point of intersection with the Northerly prolongation of the East line of Lot 2, Certified Survey Map Number 862, City of Madison, Dane County, Wisconsin; thence Southerly along said Northerly prolongation and the East line of said Lot 2 and the Southerly prolongation of the East line of said Lot 2 to the centerline of McKenna Boulevard; thence Southeasterly along the centerline of McKenna Boulevard to the centerline of Hammersley Road; thence Northeasterly and Easterly along the centerline of Hammersley Road to the Point of Beginning, excluding therefrom the following described area:

Land located in the NE¼ of the NE¼ of Section 36, T7N, R8E, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17, White Oaks, and the Point of Beginning; thence S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the Northwesterly line of Outlot 4 of White Oaks; thence S89°15'33"W, 140.42 feet along the North line of Outlot 3 of White Oaks; thence N00°52'52"E, 259.68 feet along the East line of Second Addition to Green Tree Hills; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the Point of Beginning.

Polling place at Anana Elementary School, 6323 Woodington Way.

(98) Ward 98. Beginning at a point in Mid Town Rd, said point being the point of intersection of the Northerly prolongation of the West line of Lot 1, Certified Survey Map 9644, also being on the North line of Section 2, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin; thence Easterly along the North line of said Section 2, 1,200 feet more or less to point of intersection with the centerline of Raymond Road; thence Easterly along the centerline of Raymond Rd, 4,400 feet more or less to the point of intersection with the centerline of Prairie Rd; thence southerly along the centerline of Prairie Rd, 2,090 feet more or less to the point of intersection with the centerlines of Pilgrim Rd (to the west) and Monticello Way (to the east); thence easterly along the centerline of Monticello Way, 1,500 feet more or less to the point of intersection with the east line of the NE ¼ of Section 1, Town 6 North, Range 8 East; thence S 00°06'03" E along the east line of said NE ¼, 985 feet more or less to the point of intersection with the centerline of Williamsburg Way; thence westerly along the centerline of Williamsburg Way, 1,365 feet more or less to the point of intersection with centerlines of Pilgrim Rd and Putnam Rd; thence westerly along the centerline of Putnam Rd, 3,350 feet more or less to the point of intersection with the centerline of McKenna Blvd; thence southwesterly along the centerline of McKenna Blvd, 610 feet more or less to the point of intersection with the centerline of Lancaster Ln; thence northwesterly and westerly along the centerline of Lancaster Ln, 725 feet more or less to the point of intersection with the centerline of Muir Field Rd; thence northerly and northwesterly along the centerline of Muir Field Rd, 3,200 feet to the point of intersection with the centerline of Raymond Rd; thence southwesterly along the centerline of Raymond Rd, 550 feet more or less to the point of intersection with the southerly prolongation of the west line of CSM 9644; thence N 00°06'12" W, along said southerly prolongation, the actual west line of CSM 9644 and the northerly prolongation thereof, 650 feet more or less to a point in Mid Town Rd, said point being the point of intersection of the Northerly prolongation of the West line of Lot 1, Certified Survey Map 9644, City of Madison, Dane County, Wisconsin, and the North line of Section 2 and the point of beginning. Polling place at Huegel Elementary School, 2601 Prairie Road.

(99) Ward 99. Beginning at the point of intersection of the centerline of McKenna Boulevard and the centerline of Raymond Road; thence Easterly along the centerline of Raymond Road 2,185 feet more or less to the point of intersection with centerline of Prairie Rd; thence northerly along the centerline of Prairie Rd, 1,775 feet more or less to intersection with the Jacobs Way and Loreen Dr centerlines; thence easterly and northerly along the centerline of Loreen Dr, 1,175 feet more or less to the point of intersection with centerline of Hammersley Road; thence westerly and southwesterly along the centerline of Hammersley Road, 3,400 feet more or less to the centerline of McKenna Boulevard; thence Southeasterly and Southerly along the centerline of McKenna

Boulevard, 2,715 feet more or less to the centerline of Raymond Rd and point of beginning. Polling place at Meadowridge Library, 5726 Raymond Road.

(100) Ward 100. Beginning at the point of intersection of the centerline of South Gammon Road and the centerline of Schroeder Road; thence Easterly along the centerline of Schroeder Road to the point of intersection with the Northerly prolongation of the East line of Lot 2, Certified Survey Map Number 862, City of Madison, Dane County, Wisconsin; thence Southerly along said Northerly prolongation and the East line of said Lot 2 and the Southerly prolongation of the East line of said Lot 2 to the centerline of McKenna Boulevard; thence Northwesterly and Northerly along the centerline of McKenna Boulevard and the centerline of South Gammon Road to the point of beginning. Polling place at Park Edge Park Ridge Neighborhood Employment Center, 1233 McKenna Boulevard.

(101) Ward 101. Beginning at the point of intersection of the centerline of Raymond Road and the centerline of McKenna Boulevard; thence Northerly along the centerline of McKenna Boulevard to the centerline of New Washburn Way; thence Westerly along the centerline of New Washburn Way to the centerline of South High Point Road; thence Southerly along the centerline of South High Point Road to the North line of Section 2, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, also being the approximate centerline of Mid Town Road; thence Easterly along the North line of said Section 2 and the North line of Section 1, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, and becoming the approximate centerline of Raymond Road, to the point of beginning. Excepting therefrom the four (4) remaining Town of Middleton islands described as follows:

All of Lot 1, CSM 1949, being a part of the E½ of the NW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, excluding the right-of-way of South High Point Road, which was annexed to the City of Madison.

And

Part of the E½ of the SE¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of said Section 35; thence N 88°39'24" E, 1334.33 feet along the south line of the said SE ¼ of Section 35 (also noted as S 88°37'30" W per McKee Annexation, City of Madison Ordinance #13005) to the intersection with the easterly right-of-way of South Gammon Road and the Point of Beginning of this description, said point lying S 88°39'24" W, 1291.74 feet from the Northeast Corner of Section 2, T6N, R8E; thence N 00°04'15" W, 33.01 feet along the said easterly right-of-way of South Gammon Road; thence Northerly, 1287 feet, more or less, along the said easterly right-of-way of South Gammon Road to the intersection with the North line of the South ½ of the said SE ¼ of Section 35; thence Northerly and Northeasterly along the Easterly and Southeasterly right-of-way line of South Gammon Road as located before vacation, to its point of intersection with the East line of the property described in Volume 1016 of Records on Page 553 in the Dane County Register of Deeds Office, said East property line also being the line that bears North from a point on the South line of the Northeast ¼ of the Southeast ¼ of said Section 35 that is 529.98 feet East of the center line of South Gammon Road, measured along the South line of the North ½ of the Southeast ¼ of said Section 35; thence South 501.60 feet along the said East property line of the last mentioned property and its Southerly prolongation to the North line of the Southeast ¼ of the Southeast ¼ of said Section 35; thence South 88°43'02" West, 43.00 feet, more or less, along the North line of the Southeast ¼ of the Southeast ¼ of said Section 35 to the Westerly line of the property acquired by the City of Madison for Elver Park, as described in Volume 65 of Records on Page 162 in the Dane County Register of Deeds Office; thence South 00°56'38" West, 850.79 feet along the said West line of the property acquired by the City of Madison for Elver Park to a point that is 470.79 feet North of the South line of the Southeast ¼ of said Section 35, measured along the Southerly prolongation of the last described East line of Elver Park; thence North 88°37'20" East, 380.95 feet; thence South 01°23'00" East, 377.79 feet to a point that is 50.00 feet North of the South line of the Southeast ¼ of said Section 35; thence South 88°37'31" West, 199.46 feet along a line that is parallel to and 50.00 feet North of the South line of the Southeast ¼ of said Section 35; thence South 56°07'22" West (previously recorded as South 56°07'31" West), along a line that is parallel with and 50.00 feet Northwesterly of, measured at right angles to, the center line of Raymond Road, 100 feet, more or less, to the North line of the Northeast ¼ of Section 2, Town 6 North, Range 8 East; thence S 88°37'30" W along said North line, 578.38 feet, to the Point of Beginning.

And

Part of the SE¼ of the SW¼ of Section 35 and the SW¼ of the SE¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of said Section 35; thence S 88°30'53" W, 217.82 feet along the south line of the SE ¼ of the SW ¼ of Section 35; thence N 00°08'28" W, 33 feet to the intersection with the northerly right-of-way of Mid Town Road and the Point of Beginning of this description; thence N00°08'28"W, 1290.49 feet to the Northeast corner of Lot 2 of Certified Survey No. 5020; thence North 88°31'30" East, 239.37 feet, along the South line of Lot 4, Certified Survey Map No. 2664, to the Southeast corner thereof; thence continue Easterly along the South line of the Northwest ¼ of the Southeast ¼ of said Section 35, 1275 feet, more or less, to its point of intersection with the Westerly right-of-way line of South Gammon Road; thence Southerly, 1287 feet, more or less, along the said westerly right-of-way of South Gammon Road to the intersection with the north right-of-way of Mid Town Road; thence Westerly 1487 feet, more or less, along the north right-of-way of Mid Town Road, being 33 feet north of and parallel with the south lines of the said SE ¼ of the SW ¼ and SW ¼ of the SE ¼ of Section 35, to the Point of Beginning.

And

Lot 2, CSM 7007 and parts of Lots 1 & 2, CSM 5020, located in part of the SE¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 35; thence N 88°54'11" E, along the South line of the said SW ¼, 1515.76 feet; thence N 01°17'46" E, 659.59 feet; thence N 88°54'11" E, 0.97 feet, to a point in the southerly line of Lot 1, CSM 5020 also being the Point of Beginning; thence N88°30'52"E, along the said southerly line, 303 feet, more or less, to the Southeast corner thereof; thence N05°54'46"E, 355.75 feet; thence N07°00'06"W, 62.67 feet; thence N30°17'03"W, 77.91 feet; thence N01°05'17"W, 114.46 feet to the Northeast corner of said Lot 1; thence N00°54'04"E, 66.06 feet to the North line of Lot 2, CSM 5020, also being the South line of the Valley Ridge Plat; thence S88°31'52"W, 447.31 feet along said North line, to the Easterly right-of-way line of South High Point Road; thence S 01°02'18" W, 455.50 feet along the said easterly right-of-way of South High Point Road and the Westerly line of Lots 1 and 2, CSM 5020; thence N 88°30'53" E, 7 feet, more or less along the said easterly right-of-way of said South High Point Road to the Northwest Corner of Lot 2, CSM 7007; thence S 00°53'22" W, along the said easterly right-of-way of South High Point Road, 124.21 feet, to the Southwest Corner of said Lot 2; thence S 88°42'56" E, along the South line of said Lot 2, 158.82 feet, to the Southeast corner thereof; thence S 01°16'13" W, along the East line of Lot 1, CSM 7007, 84.70 feet, to the Point of Beginning. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(102) Ward 102. Beginning at the point of intersection of the centerlines of South High Point Road and New Washburn Way; thence northeasterly, easterly and southeasterly along the centerline of New Washburn way, 4,235 feet more or less to the point of intersection with the centerlines of McKenna Blvd and S Gammon Rd; thence northeasterly and northerly along the centerline of S Gammon Rd, 2,560 feet more or less to the centerline of Watts Rd; thence westerly along the centerline of Watts Rd, 3,300 feet more or less to point of intersection with northerly prolongation of the centerline of private High Point Oaks Ln; thence southwesterly, northwesterly and westerly along the centerline of private High Point Oaks Ln, 915 feet more or less to the point of intersection with the centerline of S High Point Rd; thence southerly along the centerline of S High Point Rd, 1,490 feet more or less to the point of beginning. Polling place at Elver Park Neighborhood Center / Wisconsin Youth Company, 1201 McKenna Boulevard.

(103) Ward 103. Beginning at the point of intersection of the centerline of McKee Road and the Southerly prolongation of the East line of Prairie Hills Replat; thence Northerly along the said Southerly prolongation and East line and the East line of Prairie Hills Addition to Meadowood Plat to the Northerly line thereof; thence Westerly, Northwesterly, Southwesterly, Northwesterly and Westerly along the said Northerly line of Prairie Hills Addition to Meadowood Plat to the Easterly line of Maple Grove First Addition Plat; thence Northerly along the said Easterly Plat line to the Northerly line thereof; thence Westerly along said Northerly line of Maple Grove First Addition Plat to the Easterly line of Maple Grove Plat; thence Northerly along the said Easterly Plat line to the centerline of Putnam Road; thence Westerly along the centerline of Putnam Road to the centerline of McKenna Boulevard; thence Southwesterly along the centerline of McKenna Boulevard to the centerline of Lancaster Lane; thence Westerly along the centerline of Lancaster Lane to the centerline of Muir Field Road; thence Southwesterly along the centerline of Muir Field

Road to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the point of beginning. Polling place at Chapel Valley Church, 3102 Prairie Road.

(104) Ward 104. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the Northerly prolongation of the East line of Fieldstone Heights Plat; thence Southerly along said Northerly prolongation and East Plat line, the East line of Replat No. 2 Fieldstone Addition to Meadowood Plat and the East line of Quarry Cove Plat to the South line thereof; thence Westerly along said South line of Quarry Cove Plat to the East line of Daniel Addition to Sandstone Ridge Plat; thence Southerly along said East Plat line to the South line thereof; thence Westerly along said South line of Daniel Addition to Sandstone Ridge Plat to the East line of Apple Ridge Plat; thence Southerly along the said East Plat line and its Southerly prolongation to the centerline of Nesbitt Road; thence Southwesterly along the centerline Nesbitt Road to the East line of Nesbitt Valley Plat; thence Southerly along said East Plat line to the South line thereof; thence Easterly along the Easterly prolongation of said South line of Nesbitt Valley Plat to the West line of CSM 13856; thence Southerly along said West CSM line and its Southerly prolongation to the Northwesterly right-of-way line of US Highway 18 & 151; thence Southwesterly along the Northwesterly right-of-way line of US Highway 18 & 151 to the East line of the NW ¼ of the NW ¼ of Section 13, T6N, R8E; thence Northerly along said East line of the NW ¼ of the NW ¼ to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 3236776); thence Northwesterly, Southwesterly, Southwesterly (this course being parallel to and 60 feet Southeast of, measured at right angles to, the centerline of Maple Grove Drive) and Northwesterly along said limits line to the centerline of Maple Grove Drive; thence Northeasterly and Northerly along the centerline of Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(105) Ward 105. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of East Pass; thence Westerly and Southwesterly along the centerline of East Pass to the Westerly prolongation of the South line of Outlot 11, Heather Glen Addition to the Crossing Plat; thence Easterly along said Westerly prolongation and South Outlot line to the Westerly line thereof; thence Southerly along said Westerly Outlot line and its Southerly prolongation to the Southerly right-of-way line of Cross Country Road; thence Easterly along the Southerly right-of-way line of Cross Country Road to West line of the NW ¼ of Section 13, T6N, R8E; thence Northerly along said West line to the North line thereof; thence Easterly along the said North line to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 5407865); thence Southwesterly and Southeasterly along said limits line to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 3236776); thence Southwesterly, Southeasterly, Southwesterly (this course being parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Maple Grove Drive) and Southeasterly along said limits line to the centerline of Maple Grove Drive; thence Northeasterly and Northerly along the centerline of Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(106) Ward 106. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of East Pass; thence Westerly and Southwesterly along the centerline of East Pass to the Westerly prolongation of the South line of Outlot 11, Heather Glen Addition to the Crossing Plat; thence Easterly along said Westerly prolongation to the Easterly right-of-way of East Pass; thence Southerly along the Easterly right-of-way of East Pass and its Southerly prolongation to the South right-of-way of Cross Country Road; thence Westerly along the South right-of-way of Cross Country Road to the West line of Heather Glen Addition to the Crossing Plat; thence Northerly along the said West Plat line and the West line of The Crossing Plat to the South line of the NW ¼ of Section 11, T6N, R8E; thence Westerly along the said South line to the West line thereof; thence Northerly along the said West line of the NW ¼ to a line that is parallel to and 295.18 feet South of as measured perpendicular to the North line of the said NW ¼; thence Easterly along said parallel line to a line that is parallel to and 295.18 feet East of as measured perpendicular to the West line of the said NW ¼; thence Northerly along said parallel line and its Northerly prolongation to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the centerline of Maple Grove Drive; thence Southerly along the centerline of

Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(107) Ward 107. Beginning at the point of intersection of the centerline of McKee Road and the centerline of Muir Field Road; thence Northeasterly along the centerline of Muir Field Road to the centerline of Raymond Road; thence Southwesterly along the centerline of Raymond Road to the Southerly prolongation of the Westerly line of CSM 9644; thence Northerly along said Southerly prolongation and Westerly line to a line that is parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Raymond Road also being the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2349036); thence Southwesterly along said limits line to the Northeasterly line of Lot 2, CSM 8021; thence Northwesterly along the Northeast line of said Lot 2 to the Northerly line thereof; thence Westerly along said Northerly line to the Southwesterly line thereof; thence Southeasterly along said Southwesterly line to line that is parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Raymond Road also being the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2349036); thence Southwesterly along said limits line to East line of the Wolfe Addition to Hawk's Creek Plat; thence Southerly along the said East Plat line and its Southerly prolongation to the centerline of Raymond Road; thence Southwesterly along the centerline of Raymond Rd to the Northerly prolongation of the West line of CSM 12283; thence Southerly along said Northerly prolongation and West line of CSM and its Southerly prolongation to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the point of beginning. Polling place at Point of Grace Church, 7026 Raymond Road.

(108) Ward 108. Beginning at the point of intersection of the centerline of South Gammon Road and the centerline of Watts Road; thence Westerly along the centerline of Watts Road to the point of intersection with the northerly prolongation of the centerline of private High Point Oaks Lane; thence southwesterly, northwesterly and westerly along the centerline of private High Point Oaks Lane, 915 feet more or less to the point of intersection with the centerline of South High Point Road; thence northerly along the centerline of South High Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly and Easterly along the centerline of the West Beltline Highway (U.S. Highway 12 & 14) to the centerline of South Gammon Road; thence Southerly along the centerline of South Gammon Road to the point of beginning. Polling place at Timberlake Village Apartments Community Room, 7425 Timberlake Trail.

(109) Ward 109. Beginning at the point of intersection of the centerline of South Pleasant View Road with the Westerly prolongation of the South line of Westview Hills Plat (previously CSM 5539); thence Easterly along the said Westerly prolongation and South line to the East line thereof; thence Northerly, 395.07 feet, along the East line of said Plat (CSM) to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2804371); thence Easterly along said limits line to the centerline of South High Point Road; thence Northerly along the centerline of South High Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northwesterly along the centerline of the West Beltline Highway (U.S. Highway 12 & 14) to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Pleasant View Road; thence Southerly and Southeasterly along the centerline of South Pleasant View Road to the point of beginning. Excepting therefrom the two (2) remaining Town of Middleton islands described as follows:

Part of the SE¼ of Section 27 and the SW¼ of the SW¼ of Section 26, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter corner of Section 34, T07N R08E: thence N88°35'53"E, 191.1 feet, more or less, along the North line of said Section 34 and Certified Survey Map No. 5539 (previously recorded as North 89°13'26" East), to the Southeasterly right-of-way of County Trunk Highway M, being parallel with and 60 feet southeasterly of the reference line of County Trunk Highway M (Dane County Project 1204), also being the Point of Beginning of this description; thence N88°35'53"E, 1548.5 feet, more or less, along the North line of said Section 34 and Certified Survey Map No. 5539 (previously recorded as North 89°13'26" East) to the West right-of-way line of Landmark Trail; thence N02°41'51"W, 210.00 feet, more or less, along the West right-of-way line of Landmark Trail to the North right-of-way of Applewood Drive; thence N88°35'53"E, 66.00 feet

along the North right-of-way of Applewood Drive to the East right-of-way line of Landmark Trail; thence S02°41'51"E, 210.00 feet, more or less, along the East line of Landmark Trail to the North line of said Section 34; thence N88°35'53"E, 819.84 feet along the North line of said Section 34 to the Southwest corner of said Section 26, thence N00°22'56"E, 521.99 feet along the West line of Section 26, to the South line of the property described in Document #1760210 in the Dane County Registry; thence N88°29'20"E, 320.00 feet on the South line of the properties described in said Document #1760210 and Document #2198560, to the Southeast corner of said property described in Document #2198560 in the Dane County Registry; thence N00°22'56"E, 132.25 feet to the Northeast corner of said property; thence S88°26'52"W, 320.00 feet on the North line of said properties described in Document #1760210 and Document #2198560 to a point on the West line of Section 26, being also the Southwest corner of CSM 8220; thence Northerly along said West line, 660 feet, more or less, to the North line of the Applewood Hill plat; thence S87°55'01"W, along the North line of said Applewood Hill plat, 1316.23 feet to the West line of the Northeast ¼ of the Southeast ¼ of Section 27; thence S 88°28'01" W, along the North line of said Applewood Hill, 415.68 feet to the Northwest corner thereof; thence Southwesterly along the said southeasterly right-of-way of County Trunk Highway M and the Northwest line of said plat of Applewood Hill, 489.02 feet along the arc of a curve to the right having a radius of 11,400 feet, a central angle of 2°27'28" and a long chord bearing S 26°18'01" W, to the Southwest corner of said plat of Applewood Hill; thence Southwesterly, 1015.1 feet along the said southeasterly right-of-way of County Trunk Highway M, being parallel with and 60 feet southeasterly of said reference line, to the intersection with the North line of the NE ¼ of said Section 34, and the point of beginning.

And

Part of the NW ¼ of the NW ¼, and part of the SW ¼ of the NW ¼, Section 26, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of said Section 26 marked by a brass capped monument; thence along the west line of said Section 26 S00°45'28"W for a distance of 329.59 feet to an iron rod on the westerly right-of-way line of U.S. Highway 12 & 14, the point of beginning. thence along said westerly right-of-way line as follows: S27°01'23"E for a distance of 104.16 feet to an iron rod; along a curve to the left having an arc length of 249.85 feet, a radius of 7669.44 feet and being subtended by a chord bearing S27°57'23"E for a distance of 249.83 feet to an iron rod; S63°14'41"W for a distance of 14.46 feet to an iron pipe and along a curve to the left having an arc length of 798.48 feet, a radius of 3939.80 feet and being subtended by a chord bearing S32°33'44"E for a distance of 797.11 feet to an iron rod at the northeast corner of Lot 2 of Certified Survey Map No. 11993 on an agreement line recorded in Document No. 5238575; thence along said agreement line and the north line of Lot 1 and Lot 2 of said Certified Survey Map No. 11993, S88°15'24"W for a distance of 594.19 feet to the northwest corner of said Lot 1 marked by an iron rod on the easterly right-of-way line of Commerce Drive; thence leaving said agreement line along said easterly right-of-way line also being the west line of Section 26, N00°45'28"E for a distance of 611.97 feet to an iron pipe; thence leaving said easterly right-of-way line along the west line of Section 26 N00°45'28"E for a distance of 356.96 feet to an iron rod on the westerly right-of-way line of U.S. Highway 12 & 14; thence along said westerly right-of-way line and the west line of Section 26 N00°45'28"E for a distance of 41.03 feet to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive.

(110) Ward 110. Beginning at the point of intersection of the centerline of South Pleasant View Road (County Highway M) and the centerline of Mid Town Road; thence Northerly along the centerline of South Pleasant View Road to the Westerly prolongation of the South line of Westview Hills Plat; thence Easterly along said Westerly prolongation to the Easterly right-of-way of South Pleasant View Road (County Highway M); thence Southerly along the Easterly right-of-way of South Pleasant View Road (County Highway M) to the North line of Springs at Pleasant View Plat; thence Easterly along the North lines of Springs at Pleasant View Plat, Mid Town Commons Plat and Valley Ridge Plat to the centerline of South High Point Road; thence Southerly along the centerline of South High Point Road to the centerline of Mid Town Road; thence Westerly along the centerline of Mid Town Road to the point of beginning. Excepting therefrom the three (3) remaining Town of Middleton islands described as follows:

Part of the West ½ of the Southeast ¼ of Section 34, Town 7 North, Range 8 East, Township of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South

Quarter Corner of said Section 34; thence N 88°54'09" E, 118.21 feet along the South line of the said SE ¼ of Section 34; thence N 01°05'51" W, 33 feet to the northerly right-of-way of Mid Town Road and the Point of Beginning of this description; thence N45°02'14"W, 92.86 feet to the East right-of-way line of County Trunk Highway M, which is 50 feet East of the North - South ¼ line of Section 34; thence along said right-of-way line N01°03'03"E, 781.29 feet; thence S88°56'57"E, 17.70 feet; thence N52°04'14"E, 316.09 feet; thence N55°44'06"E, 289.59 feet; thence N68°32'06 "E, 649.23 feet; thence N18°02'05"E, 358.47 feet; thence N72°56'17"E, 64.13 feet to the West line of the Northeast ¼ of the Southeast ¼ of Section 34; thence along said West line, S01°01'41"W, 68.58 feet; thence S01°03'16"W, 419.30 feet, along said West line, to the Southwest corner of said Northeast ¼ of the Southeast ¼; thence S01°04'24"W, 1,060.99 feet, along the West line of the Southeast ¼ of the Southeast ¼ of said Section 34, to the North line of Lot 1, of Certified Survey Map number 7192; thence N88°52'22"E, 141.62 feet, along the North line of Lot 1 of said Certified Survey Map number 7192, to the Northeast corner thereof; thence S01°01'28"W, 230.02 feet, along the East line of said Lot 1, to the Southeast corner of said lot and the Northerly right-of-way of Mid Town Road; thence S88°52'22"W, 190.00 feet, along said Northerly right-of-way and the Southerly line of said Lot 1, to the Southwest corner of said lot; thence N01°01'28"E, 27.02 feet, along the West line of said Lot 1 of Certified Survey Map number 7192, to the Southeast corner of Lot 1 of Certified Survey Map number 2086; thence S88°52'22"W, 166.12 feet, along the Northerly right-of-way of Mid Town road and the Southerly line of Lot 1, Certified Survey Map number 2086, to the Southwest corner thereof; thence S01°01'28"W, 27.0 feet, along the Southerly extension of the Westerly line of Lot 1 Certified Survey Map number 2086, to the Northerly right-of-way of Mid Town Road; thence Westerly, 984 feet, more or less, along the said northerly right-of-way of Mid Town Road being 33 feet north of and parallel with the said South line of the SE ¼ of Section 34, to the point of beginning.

And

Lot 2, Certified Survey Map No. 682, located in part of the SW¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin.

And

Part of the SW¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 35; thence N01°01'35"E, 768.07 feet along the west line of the said SW¼ of Section 35; thence N88°30'53"E, 973.98 feet to the Point of Beginning; thence continuing N88°30'53"E, 309.47 feet to the west right-of-way line of South High Point Road; thence N00°54'28"E, 490.66 feet along said west right-of-way line, being parallel to and 33 feet from, measured at right angles to, the west line of the SE¼ of the SW¼ of said Section 35; thence S88°31'31"W, 309.47 feet; thence S00°54'28"W, 490.71 feet to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive.

(111) Ward 111. Beginning at the point of intersection of the centerline of South Pleasant View Road (County Highway M) and the centerline of Mid Town Road; thence Southerly along the centerline of South Pleasant View Road (County Highway M) to the Westerly prolongation of the South right-of-way line of Flagstone Drive; thence Easterly along the Westerly prolongation and South right-of-way line of Flagstone Drive and its Easterly prolongation to the Northerly prolongation of the Westerly line of Document No. 3249567 (transferring lands to Dane Co. for Park); thence Southerly along the Northerly prolongation and Westerly line of Document No. 3249567 to the Westerly prolongation of the South line of Stone Crest Estates Plat; thence Easterly along the Westerly prolongation and the South line of Stone Crest Estates Plat to the Westerly line of the Second Addition to Hawk's Creek Plat; thence Southerly along the Westerly line of the Second Addition to Hawk's Creek Plat to the Southerly line thereof; thence Easterly along the Southerly line of the Second Addition to Hawk's Creek Plat and the Southerly line of the Wolfe Addition to Hawk's Creek Plat with its Easterly prolongation to the centerline of Raymond Road; thence Northeasterly along the centerline of Raymond Rd to the Southerly prolongation of the East line of the Wolfe Addition to Hawk's Creek Plat; thence Northerly along the Southerly prolongation and East line of the Wolfe Addition to Hawk's Creek Plat to a Northerly Plat line thereof; thence Westerly along said Northerly Plat line to a Easterly Plat line thereof; thence Northerly along said Easterly Plat line and the East line of the First Addition to Hawk's Creek Plat to a Northerly line thereof; thence Westerly along said Northerly Plat line and Northerly line of Red Granite Addition to Hawk's Creek Plat to the Easterly right-of-way of Bedner Road; thence Northerly along the

Easterly right-of-way of Bedner Road to the Northerly line of the First Addition to Hawk's Creek Plat; thence Westerly along the said Northerly Plat line to the centerline of Jeffy Trail; thence Southerly along the centerline of Jeffy Trail to the Northerly line of Hawk's Creek Plat; thence Westerly, Northerly and Southwesterly along the Northerly line of Hawk's Creek Plat to the Easterly line of Stone Crest Estates Plat; thence Northerly along the Easterly line of Stone Crest Estates Plat to the South line of CSM 11884; thence Easterly along the South line of CSM 11884 and its Easterly prolongation the East right-of-way of Jeffy Trail; thence Northerly along the East right-of-way of Jeffy Trail to the South right-of-way of Mid Town Road; thence Easterly along the South right-of-way of Mid Town Road to the Southerly prolongation of the centerline of High Point Road; thence Northerly along the Southerly prolongation of the centerline of High Point Road to the centerline of Mid Town Road; thence Westerly along the centerline of Mid Town Road to the point of beginning. Excepting therefrom the two (2) remaining Town of Verona islands described as follows:

Part of the NW¼ of the NE¼ of Section 3, T06N R08E, Town of Verona, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of Section 34, T07N R08E; thence N 88°54'35" E, along the South line of the said SE ¼ of Section 34, 577.12 feet, to the Northwest corner of CSM 952; thence S 01°21'40" W, along the West line of said CSM, 33 feet, more or less, to a point on a line that is 33 feet South of, as measured by right angles to, the South line of said Section 34, and being the point of beginning; thence continuing S 01°21'40" W, along said West line, 181 feet, more or less, to a point on the North line of Stone Crest Estates; thence S 88°54'14" W, along the said North line, 531.96 feet, to the Northwest corner of said Stone Crest Estates and the Easterly right-of-way of County Trunk Highway M; thence Northerly, and Northeasterly, along said Easterly right-of-way, to the South right-of-way of Mid Town Road, which is 33 feet south of, as measured by right angles to, the South line of said Section 34; thence Easterly, along said South right-of-way, to the point of beginning.

And

Lots 1 and 2, CSM 952, located in part of the NW¼ of the NE¼ of Section 3, T06N R08E, Town of Verona, Dane County, Wisconsin. Polling place at Point of Grace Church, 7026 Raymond Road.

(112) Ward 112. Beginning at the point of intersection of the centerline of McKee Road (County Highway PD) and the centerline of South Pleasant View Road (County Highway M); thence Northerly along the centerline of South Pleasant View Road (County Highway M) to the centerline of Mid Town Rd; thence westerly along the centerline of Mid Town Rd 5,300 feet more or less to the North ¼ corner of Section 4, T6N, R8E, also being near the intersection with centerline of Red Tail Dr (north) and Woods Rd (south) and the Northeast corner of Hawks Valley plat; thence continuing westerly along the north line of said Hawks Valley plat, 1,267.67 feet to the Northwest corner thereof; thence S 01°08'27" W, along the west line of said Hawks Valley plat, 1,1147.41 feet to the Southwest corner thereof; thence S 87°44'58" E, along the south line of said Hawks Valley plat, 1,279.60 feet to the west right-of-way line of Woods Rd; thence Southerly along said west right-of-way line to the point of intersection with the North line of the NE ¼ of the SW ¼ of Section 4, T6N R8E; thence Westerly along the said North line to the West line thereof; thence southerly along said West line to the South line thereof; thence Easterly along said South line to the westerly right-of-way of Woods Road; thence Southerly along the Westerly right-of-way of Woods Road to the North line of the NE ¼ of the SW ¼ of Section 4, T6N R8E; thence Westerly along the said North line to the West line thereof; thence Southerly along said West line to the South line thereof; thence Easterly along said South line to the Westerly right-of-way of Woods Road; thence Southerly along the Westerly right-of-way of Woods Road to the Westerly prolongation of the North line of the South ½ of the SW ¼ of the SE ¼ of Section 4, T6N R8E; thence Easterly along the Westerly prolongation and North line of the South ½ of the SW ¼ of the SE ¼ said Section 4 to the East line thereof; thence Southerly along the East line of said South ½ of the SW ¼ of the SE ¼ to the centerline of McKee Road (County Highway PD); thence easterly along the centerline of McKee Road (County Highway PD) 3,950 feet more or less to the point of beginning.

And

Lot 2 and a portion of dedicated Woods Road, Certified Survey Map 16202, located in part of the Southeast ¼ of the Southwest ¼ of Section 4, T6N, R8E in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 4; thence N00°50'08"E, 660.11 feet along the East line of the said Southwest ¼; thence N87°46'56"W, 33.00 feet to the intersection with a line lying 33 west of and parallel with the said East line of the Southwest ¼ and the Point of Beginning; thence continuing N87°46'56"W, 7.00 feet to the intersection with the West right-of-way of Woods Road; thence N00°50'08"E along said West right-of-way line, 384.96 feet to the South line of said Lot 2; thence N87°46'39"W along said South line, 1265.72 feet to the West line of Lot 2; thence N01°05"43"E along said West line, 273.99 feet to the North line of Lot 2; thence S87°46'39"E along said North line and its easterly extension, 1271.48 feet; thence S00°50'08"W along a line lying 33 west of and parallel with the said East line of the Southwest ¼, 658.98 feet to the Point of Beginning. Polling Place at Olson Elementary School, 801 Redan Drive.

(113) Ward 113. Beginning at the point of intersection of the centerline of Valley View Rd with the northerly prolongation of the Westerly right-of-way line of Sugar Maple Lane, also being the northerly prolongation of the East line of Lot 2, CSM 5835; thence southerly, 1259.75 feet along said right-of-way and East line to the point of intersection with the North line of Lot 1, CSM 934; thence S05°42'30"W, 180.95 feet along said right-of-way to the South line of said Lot 1; thence S89°26'30"W, along the South line of Lot 1, CSM 934, 445.93 feet to the Southwest corner of said Lot 1; thence N01°40'30"E, along the West line of said Lot 1, 180.00 feet to the Northwest corner thereof; thence S89°55'49"W, 814.23 feet to the West line of the Northwest ¼ of Section 33, Town 7 North, Range 8 East, also being the Northeast corner of the Southeast ¼ of the Northeast ¼ of Section 32, T7N R8E; thence S89°38'46"W, 1,316.12 feet along the North line of the Southeast ¼ of the Northeast ¼ of said Section 32 to the Northwest corner thereof, on the center line of Meadow Road; thence S01°57'20"W, 1,320.48 feet along the West line of the Southeast ¼ of the Northeast ¼ of said Section 32 and the center line of Meadow Road, to the Southwest corner of the Southeast ¼ of the Northeast ¼ of said Section 32, being also the Northwest corner of CSM 8514; thence N89°53'12"E, 503.01 feet along the North line of CSM 8514 to the Northeast corner of CSM 8514; thence S02°04'16"W, 600.84 feet along the East line of CSM 8514 to the Southeast corner of CSM 8514; thence N87°56'21"W, 150.80 feet along the South line of CSM 8514 to the Northeast corner of CSM 4519; thence S02°06'29"W, 350.21 feet along the East line of CSM 4519 to the Southeast corner of CSM 4519; thence N87°56'12"W, 348.86 feet along the South line of CSM 4519 to the Southwest corner of CSM 4519, on the West line of the Northeast ¼ of the Southeast ¼ of said Section 32, on the center line of Meadow Road; thence S01°54'11"W, 397.64 feet along the West line of the Northeast ¼ of the Southeast ¼ of said Section 32 and the center line of Meadow Road, to the Southwest corner of the Northeast ¼ of the Southeast ¼ of said Section 32; thence N89°41'22"E, along the South line of the said Northeast ¼ of the Southeast ¼, 983 feet, more or less, to a line parallel to and 330 feet West of the East line of said Section 32; thence along said line S01°32'51"W, 1325 feet more or less to the approximate centerline of Mid Town Road; thence easterly along the centerline of Mid Town Rd, 7,900 ft more or less to the point of intersection with centerline of S Pleasant View Rd; thence northerly along the centerline of S Pleasant View Rd, 5,300 ft more or less to the point of intersection with the centerline of Valley View Rd; thence westerly along centerline of said Valley View Rd, 6,550 feet more or less to the point of intersection with the northerly prolongation of the Westerly right-of-way line of Sugar Maple Lane, also being the northerly prolongation of the East line of Lot 2, CSM 5835 and point of beginning. Excepting therefrom the Town of Middleton lands described as follows:

Part of the East ½ of the NW¼ and the West ½ of the NE¼ of Section 33, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter-corner of Section 33, T07N R08E, located in the intersection of Valley View Rd and South Point Rd; thence S00°11'40"W along the north-south ¼-line of Section 33, 33 feet, more or less, to the Southerly right-of-way line of Valley View Road, and the Point of Beginning of this description; thence Easterly along said right-of-way, being 33 feet south of and parallel with the North line of said Section 33, 172 feet, more or less; to the northwest corner of lands annexed to the City of Madison as part of the "Holley Attachment" (City Engineering Project No. 53W0049, Year 2005); thence S01°49'54"W, 1291.16 feet (recorded as S01°50'16"W on Grenlie survey map No. 3135-L and as S01°37'W in Document No. 3868161, Dane County Registry) along the

existing city limits line to the South line of the Northwest Quarter of the Northeast Quarter of Section 33; thence N89°55'27"E, 479.07 feet along said South line to the Northwest corner of Lot 317, Hawk's Landing Golf Club; thence S01°14'24"W, 1323.41 feet to the East - West ¼ line of Section 33, T7N R8E; thence along said ¼ line of Section 33, S89°23'50"W, 648.36 feet to the North - South ¼ line of Section 33; thence continuing S89°23'50"W, 1339.59 feet to a point on the East line of Sugar Maple Lane as located as of February 21, 2001 (said road having a right-of-way width at this location of three (3) rods, or 49.5 feet, per Deeds Volume 344, Page 401 as Document No. 509154); thence N02°23'12"E, along said East line, 647.00 feet; thence N06°16'05"E, along said East line, 506.09 feet to the South line of Lot 1, CSM 377; thence N89°26'30"E, 8.5 feet more or less, along said South line to a point, said point being 28.1 feet, N89°26'30"E, of the Southwest corner of said Lot 1, CSM 377; thence N05°42'30"E, 180.95 feet along the said Easterly right-of-way of Sugar Maple Lane as shown on said CSM 377 (having a right-of-way width at this location of 66 feet) to the Southwest corner of Lot 2, CSM 2351; thence N89°49'14"E, along the South line of said Lot 2, CSM 2351, 1109.42 feet, to the Southeast corner of said Lot 2, CSM 2351; thence N01°36'00"E, along the East line of said CSM 2351, 738.02 feet, to the Northeast corner of Lot 1 of said CSM 2351; thence S88°29'10"W, along the North line of said Lot 1, CSM 2351, 550.85 feet to the Southeast corner of Lot 1, CSM 1364; thence N00°09'50"E, along the East line of said Lot 1, CSM 1364, 566.26 feet, to the Northeast corner of said Lot 1, CSM 1364 and the Southerly right-of-way line of Valley View Road; thence Easterly, along said Southerly right-of-way of Valley View Road, 724.19 feet, to the Point of Beginning.

And

Lot 1, Certified Survey Map (CSM) No. 3460, Lot 1, CSM 2186, and Lot 1, CSM 5225, and unplatted lands, all in the Northwest ¼ of the Northeast ¼ of Section 33, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter-corner of Section 33, T07N R08E; thence N90°00'00"E, 492.79 feet along the north line of Section 33 to the west line of CSM 3460; thence S01°49'00"W, 33.02 feet along said west line to the southerly right-of-way line of Valley View Road and the point of beginning of this description; thence N90°00'00"E along said southerly right-of-way line, 830 feet, more or less, to the Northeast corner of Lot 1, CSM 5225; thence South 01°22'09" West, along the East line of Lot 1, CSM 5225, 514.34 feet to the Southeast corner thereof; thence South 89°33'09" West, along the South line of said CSM 5225, the South line of CSM 2186 and the Westerly prolongation of the South line of CSM 2186, 495.24 feet; thence N01°22'09"E, 155 feet, more or less, to the southeast corner of Lot 1, CSM 3460; thence N90°00'00"W, 334.00 feet along the south line of Lot 1, CSM 3460 to the southwest corner thereof; thence N01°49'00"E, 358.44 feet along the west line of Lot 1, CSM 3460 to the point of beginning.

And

All of Lots 1 and 2, CSM 7972, being part of the NE¼ of the NE¼ of Section 33 and the NW¼ of the NW¼ of Section 34, T07N R08E, Town of Middleton, Dane County, Wisconsin, excluding the rights-of-way of Lone Oak Lane and Valley View Road, which were annexed to the City of Madison. Polling place at Olson Elementary School, 801 Redan Drive.

(114) Ward 114. Beginning at the point of intersection of the centerline of Mineral Point Road with the centerline of South Pleasant View Road; thence Southerly and Southeasterly along the centerline of South Pleasant View Road to the South Quarter Corner of Section 27, T7N, R8E, Dane County, Wisconsin ; thence Westerly along the centerline of Valley View Road a distance of 9,165 feet, more or less, to the West line of the SE ¼ of the SE ¼ of Section 29, T7N, R8E ; thence Northerly a distance of 5250 feet, more or less, along the West lines of the SE ¼ of the SE ¼, NE ¼ of the SE ¼, the SE ¼ of the NE ¼ and the NE ¼ of the NE ¼ of said Section 29 to the south right-of-way line of Mineral Point; thence Westerly along said south right-of-way line a distance of 1150 feet, more or less; thence Northerly a distance of 60 feet, more or less, to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the Point of Beginning. Excepting therefrom the following areas, more particularly described as follows:

Part of the NE¼ of the NW¼ of Section 28, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter corner of said Section 28; thence Southerly 185.6 feet along the North-South quarter section line; thence N89°47'14"W, 49.5 feet to the Westerly right-of-way line of South Point Road, and the Point of

Beginning of this description; thence S00°12'46"W, 125.0 feet along said right-of-way line; thence N89°47'14"W, 141.0 feet; thence N00°12'46"E, 125.0 feet; thence S89°47'14"E, 141.0 feet to the Point of Beginning.

And

Lots 1–4, Certified Survey Map ("CSM") 1338, being part of the SW ¼ of the SE ¼ of Section 28, T07N R08E, Dane County, Wisconsin.

And

Lots 1 and 2, CSM 1443 and part of the SW ¼ of the SW ¼ of Section 27, T07N R08E, Dane County, Wisconsin, more fully described as follows: Commencing at the SW Corner of said Section 27; thence Northerly, along the West line of the said SW ¼, 33 feet, more or less, to the Point of Beginning; thence continuing Northerly, along the said West line, 569 feet, more or less, to the north line of CSM 1443; thence Easterly, along the said north line, 580 feet, to the east line of said CSM; thence Southerly, along said east line, 151 feet, more or less; thence Easterly, 145 feet, more or less, on a line parallel with the South line of said SW ¼; thence Southerly on a line parallel with the West line of said SW ¼, 418 feet, more or less, to a point on the North right-of-way line of Valley View Road; thence Westerly along said North right-of-way line, 725 feet, more or less, to the Point of Beginning.

And

Part of the SE ¼ of the SW ¼ of Section 27, T7N, R8E, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter Corner of said Section 27; thence S89°11'46"W along the South line of said Section 27 (also the centerline of Valley View Road) a distance of 1144.40 feet to the Point of Beginning; thence N00°53'33"E a distance of 396 feet; thence S89°11'59"W a distance of 165.02 feet to the West line of SE ¼ of the SW ¼ of said Section 27; thence S00°54'36"W along said West line a distance of 396 feet, more or less, to the South line of said Section 27 and centerline; thence N89°11'59"E a distance of 165 feet, more or less, to the Point of Beginning.

And

Lots 1 and 2, Certified Survey Map ("CSM") 2904 in the NE ¼ of the NE ¼ of Section 29, T7N, R9E, Dane County, Wisconsin and lands located in part of Section 28 , T7N, R8E, , more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence N 89°24'23" E, along the Southerly right-of-way of Mineral Point Road , 650 feet, more or less; thence South 00°10'58" East, 284.08 feet; thence South 89°24'23" West, 650.00 feet, to a point on the West line of said Section 28, also being the Southeast corner of said Lot 1; ; thence North, along the West line of said Section 28, 284.08 feet, to the Southerly right-of-way of Mineral Point Road and the Point of Beginning.

And

Part of the W ½ of the SW ¼ of Section 28 and the E ½ of the SE ¼ of Section 29, T7N, R8E, Dane County, Wisconsin, more particularly described as follows: Commencing at the East Quarter Corner of said Section 29; thence N89° 56'47" E, 486.13 feet, to the northeast corner of Outlot 14, Southern Addition to Birchwood Point; thence S00°5538"W, 492.53 feet to a point on the north right-of-way line of Watts Road and the Point of Beginning; thence continuing S00°55'38"W, 1110 feet, more or less to the north line of Lot 462 of Western Addition to 1000 Oaks; thence S89°50'39"W, 909.43 feet; thence N00°36'52"E, 187.98 feet; thence Northeasterly along a curve to the right having a radius of 340 feet and a chord that bears N16°50'08"E, 196.79 feet; thence N00°54'59"E, 732.18 feet; thence N89°51'24"E, 849.65 feet ; to the Point of Beginning. Polling place at Blackhawk Church, 9620 Brader Way.

(115) Ward 115. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly and Easterly along the centerline of the West Beltline Highway to the centerline of South Gammon Road; thence Northerly along the centerline of South Gammon Road and the centerline of North Gammon Road to the centerline of Old Sauk Road; thence Southwesterly and Westerly along the centerline of Old Sauk Road to the centerline of North Westfield Road; thence Southerly along the centerline of North Westfield Road and the centerline of South Westfield Road to the centerline of Tree Lane; thence Westerly along the centerline of Tree Lane to the centerline of High Point Road; thence Southerly along the centerline of High Point Road to the centerline of

Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the point of beginning. Polling place at Lussier Community Education Center, 55 South Gammon Road.

(116) Ward 116. Beginning at the point of intersection of the centerline of Old Sauk Road and the centerline of North Westfield Road; thence Southerly along the centerline of North Westfield Road and the centerline of South Westfield Road to the centerline of Tree Lane; thence Westerly along the centerline of Tree Lane to the centerline of High Point Road; thence Southerly along the centerline of High Point Road to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the centerline of Old Sauk Road; thence Easterly along the centerline of Old Sauk Road to the point of beginning. Polling place at High Point Church, 7702 Old Sauk Road.

(117) Ward 117. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Blackhawk Road and the centerline of North Pleasant View Road; thence Southerly along the centerline of North Pleasant View Road to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the Westerly prolongation of the North line of the Old Sauk Trails Park Fourth Addition, City of Madison, Dane County, Wisconsin, and the limits line of the City of Madison; thence Westerly along said limits line to the Northwest corner of Outlot 7, Old Sauk Trails Park, Sixth Addition, City of Madison, Dane County, Wisconsin; thence Southerly, Westerly and Southerly along said limits line to the point of beginning, excepting therefrom those portions of territories now in the Town of Middleton. Polling place at Attic Angel Association, 640 Junction Road.

(118) Ward 118. Beginning at the point of intersection of the centerline of Mineral Point Road with the centerline of North Pleasant View Road; thence Northerly along the centerline of North Pleasant View Road to the centerline of Old Sauk Road; thence Westerly along the centerline of Old Sauk Road to the centerline of Pioneer Road; thence Southerly along the centerline of Pioneer Road to the Southerly line of Eagle Trace Plat; thence Easterly, Southerly and Easterly along the said Southerly Plat line to the Westerly line of CSM 15568; thence Southerly, Westerly, Southerly, Easterly and Southerly with its Southerly prolongation along the said Westerly CSM line to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Excepting therefrom the four (4) remaining Town of Middleton islands described as follows:

Certified Survey Map No. 2820 and part of the of the E½ of Section 21, also Certified Survey Map No. 4056 and part of the SW¼ of the NW¼ of Section 22, all within T7N R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the East ¼ corner of said Section 21; thence South 89°42'40" West, along the East-West ¼ line of said Section 21, 1,285.13 feet, to the Northeast corner of the NW ¼ of the SE ¼ of said Section 21 and the point of beginning; thence continuing South 89°42'40" West (South 89°42'50" West per Sauk Heights Plat), along the East-West ¼ line of said Section 21, 357.60 feet to the Southeast corner of Sauk Heights Plat; thence North 01°55'13" East, along the East line of Sauk Heights Plat (North 01°55'23" East), 33.02 feet, to the North right-of-way of Elderberry Road; thence North 89°42'40" East (N89°28'13"E per C.S.M. No. 2820) along the last mentioned right-of-way, 450 feet, more or less, to the West line of C.S.M. No. 2820; thence north 00°31'47" West, along the West line of said C.S.M., 330.00 feet to the Northwest corner thereof; thence North 89°28'13" East, along the North line of said C.S.M., 661.00 feet to the Northeast corner thereof; thence South 00°31'47" East, 330.00 feet to the last mentioned parallel line and the Northerly right-of-way line of Elderberry Road; thence North 89°28'13" East, along the said parallel line and said Northerly right-of-way line, 559.40 feet, more or less, to the East line of said Section 21; thence North 88°57'54" East, along the Northerly right-of-way line of Elderberry Road and a line which is 33.00 feet North of, measured at right angles to the East-West ¼ line of said Section 22, 510.00 feet, more or less, to the point of intersection with the Northerly prolongation of the East line of C.S.M. No. 4056; thence South 01°02'06" East, along the Northerly prolongation and the East line of said C.S.M., 363.31 feet, more or less, to the Southeast corner thereof; thence South 89°18'42" West, along the South line of said C.S.M. and prolongation thereof, 1,809 feet, more or less, to the East line of the NW ¼ of the SE ¼ of said Section 21; thence North 01°23'29" East,

along said East line of the NW ¼ of the SE ¼, 327 feet, more or less, to the Northeast corner of the NW ¼ of the SE ¼ of said Section 21 being the point of beginning.

And

Brassington Plat and part of the of the S½ of the SE ¼, all within Section 21, T7N R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Section 21, also being the Southeast corner of said Brassington Plat, thence North 00°33'53" East, along the East line of the SE¼ and the East line of said plat, 60.01 feet, to the Northerly right-of-way line of Mineral Point Road and the point of beginning; thence Westerly, along various courses of said Northerly right-of-way line as presently located (year 2007), 2670 feet, more or less, to the North-South ¼ line of said Section 21, and the Southeast corner of Blackhawk Church Town Center Plat; thence North 01°55'10" East, along the said North-South ¼ line and East line of said plat, 1296.46 feet to the Northeast corner of said plat and the Northwest corner of the S½ of the SE¼ of said Section 21; thence North 89°47'24" East, along the North line of the said S½ of the SE¼, 2595 feet, more or less, to the Northeast corner thereof; thence South 00°33'53" West, along the East line of the said SE¼, 766 feet, more or less, to the Northeast corner of said Brassington Plat; thence continuing along said East line of the SE¼ and the East line of said plat, South 00°33'53" West, 500.73 feet to the point of beginning.

And

Part of the East ½ of the NW ¼ of Section 21, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, and parts of CSM# 1213 and 13093, more particularly described as follows: Commencing at the North ¼ corner of Section 21, T 7 N, R 8 E; thence S 01°54'21" W, along the East line of the NW ¼ of said Section 21, also being the East line of CSM# 13093 and the West line of Sauk Heights, 33.04 feet, to the point of beginning; thence continuing S 01°54'21" W, along the said East line of the NW ¼, 545.37 feet, to the SE corner of CSM# 13093, also being a corner on the West line of Sauk Heights; thence S 89°44'29" W, along the said West line of Sauk Heights, 1.23 feet; thence S 02°18'15" W, along the said West line of Sauk Heights, 2,068.81 feet, to the East-West quarter line of said Section 21; thence westerly, along the said East-West quarter line, 1303 feet, more or less, to the West line of the said East ½ of the NW ¼; thence northerly, along the said West line, to the South right-of-way line of Old Sauk Road, as shown on Certified Survey Map No. 6407; thence Easterly, 167 feet, more or less, along the said southerly right-of-way of Old Sauk Road, to the West line of Certified Survey Map No. 1213; thence Southerly, 27.04 feet along said West line, to the north lines of Lots 1 and 2 of said CSM 1213 and the Southerly right-of-way of Old Sauk Road; thence Easterly, 330.14 feet along the southerly right-of-way of Old Sauk Road and the north lines of Lots 1 and 2 of said Certified Survey Map No. 1213, to the East line of said CSM 1213; thence Northerly, 27.04 feet along said East line of Certified Survey Map No. 1213, to the southerly right-of-way of Old Sauk Road; thence Easterly, 824 feet, more or less, along the southerly right-of-way of said Old Sauk Road, being parallel with and 33 feet south of the North line of the said NW ¼ of Section 21, to the point of beginning.

And

CSM 9672 and part of the NE ¼ of the NE ¼ of Section 20, T7N, R8E, Town of Middleton, Dane County, WI, more particularly described as follows: Commencing at the N¼ Corner of said Section 20, thence S 01°36'50" W, along the west line of the NE ¼ said Section, 592.78 feet; thence N 89°40'34" E, 1254.80 feet; thence S 01°27'11" W, 3.47 feet, to the point of beginning; thence South 01°27'12" West, 554.5 feet, more or less; thence easterly, 906.5 feet, more or less, to the intersection of the southerly extension of the East right-of-way line of Schewe Rd and the south line of CSM 9672; thence North 01°01'55" East, along said southerly extension and East right-of-way, 502.16 feet, to the North line of Lot 1, CSM# 9672; thence N89°13'33"E, along the said North line of Lot 1, 488.44 feet, to the northeast corner of said Lot 1, also being on the East line of the said NE ¼; thence S 01°17'39" W, along the East Line of said Lot 1, and East line of the said NE ¼, 502.66 feet, to the southeast corner of said Lot 1; thence South, along said East line of the NE ¼, 14 feet, more or less, to the North line of the south 10 acres of the North ½ of said NE ¼; thence S 89°59'30" W, along the said North line of the south 10 acres, 1396 feet, more or less; thence N 01°36'50" E, 562.07 feet; thence N 89°50'04" E, 1.68 feet, to the point of beginning. Polling place at Blackhawk Church, 9620 Brader Way.

(119) Ward 119. Beginning at the point of intersection of the centerline of Old Sauk Road with the centerline of North Pleasant View Road; thence Northerly along the centerline of North Pleasant View Road to the centerline of Blackhawk Road; thence Westerly along the centerline of Blackhawk Road to the Northerly prolongation of the Westerly line of Seventh Addition to Blackhawk Subdivision; thence Southerly and Westerly along said Northerly prolongation and Westerly line to the Easterly line of Pope Farm Estates Plat; thence Northerly along the said Easterly Plat line to the Northerly line thereof; thence Westerly, Northerly, Westerly, Southerly and Westerly along the said Northerly Plat line to the Westerly line thereof; thence Southerly, Southwesterly and Southerly along said Westerly Plat line to the centerline of Old Sauk Road; thence Easterly along the centerline of Old Sauk Road to the point of beginning. Excepting therefrom the three (3) remaining Town of Middleton islands described as follows:

All of CSM 2041, being part of the W½ of the SW¼ of Section 15, T07N R08E, Town of Middleton, Dane County, Wisconsin, except the right-of-way of relocated Pleasant View Road, which was annexed to the City of Madison.

And

Part of the SE¼ of the SW¼ of Section 16, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 16; thence East, 1344.02 feet along the South line of the said SW ¼ of Section 16 to the West line of CSM 4321; thence N00°26'25"E, 40.00 feet along said West line to the Northerly right-of-way line of Old Sauk Road and the Southwest corner of Lot 1, CSM 4321, and the point of beginning of this description; thence continuing N00°26'25"E, 333.01 feet along the Westerly lines of Lot 1 and Outlot 1, CSM 4321, to the Westernmost Northwesterly corner of said Outlot 1; thence continuing N00°26'25"E, 125.00 feet; thence S78°45'25"E, 125.00 feet to the Northernmost Northwesterly corner of Outlot 1, CSM 4321; thence continuing S78°45'25"E, 315.56 feet to the westerly line of lands described in Document No. 3244647, Dane County Registry; thence S03°00'00"W, 372.60 feet along said westerly line to the Northerly right-of-way of Old Sauk Road; thence N90°00'00"W, 34.37 feet along said right-of-way to the Southwest corner of Lot 2, CSM 4321; thence N00°28"45"E, 20 feet along the Westerly line of Lot 2, CSM 4321, being also the Easterly line of CSM 1280, to the Southeast corner of Lot 1, CSM 1280; thence N90°00'00"W, 191 feet along the northerly right-of-way of Old Sauk Road and the south line of said Lot 1, CSM 1280, to the Southwest corner thereof; thence S00°28"45"W, 20 feet along the Westerly line of CSM 1280, being also the Easterly line of Outlot 2, CSM 4321, to the Southeast corner of Outlot 2, CSM 4321 and the Northerly right-of-way of Old Sauk Road; thence N90°00'00W, 190.82 feet along the northerly right-of-way of said Old Sauk Road, being also the South lines of Outlot 2 and Lot 1 of CSM 4321, to the point of beginning.

And

Part of the Southwest ¼ of the Southwest ¼ of Section 16, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin and parts of CSM #3977, 6608 and 9607, more particularly described as follows: Beginning at the Southwest corner of Lot 1, CSM #9607, thence North 00°58'03" East, along the West line of said Lot 1, (N 00°40'17" E, 364.72 feet), 364.70 feet to the Northwest corner thereof; thence North 89°36'37" East, along the Northerly lines of Lots 1 and 2, said CSM 9607 and Lot 2, CSM 3977, 560.79 feet to a Northwest corner of Lot 2, CSM 3977 and the East line of the said SE¼; thence North 00°09'51" East, along a West line of said Lot 2, CSM 3977 (N 05°08'40" E) and the East line of the said SE¼, 103.87 feet to a Northwest corner of said Lot 2; thence continuing North 00°09'51" East, along the East line of the said SE¼, 10 feet, more or less, to a Southwest corner of the Eighth Addition to Blackhawk Subdivision and following the South line of said plat for the next eleven courses; thence North 89°59'15" East, 88.00 feet; thence South 00°14'20" West, 10.00 feet to the North line of CSM 3977; thence North 89°59'15" East (recorded as S85°05'50"E), along said North line and its Easterly prolongation, 341.45 feet; thence South 00°16'46" West, 112.59 feet; thence North 90°00'00" East, 226.11 feet; thence North 00°15'11" East, 55.00 feet; thence North 83°25'40" East, 127.73 feet; thence South 81°06'19" East, 132.54 feet; thence South 10°20'37" East, 208.92 feet; thence South 66°19'52" East, 86.13 feet; thence South 22°31'00" East, 185.72 feet to the original North right-of-way line of four rod Old Sauk Road, which is 33.00 feet North of, measured at right angles to, the South line of the Southwest ¼ of Section 16; thence S89°37'47"W, 457.19 feet along said North right-of-way line, being 33 feet North of and parallel with the South line of the Southwest ¼ of said Section 16 to the East line of Certified Survey Map No. 6608; thence N00°08'52"W, 7.00 feet,

continuing along said North right-of-way line on the East line of said Certified Survey Map No. 6608; thence S89°37'47"W, 645.66 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southwest ¼ of said Section 16, as shown on Certified Survey Map No. 6608 and Certified Survey Map No. 3977; thence S89°16'30"W, 190.03 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 17, as shown on Certified Survey Map No. 3977 to the West line of Certified Survey Map No. 3977; thence S89°16'30"W, 375.52 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 17, as shown on Certified Survey Map No. 9607, to the point of beginning. Polling place at Middleton United Church of Christ, 645 Schewe Road.

(120) Ward 120. Lot 2, Certified Survey Map 7007, Town of Middleton, Dane County, Wisconsin, located in the SE¼ of the SW¼ of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the South ¼ of said Section 35; thence S88°54'11"W, 1087.78 feet along the South line of said SW¼; thence N01°05'49"W, 743.63 feet to the Northeast corner of Lot 1, Certified Survey Map 7007, also being the Point of Beginning; thence N88°42'56"W, 158.82 feet along the North line of said Lot 1, also being along the existing Corporate boundary of the City of Madison, to a point on the East right-of-way line of S High Point Road; thence N01°17'10"E, 124.28 feet along said Corporate boundary and East right-of-way line, to a point on a Southerly line of Lot 1, Certified Survey Map 5020, also being the Northwest corner of said Lot 2; thence N88°59'17"E, 158.91 feet along the Northerly line of said Lot 2, to the Northeast corner of said Lot 2; thence S01°16'13"W, 130.65 feet along an East line of said Lot 2, to the Point of Beginning.

And

That portion of the High Point Road right-of-way West of the above-described lands, to the centerline of High Point Road.

And

A parcel of land located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 35; thence N01°20’58”W, 33.00 feet to a point on the North right-of-way line of Mid Town Road, also being the Point of Beginning; thence S88°13’54”W, 23.25 feet along said North right-of-way line; thence S88°54’29”W, 192.94 feet along said North right-of-way line to the Southeast corner of Outlot 1, Certified Survey Map 9504; thence N00°13’02”E, 626.27 feet along the East line of said Outlot 1 to the Northeast corner of said Outlot 1; thence N00°14’44”E, 664.12 feet along the East line of Lot 2, Certified Survey Map 5020; thence N88°55’49”E, 239.69 feet along the South line of Lot 4, Certified Survey Map 2664 and the North line of the said SE 1/4 of the SW 1/4; thence N89°07’57”E, 998.56 feet along the North line of the said SW 1/4 of the SE 1/4; thence S01°15’31”W, 690.00 feet; thence N89°07’57”E, 282.89 feet to a point on the West right-of-way line of S Gammon Road; thence S02°08’09”W, 599.78 feet along said West right-of-way line to a point on the North right-of-way line of Mid Town Road; thence S89°04’11”W, 1272.69 feet along said North right-of-way line to the Point of Beginning.

And

Lot 1, Certified Survey Map 1949, recorded in Volume 8 of Certified Survey Maps of Dane County, Pages 75—77, as Document No. 1461518, located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 08 East, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, aforesaid; thence North 89 degrees 01 minutes 53 seconds East along the North line of the Northwest Quarter, aforesaid, a distance of 1306.30 feet; thence South 00 degrees 58 minutes 07 seconds East, 934.38 feet to a point on the former East right-of-way line of S High Point Road, also being the Point of Beginning; thence South 87 degrees 14 minutes 36 seconds East along the South line of the plat of High Point Estates a distance of 487.46 feet; thence South 01 degrees 05 minutes 49 seconds West along the West line of the plat of Valley Ridge a distance of 467.66 feet; thence South 89 degrees 00 minutes 07 seconds West along the North line of Valley Ridge, aforesaid, 487.69 feet to the said former East right-of-way line of S High Point Road; thence North 01 degrees 06 minutes 34

seconds East along said former East right-of-way line, 499.61 feet to the Point of Beginning. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(121) Ward 121. Part of the West ½ of the NE ¼ of Section 12, T7N, R10E, Dane County, Wisconsin, commencing at the North Quarter Corner of said Section 12; thence N88°26'03"E,395.6 feet along the North line of said Section 12 to the Point of Beginning; thence continuing N88°26'03"E, 881.9 feet along the North line of said Section 12, 881.9 feet; thence S00°30'21"E, 2165.47 feet, to the centerline of Cottage Grove Road (CTH 'BB'); thence along said centerline on a curve to the right with a radius of 5730.0 feet, more or less, and a chord bearing S67°37'00"W, 896 feet, more or less; thence Northerly, 75 feet, to the northerly right-of-way of Cottage Grove Road; thence N04°29'00"E, 161.05 feet; thence N85°31'00"W, 47.0 feet; thence N04°29'00"E, 501.5 feet; thence S89°29'00"W, 50.0 feet; thence N00°31'00"W, 1714.55 feet, to the Point of Beginning. Polling place at Door Creek Church, 6602 Dominion Drive.

(122) Ward 122. Commencing at the Center of Section 30, T8N, R10E, Dane County, Wisconsin; thence Easterly along the South line of the NE ¼ of said Section 30, also being the centerline of Darwin Road, to the centerline of the Canadian Pacific Railroad right-of-way and the Point of Beginning; thence Northeasterly and Northerly along said railroad centerline a distance of 2790 feet, more or less, to the North line of said Section 30; thence Easterly along said North line a distance of 202 feet, more or less, to the centerline of International Drive (private drive (the western section of loop road)); thence Southerly, Southeasterly, and Southerly along said centerline a distance of 2796 feet, more or less, to the South line of the NE ¼ of said Section 30 and the centerline of Darwin Road; thence Westerly along said South line and centerline a distance of 859 feet, more or less, to the Point of Beginning. Polling place at Sherman Avenue United Methodist Church, 3705 North Sherman Avenue.

(123) Ward 123. Commencing at the point of intersection of Wisconsin Interstate Highway 94 reference line and the east line of Section 1, Town 7 North, Range 10 East; thence northerly, along the East line of said Section 1, 900 feet more or less to the Northeast Corner of said Section 1; thence westerly, along the North line of the Northeast ¼ of said Section 1, 2634.53 feet, to the North ¼ corner of said Section 1; thence continuing westerly, along the north line of the Northwest ¼ of said Section 1, 1602 feet, more or less to the Point of Beginning of this description; thence N00°21'09"W, 71 feet, more or less, to the Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence easterly, along said Northerly right-of-way line, 328 feet (measures 289 +/- on a chord), more or less, to the East line of the Southwest ¼ of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence easterly, along said Northerly right-of-way line, 607 feet (measures 615 +/- on a chord), more or less, to the point of intersection with the West line of Michigan-Wisconsin Pipe Line Company lands (Volume 1046, Page 359 of Records & Volume 756, Page 130 of Deeds); thence N01°32'42"W, along said West line, 144 feet, more or less, to the Northwest corner thereof; thence N88°27'18"E, along the North line of said lands, 75 feet more or less, to the Northeast corner thereof; thence S01°32'42"E, along the East line of said lands, 133 feet, more or less, to a point on the existing Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence N 77°52'43" E, along said Northerly right-of-way line, 644 feet (measures 639 +/- on a chord), more or less, to the point of intersection with the East line of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence N00°17'44"E, along said West line, 730.8 feet; thence S 89°06'02"E, 352.10 feet; thence S00°36'02"E, 371.10 feet; thence N89°06'02"W, 16.50 feet; thence S00°36'02"E, 253.25 feet to the northerly right-of-way line of County Trunk Highways T & TT and a point on a curve; thence northeasterly 241.41 feet along said northerly right-of-way line and the arc of a curve to the left said curve having a radius of 7525.00 feet, through a central angle of 01°50'17", having a long chord that bears N70°54'56"E, 241.40 feet; thence N70°00'00"E along said northerly right-of-way line, 82.36 feet to the westerly line of Lot 2, Certified Survey Map 1179; thence N20°00'00"W along said westerly line, 63.00 feet to the northerly line of said Lot 2; thence N51°38'31"E along said northerly line, 239.04 feet to the easterly line of said Lot 2 and a point of non-tangential curvature; thence southeasterly 142.91 feet along the arc of a curve to the right, said curve having a radius of 322.80 feet through a central angle of 25°22'00"having a long chord that bears S32°41'00"E, 141.75 feet, to the northerly right-of-way line of County Trunk Highways T & TT; thence N70°00"00"E along said northerly right-of-way line, 66.00 feet to the westerly line of Lot 1 of said Certified Survey Map 1179 and a point of non-tangential curvature; thence northwesterly 172.13 feet along said westerly line and the arc of a curve to the left, said curve having a radius

of 388.80 feet through a central angle of 25°21'59", having a long chord that bears N32° 41'00"W, 170.73 feet to the northerly line of said Lot 1 and a point of non-tangential curvature; thence northeasterly 138.78 feet along said northerly line and the arc of a curve to the right, said curve having a radius of 266.68 feet through a central angle of 29°49'01", having a long chord that bears N59°32'30"E, 137.22 feet; thence N74°27'00"E along said northerly line, 14.50 feet to the easterly line of said Lot 1; thence S16°25'09"E along said easterly line, 190.73 feet to the northerly right-of-way line of said County Trunk Highways T & TT; thence N70°00'00"E along said right-of-way line, 284.38 feet; thence continuing along said right-of-way line N00°54'16"W, 10.36 feet; thence N70°00'00"E along said County Trunk Highway right-of-way line, 571.88 feet; thence N15°52'00"W, 176.31 feet; thence N73°25'00"E, 166.66 feet; thence N01°03'25"W, 674.25 feet to a point on the centerline of said Bunny Hollow Road; thence S87°22'00"W, 203.01 feet; thence N01°03'25"W, 181.88 feet; thence N87°22'00"E, 203.01 feet to the centerline of Bunny Hollow Road; thence N01°03'25"W along said centerline, 177.44 feet; thence S87°22'00"W, 203.01 feet; thence N01°03'25"W, 192.98 feet to the centerline of Forest Oaks Drive; thence S87°21'31"W along said Forest Oaks Drive centerline and its westerly extension thereof, 449.38 feet; thence N00°34'30"W, 1007.72 feet to the South line of Certified Survey Map 9456; thence S87°21'30"W along said south line and its prolongation, 654.14 feet to the centerline of Forest Oaks Drive; thence N00°35'16"W along said centerline, 355.26 feet; thence S87°21'30"W, 648.90 feet to the north-south quarter line of said Section 36; thence N00°17'44"E, along the north-south ¼ line of said Section 36, 360 feet, more or less, to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N88°15'18"E, along the South line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1303 feet, more or less, to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N00°15'26"E, along the East line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1330 feet, more or less, to the North line of the Northeast ¼ of Section 36; thence N88°15'17"E, along said North line, 1119 feet, more or less, to the Southwest corner of lands described in Document No. 2806507, Dane Co. Registry; thence N00°40'10"E, along the West line of said lands, 205 feet, more or less, to the Northwest corner thereof; thence N89°22'58"E, along the North line of said lands, 185 feet, more or less, to the East line of the Southeast ¼ of Section 25, Town 8 North, Range 10 East; thence N00°40'10"E, along said East line, 422 feet, more or less, to the point of intersection with the centerline of Thorson Road; thence N18°55'55"W, along said centerline, 645 feet, more or less, to a point of curve; thence Northwesterly along the arc of a 279.60 feet radius curve to the left having a long chord bearing N29°37'58"W, 103.84 feet to a point of intersection with the North line of the Southeast ¼ of the Southeast ¼ of Section 25; thence S88°04'32"W, along said North line, 2340 feet, more or less, to a point on the West line of the Southeast ¼ of Section 25; thence N00°39'20"E, along said West line, 1324 feet, more or less, to the Center of Section 25, Town 8 North, Range 10 East; thence S87°52'19"W, 1319.2 feet, more or less, along the South line of the Northwest ¼ of said Section 25, to the East line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence N0°37'59" E, 1336 feet, more or less, along said East line, to the Northeast corner of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S 87°39'37" W, 1024 feet, more or less, along the North line of the Southwest ¼ of the Northwest ¼ of said Section 25, to the East line of Certified Survey Map 9850; thence S00°37'10"W, 305 feet, more or less, along the East line of Certified Survey Map 9850, to the South line of Certified Survey Map 9850; thence N89°22'50"W, 296 feet, more or less, along the South line of Certified Survey Map 9850 and the extension thereof, to the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S00°37'10"W, 224 feet, more or less, along the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S89°12'52"E, 292 feet, more or less; thence S00°37'10"W, 350 feet, more or less; thence N89°12'52"W, 292 feet, more or less, to the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S00°37'10"W, 118 feet, more or less, along the West line of the Southwest ¼ of the Northwest ¼ of said Section 25, to the North line of Certified Survey Map 1483; thence N87°52'19"E, 217.80 feet, more or less, along the North line of Certified Survey Map 1483, to the Northeast corner of said Certified Survey Map 1483; thence S00°37'10"W, 350 feet, more or less, along the East line of Certified Survey Map 1483 and its southerly prolongation, to the South line of the Northwest ¼ of said Section 25; thence S87°52'19"W, 217.80 feet, more or less, along the South line of the Northwest ¼ of said Section 25, to the West ¼ Corner of said Section 25; thence S00°03'09"W, along the West line of the Southwest ¼ of said Section 25, 2645 feet, more or less, to the Southwest corner thereof; thence S00°19'29"W, along the East line of the Northeast ¼ of Section 35, Town 8 North, Range 10 East, 614.95 feet to the Northeast corner of Certified Survey Map 9866; thence

S89°21'22"W, 1317.52 feet to the Northwest corner of Certified Survey Map 9866; thence S00°12'06"W, 563.02 feet to the Southwest corner of said Certified Survey Map 9866; thence continuing S 00°12'06" W, 1474 feet, more or less, to the South line of the Northeast ¼ of said Section 35; thence S89°00'16"W, along the said South line of the Northeast ¼, 1312 feet, more or less, to the Center of said Section 35, also being the centerline of the Felland Road right-of-way; thence S00°49'57"W, along the said centerline and East line of the Southwest ¼ of said Section 35, 679.56 feet, to the centerline of Bridle Way; thence N89°14'01"W, along the said centerline of Bridle Way, 659.09 feet, to the centerline of Walking Way; thence S00°51'57"W, along the said centerline of Walking Way, 119.97 feet, to a South line of the plat of Bridle Downs; thence N89°14'20"W, along the said South plat line, 230 feet, more or less; thence N00°26'14"E, along said South plat line, 309.92 feet; thence N89°33'46"W, along said South plat line, 300.00 feet; thence N00°26'14"E, along said South plat line, 200.00 feet to the south right-of-way of Canter Drive; thence N89°33'46"W, along said South plat line and the Canter right-of-way, 122.38 feet, to the West line of the East ½ of the Southwest ¼ of said Section 35; thence S00°24'55"W, along said West line, 1601.94 feet, to the Northwest corner of Certified Survey Map 5458; thence N89°46'18"E, along the North line of Certified Survey Map 5458, 512.70 feet, to the Northeast corner thereof; thence S00°26'14"W, along the East line of said Certified Survey Map 5458, 156.50 feet, to the Northwest corner of CSM 1799; thence S89°33'46"E, along the North line of Certified Survey Map 1799, 250.00 feet, more or less, to a point on the Westerly line of Outlot 1 of the plat of Jannah Village; thence S00°26'14"W, along the Westerly line of Outlot 1, 258.70 feet to the Southwest corner of said Outlot 1; thence S893°12'02"E, along the Southerly line of said Outlot 1 and its prolongation, 548 feet, more or less to the said East line of Southwest ¼ of Section 35, and the centerline of Felland Road; thence N00°49'57"E, along the said centerline and East line of the Southwest ¼ of said Section, 270 feet, more or less; thence North 89°43'19" East, 457.1 feet, more or less; thence S 01°41'53" W, 608.02 feet, more or less, to the South line of Section 35, Town 8 North, Range 10 East and approximate centerline of County Trunk Highway T; thence Westerly, 1297 feet, more or less, along said South line of Section 35, (also the north line of Section 2, T7N, R10E) to the intersection with the northerly extension of the West line of Lot 1, Dane County Certified Survey Map No. 4493 (CSM 4493); thence S 00º16’00” E, 655.43 feet along the said West line of Lot 1, CSM 4493 and its northerly extension; thence N 88º59’47” E, 338.24 feet along the South line of said Lot 1; thence N 00º42’00” W, 185.24 feet along the East line of Lot 1 of said CSM 4493; thence N 89º46’00” E, 546.86 feet along the North line of said Lot 3, CSM 4493 and its easterly extension thereof to the intersection with the east line of the NE ¼ of said Section 2 said point lying 477.5 feet, more or less, south of the Northeast Corner of said Section 2; thence Southerly, along the East line of the Northeast ¼ of the Northeast ¼ to the intersection of Interstate Highway 94 reference line; thence Easterly along said Interstate Highway 94 reference line to a point on the East line of the Northwest ¼ of the Northeast ¼ of Section 1, Town 7 North, Range 10 East; thence N00°34'064"W along said East line, 132.8 feet, more or less, to the North right-of-way line of Interstate Highway 94, also being a point on a curve; thence Westerly along said North right-of-way line on a curve concave to the North, having a radius of 11,319.19 feet and a long chord which bears S81°25'58"W, 1060.32 feet; thence along said right-of-way line S80°44'45"W, 496.34 feet; thence Westerly along said right-of-way line on a curve concave to the North, having a radius of 11,359.19 feet and a long chord which bears S88°30'53"W, 752.24 feet; thence Northerly 170 feet, more or less, parallel with the North-South ¼ line to a point which is 1000.1 feet Southerly, more or less, on the same line, from the North line of said Section 1; thence Westerly, parallel with said North line, 717.50 feet, more or less; thence Northerly, parallel with the West line of the Northwest ¼ of said Section 1, 1009 feet, more or less, to the North line of said Section 1; thence easterly along said North line, 53 feet, more or less, to the Point of Beginning.

Excepting therefrom the following Town of Burke Island along Felland Rd located in the SE ¼ of Section 35, Town 8 North, Range 10 East, described as follows: Part of the SW ¼ of the SE ¼ of Section 35, T8N, R10E, more particularly described as follows: Commencing at the South ¼ Corner of said Section 35, thence N00°49'57"E, along the West line of the Southeast ¼, also being the centerline of Felland Road, 1327.80 feet, to the North line of the Southwest ¼ of the Southeast ¼ and the Point of Beginning; thence N89°20'18"E, along said North line, 290.40 feet, more or less; thence S00°34'14"W, parallel with the West line of the Southwest ¼ of the Southeast ¼, 600 feet, more or less; thence S89°12'36"W, parallel with said North line, 290.4 feet, more or less, to a point on the West line of the Southeast ¼, also being centerline of Felland

Road; thence northerly, along said West line and centerline, 600 feet, more or less, to the Point of Beginning.

And including an additional area described as follows:

Part of Lot 3, Certified Survey Map Number 1472, recorded in Volume 6 on Pages 165 and 166 of Certified Survey Maps, Dane County Register of Deeds, located in the SE ¼ of the NW ¼ of Section 35, T8N, R10E, Township of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the North ¼ corner of said Section 35, thence S00°19'36"W, along the North-South ¼ line of said Section 35, 1911.71 feet to the point of beginning; thence continuing S00°19'36"W, along said line, 33.00 feet; thence S89°29'07"W, along the north line of Lot 2 of said CSM, 1308.91 feet to the west line of said Lot 3; thence N00°12'13"W, along said west line, 361.00 feet; thence N89°29'07"E, 210.00 feet; thence S35°38'52"E, 344.35 feet; thence along the arc of a curve to the left whose radius is 700.00 feet and whose long chord bears S51°16'59"W, 74.96 feet; thence N89°29'07"E, 955.61 feet to the point of beginning. Polling place at Steamfitters Local 601 Training Center, 6310 Town Center Drive.

(124) Ward 124. A parcel of land located in the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 2, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 2; thence S00°30'54"W, 33.04 feet along the West line of said NW ¼ to a point on the South right-of-way line of Mid Town Road and the Point of Beginning; thence N89°36'46"E, 37.73 feet along said South right-of-way line; thence N88°54'29"E, 2212.01 feet along said South right-of-way line; thence S02°22'16"W, 216.61 feet along said South right-of-way line and the West line of Lot 1, Certified Survey Map No. 4332 to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 138.68 feet along the South line of said Lot 1 to the Westerly right-of-way line of Marty Road as dedicated by Certified Survey Map No. 11145; thence N01°56'59"E, 197.53 feet along said West right-of-way line; thence S85°44'51"E, 4.79 feet along the West right-of-way line of Marty Road to a point on the Southerly extension of the West right-of-way line as dedicated by Certified Survey Map No. 4332; thence N02°13'54"E, 420.27 feet along said West right-of-way line; thence N88°15'37"E, 59.27 feet to the East right-of-way line of Marty Road; thence N01°56'59"E, 33.00 feet along said East right-of-way line to the South right-of-way line of Mid Town Road; thence N88°54'29"E, 179.73 feet along said South right-of-way line; thence N88°13'54"E, 23.16 feet along said South right-of-way line; thence N89°04'11"E, 1002.67 feet along said South right-of-way line to the Northwest corner of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 544.05 feet along said West line of said Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S56°30'55"W, 1577.58 feet 60 feet Northeast and parallel with the centerline of Raymond Road to a point on the West right-of-way line of Marty Road; thence N01°56'59"E, 104.49 feet along said West right-of-way line; thence S88°53'55"W, 2372.44 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the Northwest corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1288.60 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and along the West line of said NW ¼ to the Point of Beginning. Polling Place at Point of Grace Church, 7026 Raymond Road.

(125) Ward 125. Part of the Fractional SW ¼ of the SW ¼, and a part of the SE ¼ of the SW ¼ of Section 19; and also a part of the Fractional NW ¼ of the NW ¼, a part of the NE ¼ of the NW ¼, a part of the SE ¼ of the NW ¼, a part of the NW ¼ of the NE ¼, a part of the NE ¼ of the NE ¼, a part of the SW ¼ of the NE ¼, a part of the SE ¼ of the NE ¼, and a part of the NW ¼ of the SE ¼ of Section 30, all being in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West Quarter corner of said Section 30; thence North 00°24'05" East, along the West line of the Fractional SW ¼ of the NW ¼ of said Section 30 and also being the centerline of County Trunk Highway AB, 657.55 feet to the intersection with the centerline of Luds Lane; thence North 87°19'45" East, along said centerline of Luds Lane, 1,121. 2 feet, more or less; thence N 00°49'02" E, 354.78 feet, more or less, to the Southeast Corner of Lot 1 of Certified Survey Map 7090; thence continuing N 00°49'02" E, along the East line of said Lot 1, 323.44 feet to the Northeast Corner of said Lot 1; thence S 86°33'11" W, along the North line of said Lot 1, 794.30 feet; thence N 00°24'00" E, 940.55 feet to the Southeast Corner of the Rodefeld Addition to Hope Cottage Grove Cemetery plat; thence continuing N 00°24'00" E, along the East line of said Rodefeld Addition, 293.58 feet to the Southeast Corner of the Second Addition to Hope Cottage Grove Cemetery; thence continuing N 00°24'00" E, along the Easterly line of said Second Addition, 86.27 feet to the North line of the Northwest Quarter of said Section 30; thence N 86°22'42" E, along said North line, 5.66 feet; thence N 01°11'17" E, along the Easterly line of said Second Addition, 122.86 feet; thence N 45°16'53" E, 186.24 feet; thence N 77°01'27" E, 63.28 feet; thence N 33°20'38" W, 33.96 feet; thence N 45°16'53" E, 139.62 feet; thence N 86°22'21" E, 349.49 feet to the centerline of Femrite Drive; thence S 51°34'30" E, along said centerline 562.06 feet to the North line of the Northwest Quarter of Section 30; thence N 86°22'42" E along said North line, 522.48 feet to the North ¼ Corner of Section 30; thence N 86°37'25" E, along the North line of the Northeast Quarter of said Section 30, 1491.14 feet; thence along the Northeasterly line of Lot 1 of Certified Survey Map 12140 and the centerline of Hope Road, and along an arc of a 257.69 foot curve to the Right, said curve having a radius of 415.00 feet, and a long chord which bears South 64°57'14" East for 253.57 feet; thence continuing along said Northeasterly line and the centerline of Hope Road, S47°09'55" E, 482.51 feet to the Southeasterly line of said Lot 1; thence S 20°58'05" W along said Southeasterly line, 1405.25 feet to the Northerly line of Lot 1 of Certified Survey Map 3721; thence S 86°32'36" W along said Northerly line, 28.80 feet to the Westerly line of Lot 1 of said Certified Survey Map 3721; thence S 51°41'55" E, along said Westerly line and the centerline of Femrite Drive, 27.47 feet to the centerline of Door Creek, thence S 20°38'08" W along the centerline of Door Creek, 680.94 feet to the East line of the Southwest Quarter of the Northeast Quarter of Section 30; thence S 00°12'39" W, along said East line, 248.35 feet to the Northeast corner of the said Northwest Quarter of the Southeast Quarter of Section 30; thence S 00°30'48" W, 199.06 feet; thence S 86°32'43" W, 13.61 feet; thence S87°01'01" W, 46.64 feet; thence S 86°26'51" W, 63.84 feet; thence N 78°25'57" W, 88.56 feet; thence N 48°21'02" W, 57.59 feet; thence N 20°27'32" W, 58.20 feet; thence N 00°30'48" E, 79.09 feet to the South line of the Northeast Quarter of Section 30; thence S 86°32'43" W, along said South line, 1060.17 feet to the Center Quarter Corner of said Section 30; thence S 86°32'40" W, along the South line of the said Northwest Quarter of said Section 30, 743.29 feet to the centerline of a new roadway reference line as described in Transportation Project Plat 3080-01-25-4.02; thence S 00°51'14" W along said centerline 293 feet, more or less; thence along an arc of a 85.68 foot curve to the Right, said curve having a radius of 1,490.00 feet and whose long chord bears S 02°30'04" W for 85.66 feet; thence S 04°08'54" W, 98.76 feet; thence South 31°29'32" West, 238.95 feet; thence S 17°57'44" W, 159.11 feet to the intersection with the reference line of US Highway 12 and 18; thence N 72°01'28" W, along said reference line of US Highway 12 and 18, 1,053.42 feet to the West line of the Fractional NW ¼ of the SW ¼ of said Section 30 and also being the centerline of County Trunk Highway AB; thence N 00°24'10" E along said West line and centerline, 397.94 feet to the Point of Beginning. Polling place at Westminster Senior Apartments, 6160 Dell Drive.

(126) Ward 126. Lake Monona, including Monona Bay. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(127) Ward 127. Commencing at the Northeast Corner of said Section 34; thence Southerly, 1042.46 feet along the east line of the said NE ¼ of Section 34; thence Westerly, 918.19 feet along the south line of Martin Street and its easterly extension to the Northwest corner of said CSM 12181 and the Point of Beginning; thence N89°23'22"W, 2030.77 feet; thence N32°54'23"W along the southwesterly edge of Martin Street, 473.32 feet to a point on a curve; thence northeasterly, northwesterly and southwesterly on a curve to the left which has a radius of 200.00' and a chord which bears N34°43'38"W, 393.40 feet; thence N32°54'23"W, 318.75 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N67°09'27"W, 45.03 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 213.60 feet and a chord which bears N73°35'23"W, 199.37 feet to the

southeasterly edge of Rowan Street; thence S56°20'10"W, along said southeasterly edge of Rowan Street, 544.25 feet to the southerly edge of Stoner Street; thence N77°59'07"W, 233.74 feet; thence N12°00'53"E, 50.00 feet to the southwest corner of CSM 4531; thence N15°34'27"W, along the edge of said CSM 4531, 171.93 feet to a point on a curve; thence northeasterly on a curve to the left which has a radius of 353.00 feet and a chord which bears N12°56'50"E, 38.90 feet; thence S89°40'13"E, 1.41 feet to the centerline of Arboretum Drive; thence N15°28'08"W, along said centerline, 670.55 feet to a point of curve; thence northeasterly continuing along said centerline, on a curve to the right which has a radius of 200.00 feet and a chord which bears N19°31'40"E, 229.41 feet; thence N54°31'28"E, continuing along said centerline, 112.56 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the right which has a radius of 618.10 feet and a chord which bears N65°39'56"E, 230.03 feet to a point of curve; thence southeasterly continuing along said centerline on a curve to the right which has a radius of 385.60 feet and a chord which bears S88°42'16"E, 160.55 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the left which has a radius of 498.30 feet and a chord which bears N83°23'48"E, 252.05 feet; thence N70°46'31"E, continuing along said centerline, 870.42 feet; thence S19°13'29"E, 40.05 feet to the southeasterly edge of Arboretum Drive; thence S70°46'31"W, along said southeasterly edge, 116.10 feet to the southeasterly edge of Covall Street; thence S41°44'39"W, along said southeasterly edge, 331.57 feet to the most northerly corner of CSM 93; thence S30°56'45"E, 130.80 feet to the most easterly corner of said CSM 93; thence S31°05'54"E, 313.20 feet; thence S18°29'07"E, 141.00 feet; thence S26°26'23"W, 148.20 feet to the northeasterly edge of Balden Street; thence southeasterly along said edge on a curve to the right which has a radius of 1251.38 feet and a chord which bears S22°20'29"E, 126.44 feet to a point of curve; thence southeasterly continuing along said edge on a curve to the left which has a radius of 859.70 feet and a chord which bears S30°23'22"E, 317.83 feet; thence S52°12'02"E, 120.00 feet to the southeasterly edge of Balden Street; thence S37°47'58"W, along said edge, 275.45 feet to a point on a curve; thence southeasterly along the northwesterly edge of Carver Street on a curve to the right which has a radius of 260.00 feet and a chord which bears S22°30'00"E, 147.90 feet; thence S89°20'58"E, along the northerly edge of Carver Street, 428.85 feet to the southwest corner of Lot 1, Block 3, of the plat of Lake Forest; thence N00°39'02"E, 130.71 feet to the northerly edge of said plat; thence S87°52'49"E, along said northerly edge, 350.12 feet; thence N87°19'01"E, along said northerly edge, 224.33 feet; thence N84°31'24"E, continuing along said northerly edge, 140.30 feet; thence S84°36'05"E, continuing along said northerly edge 141.89 feet; thence N87°18'15"E, continuing along said northerly edge, 78.63 feet; thence S86°39'07"E, continuing along said northerly edge, 58.27 feet; thence S87°49'54"E, continuing along said northerly edge, 56.14 feet; thence N89°30'00"E, continuing along said northerly edge 229.86 feet; thence N87°06'15"E, continuing along said northerly edge, 244.76 feet to the east line of Lot 26, Block 3, Lake Forest; thence S00°39'02"W, along said east line, 158.12 feet to the north edge of Carver Street; thence S89°20'58"E, along said north edge, 1089.16 feet to the centerline of Fish Hatchery Road; thence Southerly, 272 feet, more or less, along said centerline of Fish Hatchery Road until its intersection with and continuing along the west line of the said NW ¼ of to the intersection with the North line of the plat of Sunnyslope; thence S00°21'20"E, 600 feet, more or less, along said centerline of Fish Hatchery Road; thence N89°13'27"W, along the South line of the North ½ of the said Northeast ¼ of said Section 34, 930 feet, more or less, to the intersection with the southerly prolongation of the west line of said CSM 12181 and also the intersection with the said "Arboretum Annexation"; thence northerly, along said west line of CSM 12181, its southerly prolongation, 275 feet, more or less, to the Point of Beginning. Polling place at Arboretum Visitor Center, 2880 Longnecker Drive.

(128) Ward 128. Beginning at the point of intersection of the centerline of Anderson Street and the centerline of US Highway 51; thence Southerly along the centerline of US Highway 51 to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of Aberg Avenue; thence Northwesterly and Westerly along the centerline of Aberg Avenue to the centerline of Packers Avenue; thence Northerly along the centerline of Packers Avenue to the centerline of International Lane; thence Northeasterly along the centerline of International Lane to the centerline of Anderson Street; thence Southeasterly and Easterly along the centerline of Anderson Street to the point of beginning. Polling place at East Madison Community Center, 8 Straubel Court.

(129) Ward 129. A part of the South one-half of the fractional SW ¼ of Section 19, T8N, R10E, Dane County, Wisconsin, being more particularly described as follows: Beginning at the South Quarter Corner of said Section 19; thence, along the South line of said fractional SW ¼, N87°59'37"W, 1953.82 feet; thence, N01°19'24"E, 1311.12 feet to a point on the North line of said South one-half of the fractional SW ¼; thence, along said North line, S88°04'42"E, 1961.80 feet to the Northeast Corner of said South one-half of the fractional SW ¼, lying on the centerline of Packers Avenue (CTH 'CV'); thence, along the East line of said fractional SW ¼ and said centerline, S01°40'21"W, 1313.95 feet to the Point of Beginning.

And

Beginning at the West Quarter Corner of Section 19, T8N, R10E, Dane County, Wisconsin; thence S88°09'28"E, 2117.17 feet along the South line of said NW ¼, , to the Center of said Section 19; thence N02°17'10"E, 385.59 feet along the East line of the NW ¼ of said Section 19; thence N89°12'39"W, 174.45 feet; thence N02°03'16"E, 250.82 feet; thence N02°07'43"E, 492.04 feet; thence N87°48'17"W, 125.00 feet; thence N02°09'06"E, 143.08 feet to the South right-of-way line of Wheeler Road, ; thence S88°48'14" E, along said right-of-way line, 302 feet, more or less, to the West line of the NE ¼ of said Section 19; thence N 01°53'16" E, along said West line, 47.80 feet, to the South line of the NE ¼ of the NE ¼ of said Section 19; thence Easterly, along the said South line, 100.48 feet, to the centerline of Packers Avenue (CTH CV); thence Northeasterly, along said centerline, being a curve to the right, convex to the Northwest, having a radius of 572.96 feet and a long chord that bears N46°01'40"E, 194.12 feet, to a point of tangency; thence N55°38'50"E, along said centerline, 294.08 feet; thence N57°32'29"E, along said centerline, 211.95 feet; thence N59°44'09"E, along said centerline, 149.29 feet, to the Southeasterly prolongation of the Northeasterly Line of Certified Survey Map ("CSM") 12603; thence N31°30'15"W, along said prolongation and Northeasterly Line, 331.46 feet, to the centerline of Larry Lane; thence Southwesterly, along said centerline, being a curve to the right, convex to the Southeast, having a radius of 200.00 feet and a long chord that bears S59°46'49"W, 8.97 feet, to a point of tangency; thence S61°04'53"W, along the said centerline, 680.13 feet, to a point on the West line of the NE ¼ of said Section 19 (also being the West lines of CSM 12603 and the James F. Taff Subdivision); thence N01°53'16" E, along said West lines, 881.05 feet, to the North Quarter Corner of said Section 19; thence N 00°55'38" E, along the East line of the SW ¼ of Section 18, T8N, R10E, Dane County, Wisconsin, 355.26 feet; thence S57°51'14"W, 431.95 feet; thence S61°26'36"W, 682.66 feet; thence S89°35'44"W, 459.24 feet; thence N00°24'16"W, 33.00 feet; thence N88°59'56"W, 209.33 feet; thence N78°11'48"W, 236.52 feet; thence N04°09'41"E, 343.33 feet; thence N85°42'49"W, 301.87 feet, to the West line of said SW ¼ of Section 18, also being the centerline of North Sherman Avenue; thence S02°04'54"W, 151.42 feet along said West line and centerline to the Northwest Corner of said Section 18; thence S02°02'33"W, 286.89 feet along the West line of the NW ¼ of Section 19, T8N, R10E, Dane County, Wisconsin and the centerline of North Sherman Avenue; thence S88°59'52"E, 700 feet; thence S02°02'33"W, 740.43 feet; thence S01°30'32"W, 359.71 feet to the centerline of Wheeler Road; thence Westerly along said centerline, 702 feet, more or less, to the West line of the NW ¼ of said Section 19, said line also being the centerline of North Sherman Avenue; thence S01°30'36"W, 619 feet, more or less, along said West line and centerline; thence S88°30'31"E, 164.84 feet; thence S01°30'23"W132.03 feet; thence N88°31'56"W, 164.85 feet, to said West line of the NW ¼ of Section 19 and said centerline; thence S01°30'36"W, 527.97 feet along said West line and centerline to the Point of Beginning.. Polling place at Black Hawk Middle School, 1402 Wyoming Way.

(130) Ward 130. A parcel of land located in the NE¼ of the NE¼ of Section 36, T7N, R8E, Town of Middleton, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17, White Oaks, recorded in Volume 56-42B of Plats on Pages 118-119, Dane County Registry and the point of beginning; thence the following 5 courses along the existing City of Madison Corporate Boundary: S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the northwesterly line of Outlot 4, said White Oaks; thence S89°15'33"W, 140.42 feet along the north line of Outlot 3, said White Oaks; thence N00°52'52"E, 259.68 feet along the east line of 2nd Addition to Green Tree Hills recorded in Volume 24 of Plats on Pages 31-32, Dane County

Registry; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the point of beginning. Polling place at Anana Elementary School, 6323 Woodington Way.

(131) Ward 131. Beginning at the intersection of the shoreline of Lake Mendota with the north line of Government Lot 1, (Northwest ¼) of Section 1, Township 7N, Range 9E; thence West, 11,450 feet; thence South, 5,370 feet; thence West 15,950 feet, more or less, to the intersection of the shoreline of Lake Mendota with the north line of Government Lot 1, (Northwest ¼) of Section 12, Township 7N, Range 8E; thence Northeasterly, Easterly and Southerly along the original shoreline of Lake Mendota to the point of beginning. Polling place at Vera Court Neighborhood Center, 614 Vera Court.

(132) Ward 132. Beginning at a point of intersection of the centerline of the West Beltline Highway (US Highways 12 and 18) and the northerly prolongation of the west line of Certified Survey Map 4188 in the SE ¼ of the NW ¼ of Section 30, T7N, R10E, Dane County, Wisconsin; thence S00°34'10"W, 1040.4 feet, more or less, along the corporate boundaries of the City of Madison and City of Monona, to the centerline of Industrial Drive; thence S88°09'28"E along said centerline, 327.67 feet, more or less, to a point of intersection of said centerline of Industrial Drive and the northerly prolongation of Lot 6, Raywood Heights Industrial Park subdivision; thence Southerly 2978.9 feet, more or less, to the centerline of Moorland Road, also being the South line of said Section 30 and the North line of Section 31, T7N, R10E, Dane County, Wisconsin; thence Westerly, 1710 feet, more or less along the said South line of said Section 30 and the said centerline of Moorland Road to the Southwest Corner of said Section 30; thence Northwesterly, 2520 feet, more or less, along the said centerline of Moorland Road to the intersection with the centerline of Warner Street; thence Southerly, Southwesterly and Westerly along the centerlines of Warner Street and Diving Hawk Trail to the intersection with the centerline of Salem Drive; thence Southerly, 202 feet, more or less, along the centerline of Salem Drive to the intersection with Maloney Drive; thence Westerly 96 feet, more or less, along the centerline of Maloney Drive to the northwest corner of Jill Addition to Indian Spring Subdivision; thence N00°54'14"W, 653.21 feet to the northwest corner of Lot 1, Indian Springs subdivision; thence N89°02'00"W, 349.7 feet, more or less, to the centerline of Rimrock Road; thence N14°26'50"E along said centerline a distance of 2937.3 feet, more or less, to a point of intersection with the centerline of the West Beltline Highway (US Highway 12 and 18); thence Easterly along the centerline of the West Beltline Highway, 1099 feet, more or less, to the East line of the SE ¼ of the NW ¼ of Section 36, T7N, R9E; thence Southerly along said East line, 30 feet, more or less; thence Easterly along the centerline of said West Beltline Highway, 1453 feet, more or less, to the East line of the West ½ of the Northeast ¼ of said Section 36; thence North along the last mentioned East line, 202 feet, more or less, to its point of intersection with the previous centerline of former Olin Avenue; thence Southeasterly, along the former centerline curve of the former Olin Avenue, 710 feet, more or less, to the point of intersection of the centerline of former Olin Avenue with the West line of the East ½ of the East ½ of the NE ¼ of said Section 36; thence Easterly along the centerline of the West Beltline Highway (U.S. Highways 12 and 18) to the Point of Beginning. . Badger Rock Middle School, 501 East Badger Road.

(133) Ward 133. All of Lot 1, Certified Survey Map 12909, as recorded in Volume 82 of Certified Survey Maps, located in part of the SW 1/4 of the NW 1/4 of Section 22, T8N, R10E, Town of Burke, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 22; thence N01°10’06”E, along the West line of said NW 1/4 a distance of 945.62 feet to the Point of Beginning; thence continuing N01°10’06”E along said West line, 204.81 feet to the westerly extension of the north line of said Lot 1; thence N88°46’45”E along said westerly extension and the north line of said Lot 1 a distance of 308.16 feet to the northeast corner of said Lot 1; thence S01°09’46”W along the east line of said Lot 1 a distance of 212.10 feet to the southeast corner of said Lot 1; thence S88°47’23”W along the south line of said Lot 1 a distance of 268.14 feet to the intersection with the easterly right-of-way line of Portage Road, also being the southwest corner of said Lot 1; thence N01°10’06”E along said easterly right-of-way line a distance of 6.28 feet to the intersection with the easterly extension of the south line of Certified Survey Map 11065; thence N89°50’23”W along said easterly extension of the south line a distance of 40.01 feet to the West line of said NW 1/4 and the Point of Beginning. Polling place at Sandburg Elementary School, 4114 Donald Drive.

(134) Ward 134. Lot 1, Certified Survey Map 9672, unplatted lands, and portions of Schewe Road and White Fox Lane, located in the NE1/4 of the NE1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 649.06 feet along the East line of said NE 1/4 to the Point of Beginning, also being the Northwest corner of Outlot 3, Chapel View, and also being a point on the South line of Lot 1, Certified Survey Map 14935; thence S01°40'41"W, 517.10 feet along the East line of said NE1/4 and the East line of said Outlot 3; thence S89°59'30"W, 518.97 feet along the North line of the South 10 acres of the North 1/2 of said NE 1/4 and the North line of Outlot 1, Eagle Trace; thence N01°23'42"E, 11.12 feet; thence N89°38'37"E, 33.01 feet to a point on the Southerly extension of the East right-of-way line of Schewe Road; thence N01°23'42"E, 502.22 feet along said East right-of-way line and said Southerly extension to the Southwest corner of Lot 1, Certified Survey Map 14935; thence N89°34'57"E, 488.62 feet along the South line of said Lot 1 to the Point of Beginning. Polling place at Blackhawk Church, 9620 Brader Way."

##. Section 15.03 entitled "Alder Districts" of the Madison General Ordinances is repealed and recreated to read as follows:

"**15.03 ALDER DISTRICTS.**

For the purpose of local elections beginning May 21, 2024, Alder Districts are established as follows by combining wards and as shown on a map entitled "City of Madison Alder Districts and Wards, Effective May 21, 2024" on file in the Office of the City Clerk:

(1) First Alder District . Wards 108, 109, 110, 111, 112, 113, 114, and 124.

(2) Second Alder District . Wards 46, 47, 48, 49, and 50.

(3) Third Alder District . Wards 8, 9, 10, 11, 12, 13, and 123.

(4) Fourth Alder District . Wards 51, 52, 53, 54, 55, 56, and 126.

(5) Fifth Alder District . Wards 62, 63, 64, 65, 66, and 67.

(6) Sixth Alder District . Wards 40, 41, 42, 43, 44, and 45.

(7) Seventh Alder District . Wards 103, 104, 105, 106, and 107.

(8) Eighth Alder District . Wards 57, 58, 59, 60, 61, and 131.

(9) Ninth Alder District . Wards 115, 116, 117, 118, 119, and 134.

(10) Tenth Alder District . Wards 79, 80, 81, 82, 83, and 84.

(11) Eleventh Alder District . Wards 85, 86, 87, 88, 89, and 90.

(12) Twelfth Alder District . Wards 26, 27, 28, 29, 30, 31, 32, and 128.

(13) Thirteenth Alder District . Wards 68, 69, 70, 71, 72, 73, and 127.

(14) Fourteenth Alder District . Wards 74, 75, 76, 77, 78, and 132.

(15) Fifteenth Alder District . Wards 14, 15, 16, 17, 18, and 19.

(16) Sixteenth Alder District . Wards 1, 2, 3, 4, 5, 6, 7, 121, and 125.

(17) Seventeenth Alder District . Wards 20, 21, 22, 23, 24, 25, and 133.

(18) Eighteenth Alder District . Wards 33, 34, 35, 36, 37, 38, 39, 122, and 129.

(19) Nineteenth Alder District . Wards 91, 92, 93, 94, 95, and 96.

(20) Twentieth Alder District . Wards 97, 98, 99, 100, 101, 102, 120, and 130."

EDITOR'S NOTES:
Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances currently reads as follows:

"**15.02 WARDS AND WARD BOUNDARIES.**

For the purpose of local elections beginning May 25, 2022, wards and ward boundaries are established as follows and as shown on a map entitled "City of Madison Alder Districts and Wards, Effective May 25, 2022," on file in the Office of the City Clerk. Polling places are initially established as follows but may be modified for each election by resolution.

(1) Ward 1. Beginning at the point of intersection of the centerline of Cottage Grove Road and the approximate center of the right-of-way of Interstate Highway 39/90; thence southerly and southeasterly along the approximate center of the right-of-way of Interstate Highway 39/90 to the westerly prolongation of the south line of Lot 10, Assessor's Plat Number 10, Town of Blooming Grove; thence westerly along the said westerly prolongation of the south line of Lot 10 to the westerly right-of-way of Interstate Highway 39/90 also being a point in the corporate limits line of the City of Madison; thence following the said limits line for the following courses: thence S 48°27'53" E, along the said West right-of-way line, 698.74 feet; thence S 41°48'37" E, along the said West right-of-way line, 302.04 feet; thence S 48°27'53" E, along the said West right-of-way line, 651.89 feet, to the West line of said Section 25; thence South on the West line of said Section 25 and the West line of said Section 36, 560 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 36; thence East on a line that is parallel to and 396.00 feet South of the North line of said Section 36, 560 feet, more or less, to the East line of Storck Road; thence South on the East line of Storck Road, 810 feet, more or less, to a point that is 119.95 feet North of the South line of the Northwest ¼ of the Northwest ¼ of said Section 36; thence East on a line that is parallel to and 119.95 feet North of the South line of the Northwest ¼ of the Northwest ¼ of said Section 36, 770 feet, more or less, to the West line of the Northeast ¼ of the Northwest ¼ of said Section 36; thence South on said West line, 120 feet, more or less, to the South line of the Northeast ¼ of the said Northwest ¼; thence East on said South line, 200 feet, more or less, to the southwest right-of-way line of Interstate Highway 39/90 as designated on TPP 1007-10-25-4.04 recorded as document 5433662; thence S 40°34'48" E, along the said southwest right-of-way line, 436.40 feet; thence S 12°08'25" E, along the said southwest right-of-way line, 144.47 feet; thence S 44°15'35" E, along the said southwest right-of-way line, 72.69 feet; thence S 70°46'49" E, along the said southwest right-of-way line, 81.68 feet; thence S 57°32'21" E, along the said southwest right-of-way line, 200.24 feet; thence S 50°15'11" E, along the said southwest right-of-way line, 466.87 feet; thence S 41°34'53" E, along the said southwest right-of-way line, 316.69 feet; thence S 28°39'14" E, 53.59 feet, to the south line of the Northeast ¼ of Section 36, T 7 N, R 10 E; thence N 87°55'20" E, along the said south line, 2517.77 feet, to the East ¼ Corner of said Section 36; thence N 00°14'48 E, along the East line of the said Northeast ¼, 2635.38 feet, to the Northeast corner of said Section 36; thence Northerly on the East line of the Southeast ¼ of Section 25, Town 7 North, Range 10 East, 2638.36 feet, to the East ¼ Corner of said Section 25; thence Northerly on the East line of the Northeast ¼ of said Section 25, 2638.92 feet, to the Northeast Corner of said Section 25; thence northerly, along the east line of Section 24, Town 7 North, Range 10 East, 2640.28 feet, to the East ¼ Corner thereof; thence northerly, along the east line of said Section, 2647.10 feet, to the Northeast Corner thereof; thence northerly, along the east line of Section 13, Town 7 North, Range 10 East, 2646.20 feet, to the East ¼ Corner thereof; thence northerly, along the east line of said Section, 2641.65 feet, to the Northeast Corner thereof; thence northerly, along the east line of Section 12,

Town 7 North, Range 10 East, 2641.18 feet, to the East ¼ Corner thereof; thence northerly, along the east line of said Section to the centerline of Cottage Grove Road; thence deviating from the said limits line, southwesterly and westerly along the centerline of Cottage Grove Road to the point of beginning.

Excepting therefrom the five (5) remaining Town islands described as follows:

Lots 1 & 2, Certified Survey Map No. 8066 and Lot 3, Blooming Grove Assessor's Plat No. 10, being located in part of the Northeast ¼ of Section 26, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

Together with:

A 35' strip of land adjacent to the above, being the north half of the right-of-way of Millpond Rd, bounded on the west by the southeasterly extension of the southwesterly line of Lot 1, CSM 8066 and bounded on the east by the southerly extension of a line that is parallel to and 55 feet west of, as measured by right angles to, the east line of Lot 3, Blooming Grove Assessor's Plat No. 10.

And

Lot 13, Blooming Grove Assessor's Plat No. 10, located in part of the Northeast ¼ of Section 26, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

And

Part of the NE ¼ of the NE ¼ of Section 26, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the North ¼ corner of said Section 26, thence N 87°31'20" E, along the North line of said Section, 1332.21 feet, to the westerly line of McAllen 120 Business Park; thence continuing N 87°31'20" E, along the said westerly Plat line, 1266.12 feet; thence S 00°25'00" W, along the said westerly Plat line, 482.21 feet, to the point of beginning; thence N 89°58' W, 345.63 feet, more or less; thence S 00°02' W, 352.00 feet; thence S 72°24'E, 158.00 feet; thence N 00°02' E, 199.63 feet; thence S 89°58'E, 195 feet, more or less, to the westerly line of McAllen 120 Business Park; thence S 89°35'00" E, along the said westerly Plat line, 5.00 feet; thence N 00°25'00" E, along the said westerly Plat line, 200.00 feet; thence N 89°35'00" W, along the said westerly Plat line, 5.00 feet, to the point of beginning.

And

Part of Rambling Acres, located in the E ½ of the SE ¼, Section 11, T7N, R10E, Town of Blooming Grove, Dane County, WI, more particularly described as follows: Beginning at the SE corner of the SW ¼ of the SE ¼ of said Section 11, also being the SW corner of Rambling Acres; thence northerly, along the West line of Rambling Acres, 2436.40 feet, to the Northwest corner of Lot 82, Rambling Acres; thence N87°14'36"E, along the North line of said Lot 82, 99.28 feet (N87°12'40"E, 100 feet) to the Southwest corner of Lot 81, Rambling Acres; thence S71°37'51"E along the South line of said Lot 81 and its southeasterly extension, 170.89 feet to the centerline of Severson Drive; thence along said centerline, Southwesterly along the arc of a curve to the right having a radius of 183.00 feet and a long chord bearing and distance of S15°39'32"W, 79.89 feet to a point of tangency; thence continuing along said centerline, S28°16'00"W, 53.11 feet to a point of curvature; thence continuing along said centerline, Southwesterly along the arc of a curve to the left having a radius of 183.00 feet and long chord bearing and distance of S13°55'00"W, 90.71 feet to a point of tangency; thence continuing along said centerline, S00°26'00E, 124.30 feet to the intersection with the centerline of Palace Road; thence N89°34'00"E along said centerline, 599.00 feet to a point of curvature; thence continuing along said centerline, Southeasterly along the arc of a curve to the right having a radius of 117.00 feet and a long chord bearing and distance of S78°54'06"E, 46.78 feet to the

Southwesterly extension of an Easterly line of Lot 1, Certified Survey Map No. 353; thence N22°37'47"E along said extension and Easterly line of Lot 1, 113.04 feet to a corner on the North line of Rambling Acres; thence N89°21'47"E, along said North line, 379.83 feet, to the NE corner of Lot 76, Rambling Acres; thence southerly and southwesterly, along the Westerly right-of-way of Sprecher Rd, as platted in Rambling Acres, to the South line of Rambling Acres, also being the southeast corner of Lot 1, Rambling Acres; thence westerly, along said South line, 406.33 feet; thence southerly, along said South line, 100.00 feet; thence westerly, along said South line, 554.32 feet, to the point of beginning.

And

Part of the SW ¼ of the SW ¼ of Section 12, part of the NW ¼ of the NW ¼ of Section 13, part of the NE ¼ of the NE ¼ of Section 14; as well as, Lots 1-2, CSM 1807, Lots 1—4, CSM 8525, Lots 1-2, CSM 11282, part of Weather Oak Hills, all in T 7 N, R 10 E, Township of Blooming Grove, Dane County, Wisconsin, more particularly described as follows: Beginning at the northwest corner of CSM 11086, thence westerly, along the North line of the SW ¼ of the SW ¼ of said Section 12, 965 feet, more or less, to the existing Easterly right-of-way line of Sprecher Road (2016); thence Southerly, along said existing Easterly right-of-way, 132 feet, more or less, to the NW corner of Dane County Certified Survey Map No. (CSM) 1807; thence Easterly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 47 feet, to the NW corner of Lot 1, said CSM 1807; thence Southerly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 325.46 feet, to the SW corner of Lot 2, said CSM 1807; thence Northwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 1807, 47.19 feet, to the SW corner of said CSM 1807; thence Southerly, along the existing Easterly right-of-way of Sprecher Road, 263 feet, more or less, to the northerly line of Lot 1, CSM 8525; thence Northwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 19.32 feet, to the Northerly corner of Lot 1, said CSM 8525; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, being an arc of a curve to the right, having a radius of 613.70 feet, and a long chord of 66.41 feet; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 618.16 feet, to the most Westerly corner of Lot 4, said CSM 8525; thence Westerly, along the said Easterly right-of-way as defined and dedicated on said CSM 8525, 7.99 feet, to the most Westerly corner of said CSM 8525; thence Southwesterly, along the existing Easterly right-of-way, 127 feet, more or less, to the northerly line of CSM 11282; thence Southeasterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 7 feet, more or less, to the Northerly corner of Lot 1, said CSM 11282; thence Southwesterly, along the said Easterly right-of-way as defined and dedicated on said CSM 11282, 110.00 feet; thence continuing Southwesterly, along the Easterly right-of-way as defined and dedicated on the plat of Weather Oak Hills, 698.25 feet, to the corner radius between Sprecher Road and E Buckeye Road; thence Southeasterly, along the said corner radius as defined and dedicated on said Weather Oak Hills, being an arc of a curve to the left and having a radius of 15.0 feet, to a point of tangency on the Northerly right-of-way of E Buckeye Road; thence Southeasterly, along said Northerly right-of-way as defined and dedicated on said Weather Oak Hills, 146.41 feet, to the Southerly line of Weather Oak Hills; thence Northeasterly, along said Southerly line of Weather Oak Hills, 36.94, feet; thence Southeasterly, along said South line of said Weather Oak Hills, 133.17, feet; thence Northeasterly, along said South line of said Weather Oak Hills, 136.20 feet; thence Southeasterly, along said South line of said Weather Oak Hills, 259.63, feet, to the Westerly right-of-way of Karmichael Court; thence Southerly, along said Westerly right-of-way of Karmichael Court, 198.39, feet; thence Northeasterly, to the point of curve in the south line of Lot 18, Weather Oak Hills, also being a point on the Northerly right-of-way of E Buckeye Road; thence Easterly,

along said Northerly right-of-way and the southerly line of said Lot 18, 103.42 feet, to the Westerly line of CSM 11086, also being the SW corner of Lot 1, CSM 11086; thence northerly and northeasterly, along the Westerly line of said CSM, to the point of beginning. Polling place at Westminster Senior Apartments, 6160 Dell Drive.

(2) Ward 2. Commencing at the West ¼ corner of Section 26, T7N, R10E; thence N88°08'00"E, 33.01 feet to a point on the East right-of-way line of Marsh Road, also being the Point of Beginning; thence S00°33'22"E along a line 33 feet east of and parallel to the West line of the SW ¼ of said Section 26 a distance of 705.05 feet, more or less, to the Northwest corner of Lot 1, Certified Survey Map 4003; thence N89°26'56"E, 197.00 feet to the Northeast corner of said Lot 1; thence South 00°57'18" East, 400.00 feet to the Southeast corner of Lot 3, said Certified Survey Map 4003; thence South 89°03'00" West, 197.00 feet on the South line of said Lot 3 to the Southwest corner of said Lot 3 and a point on the East right-of-way line of Marsh Road; thence Southerly 460.00 feet, more or less, on said East right-of-way line parallel to the West line of said Southwest ¼ to a point on the North line of Certified Survey Map 4252; thence North 88°02'30" East, 337.11 feet on said North line to the Northeast corner of said Certified Survey Map 4252; thence North 00°52'46" East, 245.00 feet; thence North 87°55'53" East, 1,765.09 feet; thence South 00°42'05" East, 1,330.47 feet to a point on the South line of said Southwest ¼, 2,131.00 feet East of the Southwest corner of said Southwest ¼; thence Easterly on said South line, 510 feet, more or less, to the South ¼ corner of Section 26; thence South 01°29'26" East, along the North-South ¼ line of Section 35, 2654.55 feet to the Center of said Section 35; thence North 87°18'38" East, along the East-West ¼ line of said Section 35, 619.29 feet; thence North 00°49'53" East, 233.68 feet; thence North 87°46'50" East, 110.11 feet; thence North 03°32'48" East, 84.97 feet; thence South 88°56'22" East, 165.26 feet; thence South 02°30'12" East, 306.00 feet to a point on the East-West ¼ line of said Section 35; thence North 87°18'38" East, along said East-West ¼ line, 1074.90 feet to the East line of the West ½ of the Southeast ¼ of the Northeast ¼; thence North 01°24'52" West, along said East line, and the East line of the West ½ of the Northeast ¼ of the Northeast ¼, 2650.62 feet to the North line of the Northeast ¼ of said Section 35; thence South 87°25'32" West, along said North line, 997.41 feet to the East line of the West ½ of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 26; thence North 00°11'47" West, along said East line, 1331.03 feet to the North line of the Southwest ¼ of the Southeast ¼ of said Section 26; thence South 87°28'50" West, along said North line, 998.47 feet to the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 26; thence North 00°14'36" West, along the North-South ¼ line of said Section 26, 1,300 feet, more or less, to the point of intersection with the West right-of-way line of Interstate Highway 90 as designated in Wisconsin State Highway Commission Project I-90-3(29)140; thence, deviating from the said corporate limits line, northwesterly along the West right-of-way line of Interstate Highway 90 to the E-W ¼ line of said Section 26 also being the northerly line of Tradesmen Commerce Park Plat; thence Westerly along said Plat line, 2605 feet, more or less, to the Point of Beginning.

And

Part of the West ½ of the Southwest ¼ of Section 35, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows: All of Lot 4, Block 1, Myron Dean's Addition, and a portion of Lot 2, Certified Survey Map No. 1398 described as follows: Beginning at the Northeast Corner of said Lot 4 of Myron Dean's Addition; thence Easterly 100 feet, more or less, on an extension of the North line of said Lot 4 to a point of intersection with the East line of said Lot 2, Certified Survey Map No. 1398; thence Southerly 105 feet, more or less, along the East line of said Lot 2, Certified Survey Map No. 1398; thence Westerly along an extension of the South line of Lot 4, Myron Dean's Addition, 100 feet more or less, to the Southeast corner of said Lot 4;

thence Northerly, along the East line of said Lot 4, 105 feet, more or less to the point of beginning. Polling place at Fire Station #14, 3201 Dairy Drive.

(3) Ward 3. Beginning at a point in the corporate limits line of the City of Madison, said point being the point of intersection of the centerline of South Stoughton Road and the centerline of old U.S. Highway 12 and 18, then following the said limits line for the following courses: thence East along the center line of said old U.S. Highway 12 and 18, 350 feet, more or less, to the West line of Section 22, Town 7 North, Range 10 East; thence South along the said West line of Section 22, 65 feet, more or less, to the South line of said Section 21; thence West along the said South line of Section 21, 884.2 feet to the West line of Outlot 73 of Assessor's Plat No. 2, a recorded plat in Sections 21, 22, 27 and 28, Town 7 North, Range 10 East; thence South on the said West line, 880 feet, more or less, to the South line of said Outlot 73; thence East on the said South line, 880 feet, more or less, to the East line of said Section 28; thence South on the said East line, to the North line of Outlot 71 of said Assessor's Plat No. 2; thence West on the said North line, to the West line of said Outlot 71; thence Southeasterly along the said West line, to the East line of said Section 28; thence South on the said East line, 800 feet, more or less, to the South line of the North ½ of the Southeast ¼ of the Northeast ¼ of said Section 28; thence West along the said South line, 1240 feet, more or less, to the West line of the Southeast ¼ of the Northeast ¼ of said Section 28; thence South along the said West line, to the South line of the Northeast ¼ of said Section 28; thence East along the said South line, to the East quarter corner of Section 28; thence East along the South line of the Northwest ¼ of Section 27, 2610 feet, more or less, to the West line of the East ½ of said Section 27; thence South along the said West line, and the West line of the East ½ of Section 34, Town 7 North, Range 10 East, 5,360 feet, more or less, to the Center of Section of said Section 34; thence East on the South line of the Northeast ¼ of said Section 34, 1,955.54 feet, more or less, to an erroneous West line of the East ½ of the East ½ of the Northeast ¼ of said Section 34 (as depicted in CSM 5420, and perpetuated in Calico Valley Plat; also see CSM 3859 and CSM 3860 as reference); thence North, along said erroneous West line of the East ½ of the East ½ of the Northeast ¼, 178 feet, more or less, to the Southwest corner of O.L. 1, Calico Valley Plat; thence N87°40'52"E, along the South line of said O.L. 1, Calico Valley Plat, 19.5 feet, more or less, to the true West line of the East ½ of the East ½ of the Northeast ¼ of said Section 34; thence North, along the said true West line of the East ½ of the East ½, 1773.44 feet, more or less, to the Northwest corner of Lot 1, CSM 5466; thence North 88°09'26" East, along the North line of said Lot 1, CSM 5466, 818.70 feet, to the center line of a public road (Marsh Road) which runs Northerly in direction and is located in the West ½ of the Northwest ¼ of Section 35, Town 7 North, Range 10 East; thence South and following along the center line of said public road, 1,940 feet, more or less, to the South line of the Northwest ¼ of said Section 35; thence East along the South line of the Northwest ¼ of said Section 35, 1,150 feet, more or less, to the East line of the West ½ of the West ½ of said Section 35; thence North on the said East line of the West ½ of the West ½ of said Section 35, 2,660 feet, more or less, to the North line of said Section 35; thence West along the said North line of said Section 35, 1,320 feet, more or less, to the West line of Section 26, Town 7 North, Range 10 East; thence North along the West line of said Section 26, 2,650 feet, more or less, to the South line of the Northwest ¼ of said Section 26; thence Easterly 417.40 feet along said South line; thence deviating from the said corporate limits line and continuing easterly along said South line (also being the E-W ¼ line of Section 26, T7N, R10E and northerly line of Tradesmen Commerce Park Plat) to the West right-of-way line of Interstate Highway 90; thence southeasterly along the said West right-of-way of Interstate Highway 90 to the N-S ¼ line of said Section 26 and a point in the said corporate limits; thence following the said limits line for the following course: thence Southerly following along said West right-of-way line, 1,920 feet, more or less, to its point of intersection with a point on the Westerly prolongation of

the South line of Lot 10, Assessor's Plat Number 10, Town of Blooming Grove; thence Easterly along the Westerly prolongation of the South line of Lot 10, Assessor's Plat Number 10 to the approximate center of the right-of-way of Interstate Highway 39/90; thence northwesterly and northerly along the approximate center of the right-of-way of Interstate Highway 39/90 to the intersection with the centerline of the right-of-way of the former Railroad now owned by WDOT-WSOR; thence Southwesterly and Westerly along the said centerline of the right-of-way of the former Railroad to the Northerly prolongation of the Westerly line of Second Addition to World Dairy Center Plat; thence Northerly along the Northerly prolongation of the said Plat line to the Northeasterly right-of-way of the said former Railroad; thence Northwesterly along the said Northeasterly right-of-way of the former Railroad to the centerline of Vondron Road; thence Southerly along the centerline of Vondron Road to the centerline of the right-of-way of the said former Railroad; thence Northwesterly along the said centerline of the right-of-way of the former Railroad to the centerline of East Buckeye Road; thence Northwesterly along the centerline of East Buckeye Road to the centerline of South Stoughton Road; thence Southerly along the centerline of South Stoughton Road to the point of beginning.

Excepting therefrom the two (2) remaining Town islands described as follows:

Part of the Southeast ¼ of Section 15, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the point of intersection of a line that is parallel to and 40 feet East of, measured at right angles to, the East line of the Southwest ¼ of the Southeast ¼ of said Section 15, and the Northeast right-of-way of the Chicago and Northwestern Transportation Company as presently located; thence Southeasterly along the Northeasterly right-of-way of the Chicago and Northwestern Transportation Company as presently located in the Southeast ¼ of said Section 15, to the East line of the Southeast ¼ of said Section 15; thence South on the said East line to the South line of said Section 15; thence West on the said South line to a point that is 40 feet East of, measured at right angles to, the East line of the Southwest ¼ of the Southeast ¼ of said Section 15; thence Northerly, along said line that is parallel to and 40 feet East of, measured at right angles to, the East line of the Southwest ¼ of the Southeast ¼ of said Section 15, 400 feet, more or less, to the southerly line of land described in document no. 4773226; thence North 88°49'16" East, along the said southerly line, 669.61 feet, to the easterly line of land described in said document no. 4773226; thence North 01°18'20" West, along the said easterly line, 420.01 feet, to a northerly line of land described in said document no. 4773226; thence South 88°42'28" West, along said northerly line, 387.76 feet, to a westerly line of land described in said document no. 4773226; thence South 0°14'49" East, along the said westerly line, 393.01 feet, to a northerly line of land described in said document no. 4773226; thence South 89°14'02" West, along said northerly line, 274.08 feet, to a line that is parallel to and 40 feet East of, measured at right angles to, the East line of the Southwest ¼ of the Southeast ¼ of said Section 15; thence Northerly, along the said line that is parallel to and 40 feet East of, measured at right angles to, the East line of the Southwest ¼ of the Southeast ¼ of said Section 15, 1125 feet, more or less, to Northeast right-of-way line of the Chicago and Northwestern Transportation Company, and the point of beginning.

And

Lot 1, Lot 4, and the 50' Greenway Dedicated to the Public, Certified Survey Map No. 1495, being located in part of the Southeast ¼ of the Southwest ¼ Section 23, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, except that part that lies north of a line that is parallel to and 110 feet South of, as measured at right angles to, the North line of the said Southeast ¼ of the Southwest ¼. Polling place at Fire Station #14, 3201 Dairy Drive.

(4) Ward 4. Beginning at the point of intersection of the centerline of Vondron Road and the centerline of the right-of-way of the Union Pacific Railroad; thence Southeasterly and Easterly along the centerline of said right-of-way to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the centerline of East Buckeye Road; thence Westerly along the centerline of East Buckeye Road to the centerline of Paso Roble Way; thence Southerly along the centerline of Paso Roble Way to the centerline of Camilla Road; thence Westerly and Northerly along the centerline of Camilla Road to the centerline of Ellen Avenue; thence Southwesterly, Southerly and Westerly along the centerline of Ellen Avenue to the centerline of Vondron Road; thence Southerly along the centerline of Vondron Road to the point of beginning.

And

Beginning at the point of intersection of the centerline of East Buckeye Road and the centerline of the right-of-way of the Union Pacific Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Vondron Road; thence Northerly along the centerline of Vondron Road to the centerline of Ellen Avenue; thence Easterly, northerly and Northeasterly along the centerline of Ellen Avenue to the centerline of La Sierra Way; thence Southerly and Easterly along the centerline of La Sierra Way to the centerline of Paso Roble Way; thence Northerly along the centerline of Paso Roble Way to the centerline of East Buckeye Road; thence Westerly along the centerline of East Buckeye Road to the point of beginning. Polling place at City Church, 4909 East Buckeye Road.

(5) Ward 5. Beginning at the point of intersection of the centerline of Cottage Grove Road and the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the centerline of East Buckeye Road; thence Easterly along the centerline of East Buckeye Road to the centerline of Droster Road; thence Northerly along the centerline of Droster Road to the centerline of Starker Avenue; thence Westerly along the centerline of Starker Avenue to the centerline of Acewood Boulevard; thence Northerly along the centerline of Acewood Boulevard to the centerline of Cottage Grove Road; thence Westerly along the centerline of Cottage Grove Road to the point of beginning. Polling place at Elvehjem Elementary School, 5106 Academy Drive.

(6) Ward 6. Beginning at the point of intersection of the centerline of Cottage Grove Road and the centerline of Acewood Boulevard; thence Southerly along the centerline of Acewood Boulevard to the centerline of Starker Avenue; thence Easterly along the centerline of Starker Avenue to the centerline of Droster Road; thence Southerly along the centerline of Droster Road to the centerline of East Buckeye Road; thence Easterly along the centerline of East Buckeye Road to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the centerline of Cottage Grove Road; thence Westerly along the centerline of Cottage Grove Road to the point of beginning. Polling place at Our Saviour's Lutheran Church, 1201 Droster Road.

(7) Ward 7. Beginning at a point in the corporate limits line of the City of Madison, said point being the point of intersection of the centerline of Cottage Grove Road and the East line of the Northeast ¼ of Section 12, Town 7 North, Range 10 East; thence Northerly along the said limits line to the centerline of Interstate Highway 94; thence Southwesterly and Westerly along the centerline of Interstate Highway 94 to the centerline of North Sprecher Road; thence Southerly along the centerlines of North Sprecher Road and South Sprecher Road to the centerline of Cottage Grove Road; thence Easterly and Northeasterly along the centerline of Cottage Grove Road to the point of beginning.

Excepting therefrom Ward 121.

Polling place at Door Creek Church, 6602 Dominion Drive.

(8) Ward 8. Beginning at the point of intersection of Wisconsin Interstate Highway I-94 reference line and the east line of Section 1, Town 7 North, Range 10 East; thence northerly, along the east line of said Section 1, 900 feet more or less to the Northeast Corner of said Section 1; thence westerly, along the north line of the Northeast ¼ of said Section 1, 2634.53 feet, to the North quarter corner of said Section 1; thence westerly, along the north line of the Northwest ¼ of said Section 1, 1602 feet, more or less; thence N 00°21'09" W, 71 feet, more or less, to the Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence easterly, along said Northerly right-of-way line, 328 feet (measures 289 +/- on a chord), more or less, to the East line of the Southwest ¼ of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence easterly, along said Northerly right-of-way line, 607 feet (measures 615 +/- on a chord), more or less, to the point of intersection with the West line of Michigan-Wisconsin Pipe Line Company lands (Volume 1046, Page 359 of Records & Volume 756, Page 130 of Deeds); thence N 01°32'42" W, along said West line, 144 feet, more or less, to the Northwest corner thereof; thence N 88°27'18" E, along the North line of said lands, 75 feet more or less, to the Northeast corner thereof; thence S 01°32'42" E, along the East line of said lands, 133 feet, more or less, to a point on the existing Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence N 77°52'43" E, along said Northerly right-of-way line, 644 feet (measures 639 +/- on a chord), more or less, to the point of intersection with the East line of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence N 00°17'44" E, along said West line, 730.8 feet; thence S 89 degrees 06 minutes 02 seconds E, 352.10 feet; thence S 00°36'02" E, 371.10 feet; thence N 89°06'02" W, 16.50 feet; thence S00°36'02" E, 253.25 feet to the northerly right-of-way line of County Trunk Highway T&TT and a point on a curve; thence northeasterly 241.41 feet along said northerly right-of-way line and the arc of a curve to the left said curve having a radius of 7525.00 feet, through a central angle of 01°50'17", having a long chord that bears N 70°54'56" E, 241.40 feet; thence N 70°00'00" E along said northerly right-of-way line, 82.36 feet to the westerly line of Lot 2, Certified Survey Map Number 1179, as recorded in Volume 5 of Certified Survey Maps, on Page 67, as Document Number 1368884, Dane County Register of Deeds; thence N20°00'00" W along said westerly line, 63.00 feet to the northerly line of said Lot 2; thence N 51°38'31" E along said northerly line, 239.04 feet to the easterly line of said Lot 2 and a point of non-tangential curvature; thence southeasterly 142.91 feet along the arc of a curve to the right, said curve having a radius of 322.80 feet through a central angle of 25°22'00" having a long chord that bears S32°41'00" E, 141.75 feet, to the northerly right-of-way line of County Trunk Highway T & TT; thence N 70°00"00" E along said northerly right-of-way line, 66.00 feet to the westerly line of Lot 1 of said Certified Survey Map 1179 and a point of non-tangential curvature; thence northwesterly 172.13 feet along said westerly line and the arc of a curve to the left, said curve having a radius of 388.80 feet through a central angle of 25°21'59", having a long chord that bears N 32° 41'00" W, 170.73 feet to the northerly line of said Lot 1 and a point of non-tangential curvature; thence northeasterly 138.78 along said northerly line and the arc of a curve to the right, said curve having a radius of 266.68 feet through a central angle of 29°49'01", having a long chord that bears N 59°32'30" E, 137.22 feet; thence N 74°27'00" E along said northerly line, 14.50 feet to the easterly line of said Lot 1; thence S 16°25'09" E along said easterly line, 190.73 feet to the northerly right-of-way line of said County Trunk Highway T & TT; thence N 70°00'00" E along said right-of-way line, 284.38 feet; thence continuing along said right-of-way line N 00°54'16" W, 10.36 feet; thence N 70°00'00" E along said County Trunk Highway right-of-way line, 571.88 feet; thence N 15°52'00" W, 176.31 feet; thence N 73° 25'00" E, 166.66 feet; thence N 01°03'25" W, 674.25 feet to a point on the centerline of said Bunny Hollow Road; thence S 87°22'00" W, 203.01 feet; thence N 01°03'25" W, 181.88 feet; thence N 87°22'00" E, 203.01 feet to the centerline of Bunny Hollow Road; thence N 01°03'25" W along said centerline,

177.44 feet; thence S 87°22'00" W, 203.01 feet; thence N 01°03'25" W, 192.98 feet to the centerline of Forest Oaks Drive; thence S 87°21'31" W along said Forest Oaks Drive centerline and its westerly extension thereof, 449.38 feet; thence N 00°34'30" W, 1007.72 feet to the South line of Certified Survey Map Number 9456 as recorded in Volume 54 of Certified Survey Maps, on Pages 29-31, as Document Number 3161691, Dane County Register of Deeds; thence S 87°21'30" W along said south line, 654.14 feet to the centerline of Forest Oaks Drive; thence N 00°35'16" W along said centerline, 355.26 feet; thence S 87°21'30" W, 648.90 feet to the north-south quarter line of said Section 36; thence N 00°17'44" E, along the north-south ¼ line of said Section 36, 360 feet, more or less, to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N 88°15'18" E, along the South line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1303 feet, more or less, to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N 00°15'26" E, along the East line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1330 feet, more or less, to the North line of the Northeast ¼ of Section 36; thence N 88°15'17" E, along said North line, 1119 feet, more or less, to the Southwest corner of lands described in Document No. 2806507, Dane Co. Registry; thence N 00°40'10" E, along the West line of said lands, 205 feet, more or less, to the Northwest corner thereof; thence N 89°22'58" E, along the North line of said lands, 185 feet, more or less, to the East line of the Southeast ¼ of Section 25, Town 8 North, Range 10 East; thence N 00°40'10" E, along said East line, 422 feet, more or less, to the point of intersection with the centerline of Thorson Road; thence N 18°55'55" W, along said centerline, 645 feet, more or less, to a point of curve; thence Northwesterly along the arc of a 279.60 feet radius curve to the left having a long chord bearing N 29°37'58" W, 103.84 feet to a point of intersection with the North line of the Southeast ¼ of the Southeast ¼ of Section 25; thence S 88°04'32" W, along said North line, 2340 feet, more or less, to a point on the West line of the Southeast ¼ of Section 25; thence N 00°39'20" E, along said West line, 1324 feet, more or less, to the Center of Section 25, Town 8 North, Range 10 East; Thence S 87°52'19" W, 1319.2 feet, more or less, along the South line of the Northwest ¼ of said Section 25, to the East line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence N 00°37'59" E, 1336 feet, more or less, along said East line, to the Northeast corner of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S 87°39'37" W, 1024 feet, more or less, along the North line of the Southwest Quarter of the Northwest Quarter of said Section 25, to the East line of C.S.M. 9850; thence S 00°37'10" W, 305 feet, more or less, along the East line of C.S.M. 9850, to the South line of C.S.M. 9850; thence N 89°22'50" W, 296 feet, more or less, along the South line of C.S.M. 9850 and the extension thereof, to the West line of the Southwest Quarter of the Northwest Quarter of said Section 25; thence S 00°37'10" W, 224 feet, more or less, along the West line of the Southwest Quarter of the Northwest Quarter of said Section 25; to the North line of lands owned by Richard and Dorothy Dushack (Vol. 710, Page 295 of deeds and Vol. 12845, Page 92); thence S 89°12'52" E, 292 feet, more or less, along the North line of said lands owned by Dushack, to the East line of said lands owned by Dushack; thence S 00°37'10" W, 350 feet, more or less, along the East line of said lands owned by Dushack, and along the East line of lands owned by Frank and Ruth Orville (Doc. Nos. 2845748 & 2834952), to the South line of said lands owned by Orville; thence N 89°12'52" W, 292 feet, more or less, along the South line of said lands owned by Orville, to the West line of the Southwest Quarter of the Northwest Quarter of said Section 25; thence S 00°37'10" W, 118 feet, more or less, along the West line of the Southwest Quarter of the Northwest Quarter of said Section 25, to the North line of C.S.M. 1483; thence N 87°52'19" E, 217.80 feet, more or less, along the North line of C.S.M. 1483, to the Northeast corner of said C.S.M. 1483; thence S 00°37'10" W, 350 feet, more or less, along the East line of C.S.M. 1483, and along the East line of land owned by Ronald Klock (Vol. 344, page 279 of records) and along the East line of land owned by Leroy

and Linda Dederich (Vol. 515, page 205 of records), to the South line of the Northwest quarter of said Section 25; thence S 87°52'19" W, 217.80 feet, more or less, along the South line of the Northwest quarter of said Section 25, to the West ¼ Corner of said Section 25; thence S 00°03'09" W, along the West line of the Southwest ¼ of said Section 25, 2645 feet, more or less, to the Southwest corner thereof; thence S 00°19'29" W, along the East line of the Northeast ¼ of Section 35, Town 8 North, Range 10 East, 614.95 feet to the Northeast corner of C.S.M. 9866; thence S 89°21'22" W, 1317.52 feet to the Northwest corner of C.S.M. 9866; thence S 00°12'06" W, 563.02 feet to the Southwest corner of said C.S.M. 9866; thence continuing S 00°12'06" W, 1474 feet, more or less, to the South line of the Northeast ¼ of said Section 35; thence S 89°00'16" W, along the said South line of the Northeast ¼, 1312 feet, more or less, to the Center of said Section 35, also being the centerline of the Felland Road right-of-way; thence S 00°49'57" W, along the said centerline and East line of the Southwest ¼ of said Section, 679.56 feet, to the centerline of Bridle Way; thence N 89°14'01" W, along the said centerline of Bridle Way, 659.09 feet, to the centerline of Walking Way; thence S 00°51'57" W, along the said centerline of Walking Way, 119.97 feet, to a South line of the plat of Bridle Downs; thence N 89°14'20" W, along the said South plat line, 230 feet, more or less; thence N 00°26'14" E, along the said South plat line, 309.92 feet; thence N 89°33'46" W, along the said South plat line, 300.00 feet; thence N 00°26'14" E, along the said South plat line, 200.00 feet; thence N 89°33'46" W, along the said South plat line, 122.38 feet, to the West line of the East ½ of the Southwest ¼ of said Section 35; thence S 00°24'55" W, along the said West line, 1601.94 feet, to the Northwest corner of CSM 5458; thence N 89°46'18" E, along the North line of said CSM, 512.70 feet, to the Northeast corner thereof; thence S 00°26'14" W, along the East line of said CSM, 156.28 feet, to the Northwest corner of CSM 1799; thence S 89°33'46" E, along the North line of said CSM, 250.00 feet, to the Northeast corner of lands described in Vol. 704 of Records, Pg. 268, Doc No. 1478868; thence S 00°26'14" W, along the Easterly line of said lands, 258.70 feet; thence S 03°47'50" E, along the Easterly line of said lands, 14.04 feet, to the South line of Lot 2, CSM 1799; thence S 89°33'46" E, along the said South line and its easterly extension, 548 feet, more or less, to the said East line of Southwest ¼ of Section 35, the East line of CSM 1799 and the centerline of Felland Rd; thence N 00°49'57" E, along the said centerline and East line of the Southwest ¼ of said Section, 270 feet, more or less, to the Northwest corner of lands owned by A & H Properties (Volume 2186 of Records, Page 27); thence North 89°43'19" East, along the North line of lands owned by said A & H Properties, 454 feet, more or less; thence North 89°40'03" East, 1156 feet, more or less; thence South 00°15'58" East, 590 feet, more or less, to the South line of Section 35, Town 8 North, Range 10 East and approximate centerline of County Trunk Highway T; thence West along the North line of Section 2 and Section 3, Town 7 North, Range 10 East, also being the South line of Sections 34 and 35, Town 8 North, Range 10 East, 4,000 feet more or less, to the approximate location of the southbound lanes of Wisconsin Interstate Highway I-39/90; thence southerly along the southbound lanes of I-39/90, 2,820 feet more or less to the centerline of Milwaukee St; thence easterly along the centerline of Milwaukee St to the centerline of Milky Way; thence southerly along the centerline of Milky Way, 2,150 feet more or less to the point of intersection with Aries way; thence easterly along the centerline of Aries Way, 775 feet more or less to the point of intersection with North Star Dr; thence southeasterly, southwesterly and southerly along the centerline of North Star Dr, 3,820 feet more or less to the point of intersection with the centerline of Cottage Grove Rd; thence easterly along the centerline of Cottage Grove Rd 3,450 feet more or less to the East ¼ corner Section 11, Town 7 North, Range 10 East, also being the intersection of the original (not relocated) S Sprecher Rd and Cottage Grove Rd; thence northerly along the east line of the Northeast ¼ , 2,656.41 feet to the Northeast corner of said Section 11; thence S 87°21'03" W, along the South line of the SE ¼, 488.65 feet;

thence N 05°29'48" W, 546.15 feet to the Southerly right-of-way line of Rustic Drive as presently located (1997); thence Easterly along Southerly right-of-way line along the arc of a curve to the right having a radius of 1462 feet and long chord bearing and distance of N 84°03'42" E, 278.56 feet to the point of tangency; thence continuing along said Southerly right-of-way line, N 89°31'42" E, 226.29 feet to the West right-of-way line of Sprecher Road; thence North 00°27'33" West, 33.00 feet along said West right-of-way line; thence S 89°31'42" W along the centerline of Rustic Drive, 226.30 feet to a point of curvature; thence continuing along said centerline, Westerly along the arc of a curve to the left having a radius of 1495 feet and a long chord bearing and distance of S 82°35'42" W, 360.94 feet to the point of tangency; thence continuing along said centerline, S 75°39'42" W, 130.00 feet to a point of curvature; thence continuing along said centerline, Northwesterly along the arc of a curve to the right having a radius of 267.00 feet and a long chord bearing and distance of N 39°44'43" W, 482.35 feet to the point of tangency; thence continuing along said centerline, N 24°50'00" E, 144.00 feet to a point of curvature; thence continuing along said centerline, Northerly along an arc of a curve to the left having a radius of 922.00 feet and a long chord bearing and distance of N 07°34'40" E, 547.00 feet to the point of tangency; thence continuing along said centerline, N 09°40'40" W, 100.00 feet to a point of curvature; thence continuing along said centerline, Northerly along the arc of a curve to the right having a radius of 2325.00 feet and a long chord bearing and distance of N 06°11'37" W, 282.82 feet to the westerly extension of the southerly line of lands as described in Warranty Deed recorded as Document Number 3891047, Dane County Registry; thence along the southerly boundary line of lands as described in said Warranty Deed and its westerly extension thereof for the next three (3) courses; 1) thence N 73°08'50" E, 247.65 feet to a point of curvature; 2) thence southeasterly 162.98 feet along the arc of a curve to the right, through a central angle of 62°15'13", a radius of 150.00 feet, and a chord bearing S 75°43'30" E, 155.08 feet; 3) thence S 44°35'50" E, 143.87 feet to a point on the westerly line of lands as described in Award of Compensation Document, as recorded in Document Number 3899102, Dane County Registry; thence South 39 degrees 01 minute 30 seconds East, along the westerly line of lands as described in said Award of Compensation Document, 177.28 feet to the northwest corner of lands as described in Warranty Deed recorded as Document Number 3917768, Dane County Registry; thence along the boundary line of lands as described in said Warranty Deed for the next six (6) courses; 1) thence S 31°04'33" E, 230.34 feet; 2) thence S 38°53'13" E, 271.19 feet; 3) thence N 89°32'17" E, 38.61 feet more or less, to the westerly right-of-way line of Sprecher Road; 4) thence N 00°28'17" W, along said westerly right-of-way line 112.26 feet more or less; 4) thence N 38°53'13" W, 200.40 feet more or less; 5) thence N 31°04'33" W, 165.85 feet more or less, to the northeast corner of lands as described in aforementioned Warranty Deed, said point also being the southeast corner of lands as described in aforementioned Award of Compensation Document; thence along the easterly boundary line of lands as described in said Award of Compensation Document for the next four (4) courses; 1) thence continuing N 31°04'33" W, 64.61 feet; 2) thence N 39°01'30" W, 188.99 feet; 3) thence N 44°35'50" W, 106.18 feet; 4) thence N 00°27'43" W, 178.62 feet more or less, to the northeast corner of lands as described in aforementioned Award of Compensation Document, said point also being the southeast corner of aforementioned "Parcel A", said point also being the southeast corner of lands described in Warranty Deed recorded as Document Number 3834683, Dane County Registry; thence continuing N 00°27'43" W, along the easterly line of said "Parcel A" and the easterly line of lands described in said Warranty Deed and its northerly extension, 467 feet, more or less, to the East-West ¼ line of said Section 2; thence N 87°19'46" E, along said East-West ¼ line, 467 feet, more or less, to the East ¼ Corner of said Section 2; thence N 00°21'32" W, along the East line of the NE ¼, 1,465 feet more or less to the point of intersection with the reference line of Wisconsin Interstate Highway I-94; thence

easterly along said I-94 reference line, 5,310 feet more or less to the point of intersection with the east line of the NE ¼ of Section 1, Town 7 North, Range 10 East and the point of beginning.

Except the following Town of Burke Island along Felland Rd located in the SE ¼ of Section 35, Town 8 North, Range 10 East, described as follows: Part of the SW ¼ of the SE ¼ of Section 35, T8N, R10E, more particularly described as follows: Commencing at the S ¼ Corner of said Section 35, thence N 00°49'57" E, along the West line of the Southeast ¼, also being the centerline of Felland Rd, 1327.80 feet, to the North line of the Southwest ¼ of the Southeast ¼ and the Point of Beginning; thence N 89°20'18" E, along said North line, 290.40 feet, more or less; thence S 00°34'14" W, parallel with the West line of the Southwest ¼ of the Southeast ¼, 600 feet, more or less; thence S 89°12'36" W, parallel with said North line, 290.4 feet, more or less, to a point on the West line of the Southeast ¼, also being centerline of Felland Road; thence northerly, along said West line and centerline, 600 feet, more or less, to the Point of Beginning.

And

Part of Lot 3, Certified Survey Map Number 1472, recorded in Volume 6 on Pages 165 and 166 of Certified Survey Maps, Dane County Register of Deeds, located in the SE ¼ of the NW ¼ of Section 35, T8N, R10E, Township of Burke, Dane County, Wisconsin, more fully described as follows:

Commencing at the N ¼ corner of said Section 35, thence S00°19'36"W, along the N-S ¼ line of said Section 35, 1911.71 feet to the point of beginning; thence continuing S00°19'36"W, along said line, 33.00 feet; thence S89°29'07"W, along the north line of Lot 2 of said CSM, 1308.91 feet to the west line of said Lot 3; thence N00°12'13"W, along said west line, 361.00 feet; thence N89°29'07"E, 210.00 feet; thence S35°38'52"E, 344.35 feet; thence along the arc of a curve to the left whose radius is 700.00 feet and whose long chord bears S51°16'59"W, 74.96 feet; thence N89°29'07"E,955.61 feet to the point of beginning.

Excepting therefrom Wards 122 and 123.

Polling place at Steamfitters Local 601 Training Center, 6310 Town Center Drive.

(9) Ward 9. Beginning at the centerline intersections of Milwaukee St and Milky Way; thence southerly along the centerline of Milky Way, 2,150 feet more or less to the point of intersection with Aries way; thence easterly along the centerline of Aries Way, 775 feet more or less to the point of intersection with North Star Dr; thence southeasterly, southwesterly and southerly along the centerline of North Star Dr, 3,820 feet more or less to the point of intersection with the centerline of Cottage Grove Rd; thence westerly along the centerline of Cottage Grove Rd, 1,075 feet more or less to the point of intersection of the reference line of Wisconsin Interstate Highway I-39/90; thence northerly within existing I-39/90 right-of-way, 5,350 feet more or less to the point of intersection with the centerline of Milwaukee St; thence easterly along the centerline of Milwaukee St to the centerline of Milky Way and the point of beginning. Polling place at Oak Park Place, 718 Jupiter Drive.

(10) Ward 10. Beginning at the point of intersection of the centerline of Interstate Highway 90 and the centerline of Milwaukee Street; thence Westerly along the centerline of Milwaukee Street to the centerline of Meadowlark Drive; thence Southerly along the centerline of Meadowlark Drive to the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the point of beginning. Polling place at Messiah Lutheran Church, 5202 Cottage Grove Road.

(11) Ward 11. Beginning at the point of intersection of the centerline of South Stoughton Road (U.S. Highway 51) and the centerline of Cottage Grove Road; thence Easterly

along the centerline of Cottage Grove Road to the centerline of Meadowlark Drive; thence Northerly along the centerline of Meadowlark Drive to the centerline of Milwaukee Street; thence Westerly along the centerline of Milwaukee Street to the centerline of South Stoughton Road; thence Southeasterly along the centerline of South Stoughton Road to the point of beginning. Polling place at New Beginnings Church, 602 Acewood Boulevard.

(12) Ward 12. Beginning at the point of intersection of the centerline of Interstate Highway 90 and the North line of Section 2, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin (also the centerline of Commercial Avenue); thence Westerly along the North line of said Section 2 and the North line of Section 3, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, to the centerline of North Thompson Drive; thence Southerly along the centerline of North Thompson Drive to the centerline of Swanton Road; thence Westerly and Southerly along the centerline of Swanton Road to the centerline of Milwaukee Street; thence Easterly along the centerline of Milwaukee Street to the centerline of Interstate Highway 90; thence Northerly along the centerline of Interstate Highway 90 to the point of beginning.

And

Beginning at the point of intersection of the centerline of North Thompson Drive and the North line of Section 3, Town 7 North, Range 10 East, Town of Blooming Drove, Dane County, Wisconsin (also the centerline of Commercial Avenue); thence Westerly along said North line and the North line of Section 4, Town 7 North, Range 10 East, Town of Blooming Grove to the centerline of North Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of North Stoughton Road to the centerline of Milwaukee Street; thence Easterly along the centerline of Milwaukee Street to the centerline of Swanton Road; thence Northerly and Easterly along the centerline of Swanton Road to the centerline of North Thompson Drive; thence Northerly along the centerline of North Thompson Drive to the point of beginning, excepting therefrom those portions of territories now in the Town of Blooming Grove. Polling place at American Family Insurance, 302 North Walbridge Avenue.

(13) Ward 13. Beginning at the point of intersection of N Stoughton Rd (USH 51) and Commercial Ave (STH 30) centerlines; thence easterly along the centerline of Commercial Ave (USH 30), 4,100 feet more or less to the point of intersection with the southerly prolongation of the west line of Lots 28-40 (inclusive), Prentice Prairie plat; thence northerly along said prolongation and west line of said Lots 28-40 (inclusive) to the northwest corner of said Lot 28, also being a point on the west line of Outlot 1 and east line of Outlot 3, Prentice Prairie; thence northerly along said west line of Outlot 1, east line of Outlot 3 and east line of Outlot 2, Prentice Prairie, 174.27 feet to the northeast corner of Outlot 2; thence westerly along the west line of Outlot 1, also being the north line of Outlot 2, 9.76 feet to the northwest corner of said Outlot 2; thence northerly along the west line of Outlot 1, 301.28 feet to the northwest corner of said Outlot 1, also being the southwest corner of Outlot 6, Ridgewood plat; thence northerly along said west line of Outlot 6 and the west line of Lot 149, Ridgewood plat, 989.07 feet to the south right-of-way line of Sycamore Ave; thence continuing along the west line of Ridgewood plat, 40.03 feet to the centerline of Sycamore Rd; thence westerly along the centerline of Sycamore Ave, 2,650 feet more or less to the point of intersection with the centerline of former RR, now WIDOT owned currently used by Wisconsin & Southern Railroad (WSOR); thence northwesterly, perpendicular to said WSOR centerline, 50 feet more or less to the point of intersection of the north right-of-way line of Sycamore Ave and the northwesterly right-of-way line of WSOR, also being point on the south line of Lot 1, CSM 3652; thence N 53°25'00" E, along south line of said Lot 1, 34.96 feet to the southwest corner of Lot 1, CSM 3652; thence N 00°32'29" E, along the east line of Lot 1 and west line of Lot 2, 1,466.74 feet to the north line of CSM 3652; thence N 62°06'00"

E, along said north line, 39.80 feet to the northeast corner of CSM 3652, also being a point on the west line of Outlot 3, East Prairie Commons plat; thence N 00°32'29" E, along the west line of Outlot 3, East Prairie Commons plat to the northwest corner of said Outlot 3, also being the southwest corner of Lot 4, CSM 10798 (CSM 10798 replatted portions of East Prairie Commons plat; thence continue N 00°32'29" E, 272.25 feet to the point of intersection with the north line of the NE ¼ of Section 33, T8N, R10E; thence continue N 00°32'29" E, along northerly prolongation of west line of CSM 10798, 30 feet more or less to the point of intersection with the centerline of Lien Rd; thence westerly along the centerline of Lien Rd to the point of intersection with the centerline of Thierer Rd; thence continue westerly along the centerline of Lien Rd, 1,890 feet more or less to the centerline of E Washington Ave; thence southwesterly along the centerline of E Washington Ave (USH 151), 2,400 feet more or less to the centerline of N Stoughton Rd (USH 51); thence southeasterly and southerly along said centerline, 4,500 feet more or less to the centerline of Commercial Ave (STH 30) and point of beginning. Polling place at Hy-Vee, 3801 East Washington Avenue.

(14) Ward 14. Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of East Dean Avenue; thence Easterly and Northerly along the centerline of East Dean Avenue to the centerline of Allis Avenue; thence Easterly along the centerline of Allis Avenue and the Easterly prolongation of the centerline of Allis Avenue to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the Easterly prolongation of the northerly lot line of Onderdonk Oaks Estates Lot 23, thence Westerly, Southwesterly, Northerly, Westerly, Northerly, Westerly, Northerly, Westerly, Northerly, Easterly, Northerly, Easterly, and Northerly along the border with the City of Monona to the centerline of Pflaum Road; thence Westerly to the centerline of Monona Drive; thence Northerly along the centerline of Monona Drive to the point of beginning. Polling place at La Follette High School, 700 Pflaum Road.

(15) Ward 15. Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of Buckeye Road; thence Southeasterly and Easterly along the centerline of Buckeye Road to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the point of intersection with the Easterly prolongation of the centerline of Allis Avenue; thence Westerly along said Easterly prolongation and the centerline of Allis Avenue to the centerline of East Dean Avenue; thence Southwesterly and Westerly along the centerline of East Dean Avenue to the centerline of Monona Drive, also the limits line of the City of Madison and the City of Monona; thence Northerly along the centerline of Monona Drive and said limits line to the point of beginning, excepting therefrom a portion of territory now in the Town of Blooming Grove.

And

Beginning at a point in the limits line of the City of Madison and the City of Monona, said point being the point of intersection of the centerline of Monona Drive and the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of South Stoughton Road (U.S. Highway 51); thence Southerly along the centerline of South Stoughton Road to the centerline of Buckeye Road; thence Westerly and Northwesterly along the centerline of Buckeye Road to the centerline of Monona Drive, also the limits line of the City of Madison and the City of Monona; thence Northerly along the centerline of Monona Drive and said limits line to the point of beginning. Polling place at Lake Edge United Church of Christ, 4200 Buckeye Road.

(16) Ward 16. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Atwood Avenue and the centerline of Cottage

Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of the right-of-way of the Wisconsin and Southern Railroad; thence Northwesterly along the centerline of said right-of-way to the centerline of Starkweather Creek, thence Southwesterly along the centerline of Starkweather Creek to the shoreline of Lake Monona; thence Southeasterly along the shoreline of Lake Monona to the limits line of the City of Madison and the City of Monona; thence Easterly along said limits line to the centerline of Atwood Avenue; thence Southerly along the centerline of Atwood Avenue (also the limits line of the City of Madison and the City of Monona) to the point of beginning. Polling place at Pinney Library, 516 Cottage Grove Road.

(17) Ward 17. Beginning at a point in the limits line of the City of Madison and City of Monona, said point being the point of intersection of the centerline of the East Branch of Starkweather Creek and Milwaukee Street; thence Southerly along the centerline of said East Branch and the centerline of Starkweather Creek to centerline of the right-of-way of the Wisconsin and Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Cottage Grove Road; thence Easterly along the centerline of Cottage Grove Road to the centerline of South Stoughton Road (also U.S. Highway 51); thence Northerly along the centerline of South Stoughton Road; thence Northerly along the centerline of South Stoughton Road to the centerline of Wisconsin State Highway 30; thence Westerly along the centerline of Wisconsin State Highway 30 to the centerline of North Fair Oaks Avenue; thence Southerly along the centerline of North Fair Oaks Avenue to the East line of the Sauthoff Subdivision, City of Madison, Dane County, Wisconsin; thence Southerly along the East line of the Sauthoff Subdivision to the centerline of Milwaukee Street; thence Northwesterly along the centerline of Milwaukee Street to the point of beginning. Excluding lands within the Town of Blooming Grove. Polling place at Lussier Family East YMCA, 711 Cottage Grove Road.

(18) Ward 18. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the North line of Section 5, Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin (also the centerline of Commercial Avenue), and the Northerly prolongation of the East line of Rethke Avenue; thence Westerly along the North line of said Section 5 to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of South Fifth Street; thence Southeasterly along the centerline of South Fifth Street to the centerline of Winnebago Street; thence Southwesterly along the centerline of Winnebago Street to the centerline of La Follette Avenue; thence Northeasterly and Easterly along the centerline of La Follette Avenue to the centerline of Division Street; thence Northerly along the centerline of Division Street to the centerline of the right-of-way of the Union Pacific Railroad; thence Easterly and Southeasterly along the centerline of said right-of-way to the centerline of Starkweather Creek; thence Northerly and Northeasterly along the centerline of Starkweather Creek to the East line of the Sauthoff Subdivision, City of Madison, Dane County, Wisconsin (also the limits line of the City of Madison); thence Northerly, Southwesterly, and Northerly along said limits line to the point of beginning. Polling place at Hawthorne Library, 2707 East Washington Avenue.

(19) Ward 19. Beginning at the point of intersection of the centerline of the right-of-way of the Union Pacific Railroad and the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Atwood Avenue; thence Southwesterly along the centerline of Atwood Avenue to the centerline of Division Street; thence Easterly along the centerline of Oakridge Avenue to the centerline of Schurz Avenue; thence Southerly along the centerline of Schurz Avenue to the shoreline of Lake Monona; thence Easterly along the shoreline of Lake Monona to the centerline of Starkweather Creek; thence Northerly along the centerline of Starkweather Creek to the

centerline of the right-of-way of the Union Pacific Railroad; thence Northwesterly and Westerly along the centerline of said right-of-way to the point of beginning. Polling place at Olbrich Gardens, 3330 Atwood Avenue.

(20) Ward 20. Beginning at the intersection of the centerline of Commercial Ave./CTH T and the southerly prolongation of the west line of Lots 28-40 (inclusive), Prentice Prairie Plat; thence easterly along the centerline of Commercial Ave./CTH T, 2610 feet more or less, to the point of intersection with the centerline of Eagle Crest Dr; thence northerly along the centerline of Eagle Crest Dr, 50 feet more or less to point of intersection with the East line of the Southwest ¼ of the Southeast ¼ of Section 34; thence N00°43'40"E, along said East line and centerline, 815.63 feet; thence N89°57'E, 178.1 feet; thence N00°02'12"E, 150.00 feet, to the south line of CSM 11073; thence N89°57'E, along the south line of said CSM and its extension, 209.55 feet to the East right-of-way line of Vernon Road; thence Northerly 223.90 feet along the East right-of-way line of Vernon Road to the Northeast corner of Vernon Road; thence N01°11'51"E, 120.60 feet to an iron pipe; thence N88°45'55"E, 119.94 feet to an iron pipe; thence S01°11'24"W, 296.81 feet to an iron pipe; thence S01°06'56"W, 146.89 feet; thence S01°18'09"W, 146.61 feet to an iron pipe; thence S88°41'29"E, 120.05 feet to an iron pipe; thence S01°10'48"W, 198.60 feet to an iron stake; thence N8849'07"W, 119.84 feet; thence S01°07'13"W, 10.00 feet to an iron stake; thence S01°10'48"W, 169.79 feet to an iron stake; thence S00°29'57"W, 47.44 feet to an iron stake; thence N88°35'57"E, 119.39 feet to an iron stake; thence S01°10'48"W, 209.85 feet to a point on the north line of County Trunk Highway T; thence along the said North right-of-way line of County Trunk Highway T, N89°02'45"E, 361.21 feet; thence N00°46'27"E, 292.10 feet to an iron pipe; thence N89°23'41"E, 150.21 feet to an iron pipe; thence S00°47'13"W, 291.19 feet to the North right-of-way line of County Trunk Highway T; thence N89°02'45"E, 62.86 feet; thence along a line parallel with the East line of the said Southeast ¼, N00°51'26"E, 378.00 feet; thence S89°29'54"E, 120.00 feet to a point on the East line of the said Southeast ¼ and the Southwesterly right-of-way line of Interstate Highway 90; thence N00°51'26"E, 882.95 feet along said East line and right-of-way line to a point of curve; thence Northwesterly along said Southwesterly right-of-way line, 1,340 feet, more or less, to its intersection with the North line of the Southeast ¼ of Section 34; thence along the Southwesterly right-of-way line of said Interstate Highway I-90-94 North 15°18'24" West, 1,043.67 feet; thence continuing along said Southwesterly right-of-way line North 22°24'20" West, 323.68 feet; thence continuing along said Southwesterly right-of-way line North 15°18'24" West, 1,365.59 feet to the North line of said Section 34; thence South 88°21'06" West, 1,278.13 feet to a point that is 313.81 feet East of, measured along said North line, the North ¼ corner of said Section 34; thence South 00°15'57" West, 737.26 feet along the West plat line of Ridgewood, the Drumlin Addition; thence South 88°45'16" West, 313.75 feet to the East line of the Northwest ¼ of said Section 34; thence South 00°15'57" West, 660.46 feet; thence North 89°44'03" West, 33 feet, more or less, to the West right-of-way line of Bultman Road and the Southeast corner of the property described in Volume 1010 of Records, Page 231, and a point of curve; thence on a curve to the right, convex to the Southwest, having a radius of 914.75 feet and a long chord that bears North 84°52'23" West, 155.00 feet along the South line of the last mentioned property to the Southwest corner of said property; thence North 07°39'27" East, 151.13 feet on said property line; thence North 00°15'57" East, 495.00 feet to the Northwest corner of the property described in Volume 550 of Records, Page 773; thence South 89°44'03" East, 135.00 feet on the North line of the last mentioned property to the Northeast corner of said property and a point on the West right-of-way line of Bultman Road; thence North 00°15'57" East, on said West right-of-way line to a point which is 254.00 feet, more or less, North of, measured along said line, from the Southeast corner of C.S.M. No. 5324; thence North 88°38'57" East, 336.81 feet to a point which is 10.00 feet West of, measured at right angles to, the West plat line of

Ridgewood, the Drumlin Addition; thence North 00°15'57" East, 380 feet, more or less, to the approximate center of the right-of-way of relocated Lien Road as presently located (2021); thence westerly along said approximate center of the right-of-way, 560 feet more or less to the centerline of the former Railroad now owned by WDOT-WSOR; thence southwesterly along the said former Railroad centerline to the centerline of N Thompson Dr; thence southerly along centerline of N Thompson Dr to the centerline of Sycamore Ave; thence westerly along the centerline of Sycamore Ave 1300 feet more or less to the northerly prolongation of the west line of Lot 149, Ridgewood Plat; thence southerly along the said northerly prolongation and west line, the west line of OL 6, Ridgewood Plat and the west line of OL 1, Prentice Prairie Plat to the northwest corner of OL 2, Prentice Prairie Plat; thence easterly along the north line of said OL 2, 9.76 feet to the northeast corner thereof; thence southerly along the east lines of said OL 2 & OL 3, Prentice Prairie Plat to the northwest corner of Lot 28, Prentice Prairie Plat; thence southerly along the west lines of Lots 28-40 (inclusive), Prentice Prairie Plat and its southerly prolongation to the point of beginning. Polling place at Nakoosa Fleet Facility, 4151 Nakoosa Trail.

(21) Ward 21. Beginning at the intersection of the approximate center of the right-of-way of Interstate Highway 90 & 94 and the approximate center of the right-of-way of relocated Lien Road; thence westerly along the approximate center of the right-of-way of relocated Lien Road to the centerline of the former Railroad now owned by WDOT-WSOR; thence southwesterly along the said former Railroad centerline to the centerline of N Thompson Dr; thence southerly along centerline of N Thompson Dr to the centerline of Sycamore Ave; thence westerly along the centerline of Sycamore Ave to the point of intersection with the centerline of former RR, now WIDOT owned currently used by Wisconsin & Southern Railroad (WSOR); thence northwesterly, perpendicular to said WSOR centerline, 50 feet more or less to the point of intersection of the north right-of-way line of Sycamore Ave and the northwesterly right-of-way line of WSOR, also being point on the south line of Lot 1, CSM 3652; thence N 53°25'00" E, along south line of said Lot 1, 34.96 feet to the southwest corner of Lot 1, CSM 3652; thence N 00°32'29" E, along the east line of Lot 1 and west line of Lot 2, 1,466.74 feet to the north line of CSM 3652; thence N 62°06'00" E, along said north line, 39.80 feet to the northeast corner of CSM 3652, also being a point on the west line of Outlot 3, East Prairie Commons plat; thence N 00°32'29" E, along the west line of Outlot 3, East Prairie Commons plat to the northwest corner of said Outlot 3, also being the southwest corner of Lot 4, CSM 10798 (CSM 10798 replatted portions of East Prairie Commons plat; thence continue N 00°32'29" E, 272.25 feet to the point of intersection with the north line of the NE ¼ of Section 33, T8N, R10E; thence continue N 00°32'29" E, along northerly prolongation of west line of CSM 10798, 30 feet more or less to the point of intersection with the centerline of Lien Rd; thence westerly along the centerline of Lien Rd to the point of intersection with the centerline of Thierer Rd; thence continue westerly along the centerline of Lien Rd, 1,890 feet more or less to the centerline of E Washington Ave; thence northeasterly along the centerline of E Washington Ave (USH 151) to the approximate center of the right-of-way of Interstate Highway 90 & 94; thence southeasterly along the approximate center of the right-of-way of Interstate Highway 90 & 94 to the point of beginning. Polling place at Nakoosa Fleet Facility, 4151 Nakoosa Trail.

(22) Ward 22. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Lien Road and the centerline of Interstate Highway 90 and 94; thence Northwesterly along the centerline of Interstate 90 and 94 to the centerline of East Washington Avenue (US Highway 151); thence Northeasterly along the centerline of East Washington Avenue to the limits line of the City of Madison; thence Southerly and Easterly along said limits line to the Northeast corner of Section 23, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence

Southerly along the East line of said Section 23 to the West right-of-way line of the Wisconsin & Southern Railroad; thence Southwesterly along said West right-of-way line to the North line of Nelson Road (said limits line); thence Westerly and Southerly along said limits line to the point of intersection of the North line of Burke Road and the East line of City View Drive (also said limits line); thence Easterly, Southerly and Northeasterly along said limits line to the point of intersection of the center line of Felland Road and the centerline of Burke Road; thence Southerly and Easterly along said limits line to the Northeast corner of the West ½ of the Southeast ¼ of Section 26, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence Southerly along the East line of the West ½ of the Southeast ¼ of said Section 26 (also the West line of the Village of Autumn Lake Plat, City of Madison, Dane County, Wisconsin) to the centerline of Lien Road; thence Westerly, Northerly, Westerly, Southerly and Westerly along said limits line to the point of beginning. Also a parcel of land that is part of Lot 3, Certified Survey Map Number 1472, located in the Southeast ¼ of the Northwest ¼ of Section 35, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the North ¼ corner of said Section 35, thence South 0 degrees, 19 minutes, 36 seconds West along the North-South ¼ line of said Section 35, 1911.71 feet to the point of beginning; thence continuing South 0 degrees, 19 minutes, 36 seconds West, along said line, 33.00 feet; thence South 89 degrees, 29 minutes, 07 seconds West, along the north line of Lot 2 of said CSM, 1308.91 feet to the west line of said Lot 3; thence North 0 degrees, 12 minutes, 13 seconds West, along said West line, 361.00 feet; thence North 89 degrees, 29 minutes, 07 seconds, 210.00 feet; thence South 35 degrees, 38 minutes, 52 seconds East, 344.35 feet; thence along the arc of a curve to the left whose radius is 700.00 feet and whose long chord bears South 51 degrees, 16 minutes, 59 seconds West, 74.96 feet; thence North 89 degrees, 29 minutes, 07 seconds East, 955.61 feet to the point of beginning. Polling place at Fire Station #11, 4011 Morgan Way.

(23) Ward 23. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the West right-of-way line of Interstate Highway 90 & 94 and the North line of the Southwest ¼ of Section 22, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin (also the North line of the Village Green Woods Plat, City of Madison, Dane County, Wisconsin); thence Easterly along the North line of the Southwest ¼ of said Section 22 to the centerline of Interstate Highway 90 & 94; thence Southeasterly along the centerline of Interstate Highway 90 & 94 to the centerline of East Washington Avenue (US Highway 151); thence Northeasterly along the centerline of East Washington Avenue to the limits line of the City of Madison; thence Northwesterly, Northeasterly and Northerly along said limits line to the Northeast corner of the Northwest ¼ of Section 14, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, thence Westerly along the North line of said Section 14 and the North line of Section 15, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin (also the centerline of Hoepker Road) to the Northeast corner of the Northwest ¼ of said Section 15; thence Westerly and Southerly along said limits line to the Southwest corner of said Section 15; thence Southeasterly along said west right-of-way line of Interstate Highway 90 and 94 (and said limits line) to the point of beginning.

And

Part of the Southeast ¼ of the Northeast ¼ and part of the Northeast ¼ of the Southeast ¼, Section 16; part of the Southwest ¼ of the Northwest ¼ and part of the Northwest ¼ of the Southwest ¼, Section 15; T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ Corner of said Section 16; thence S88°43'13"E, 33.00 feet to the East right-of-way line of Portage Road and the point of beginning; thence N01°16'47"E, 527.64 feet (recorded as N00°52'36"E, 528.20 feet) along said East right-

of-way line and the existing City of Madison Corporate Boundary; thence N88°43'13"W, 33.00 feet to the East line of said Northeast ¼; thence N01°16'47"E (recorded as N00°52'59"E), 122.66 feet along said East line; thence N88°43'13"W, 73.50 feet; thence N01°16'47"E, 256.00 feet; thence S88°43'13"E, 73.50 feet to said East line; thence N01°16'47"E (recorded as N00°52'59"E), 213.51 feet along said East line to the South line of Certified Survey Map No. 5686; thence S89°49'15"W, 1040.68 feet (recorded as S89°25'48"W, 1040.62 feet) along said South line to the Easterly right-of-way line of Interstate Highways 90-94-39; thence along said Easterly right-of-way line along a curve to the right having a radius of 7774.50 feet and a chord bearing and length of S21°21'10"E 1159.07 feet; thence continuing along said Easterly right-of-way line S17°04'26"E, 254.40 feet; thence continuing along said Easterly right-of-way line S26°18'14"E, 405.25 feet; thence continuing along said Easterly right-of-way line S17°04'26"E, 527.52 feet to the Westerly right-of-way line of Portage Road; thence along said Westerly right-of-way line N32°54'15"E, 10.47 feet; thence continuing along said Westerly right-of-way line along a curve to the left having a radius of 719.50 feet and a chord bearing and length of N23°59'05"E, 223.11 feet; thence continuing along said Westerly right-of-way line S74°56'04"E, 12.00 feet; thence continuing along said Westerly right-of-way line along a curve to the left having a radius of 731.50 feet and a chord bearing and length of N08°18'05"E, 172.31 feet; thence S88°27'45"E, 33.00 feet to the East line of said Southeast ¼; thence N01°32'15"E (recorded as N01°09'12"E), 379.14 feet along said East line; thence S88°27'45"E, 33.00 feet to the East right-of-way line of Portage Road; thence N01°32'15"E, 316.09 feet (recorded as N01°08'25"E, 316.86 feet) along said East right-of-way line and the existing City of Madison Corporate Boundary to the point of beginning. Polling place at Oakwood Village Prairie Ridge, 5560 Tancho Drive.

(24) Ward 24. Beginning at the point of intersection of Portage Road and Hayes Rd centerlines; thence southeasterly along the centerline of Hayes Rd, 240 feet more or less to the point of intersection with the east line of the SE ¼ of Section 21, Town 8 North, Range 10 East; thence S 00°41'46" W, along the east line of the SE ¼, also being the east line of Westgrove plat, west line of CSM 3908, east line of Village Green East plat, to the southeast corner of Lot 19, Village Green East; thence S 43°30'00"W, along the southeasterly lines of Lot 20, Village Green East, and most southeasterly line of Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East, 1295 feet more or less to the most southerly corner of said Lot 65; thence continuing S 43°30'00" W, on a southwesterly prolongation of previous course, 465 feet more or less to the point of intersection with the northerly prolongation of the centerline of Independence Ln, as dedicated by Sanford Holiday Bluff plat; thence S 00°52'21" E, 210 feet more or less to the point of intersection with the south line of the SE ¼ of Section 21, also being the centerline of Independence Ln (unimproved public street, yet paved Sandburg Park Bike Trail) right-of-way as dedicated by said Sanford Holiday Bluff plat; thence southerly, southeasterly, southwesterly and southerly along the centerline of Independence Ln, 3,500 feet more or less to the point of intersection with the centerline of E Washington Ave; thence northeasterly along the centerline of E Washington Ave, 6,975 feet more or less to the approximate reference line/centerline of Wisconsin Interstate Highway I-39/90/94; thence northwesterly along said reference line/centerline, 6,500 feet more or less to the point of intersection with the northeasterly prolongation of the centerline of unimproved Portage Ave right-of-way as acquired by State of Wisconsin per Dane County Register of Deeds Document No. 0998968 (located just south of existing Hanson Rd overpass); thence southwesterly along said easterly prolongation and centerline of Portage Rd per Document No. 0998968, 150 feet more or less to the point of intersection with the west right-of-way line of Wisconsin Interstate Highway I-39/90/94; thence southerly along said west right-of-way line of Wisconsin Interstate Highway I-39/90/94, 2,850 feet more or less to the northeast corner or Lot 2, CSM 12909; thence S

88°47'39" W, along north line of said Lot 2, 431.02 feet to the northeast corner of Lot 1, CSM 12909; thence S 01°10'02" W, along the east line of said Lot 1, 212.18 feet to the southwest corner thereof; thence S 88°47'39" W, 268.18 feet to the southwest corner of said Lot 1; thence continuing S 88°47'39" W, on westerly prolongation of south line of said Lot 1, 40 feet more or less to the centerline of Portage Rd; thence southerly and southwesterly along the centerline of Portage Rd, 1,000 feet more or less to the point of intersection of Hayes Rd and the point of beginning.

Excepting therefrom Wards 124 and 125.

Polling place at Sandburg Elementary School, 4114 Donald Drive.

(25) Ward 25. Beginning at the point of intersection of the E Washington Ave and Independence Ln centerlines; thence thence northwesterly, northerly and northeasterly along the centerline of Independence Ln, 3,500 feet more or less to the south line of the SE ¼ of Section 21, also being the north terminus of Independence Ln and a point on the north line of Sanford Holiday Bluff plat; thence thence N 00°52'21" W, 210 feet more or less to the point of intersection with the southwesterly prolongation of the most southeasterly line of Lot 20, Village Green East and Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East; thence N 43°30'00" E, along the prolongation and lines of the most southeasterly line of Lots 35, 36, 46, 47, 63, 64 & 65, Sunbrook Addition to Village Green East and Lot 20, Village Green East, 1295 feet more or less to the point of intersection of the SE ¼ of said Section 21; thence N 00°41'46" E, along said east line of the SE ¼, also being the east line of Westgrove plat, west line of CSM 3908 and east line of Village Green East plat, 1,035 feet more or less to the point of intersection with the centerline of Hayes Rd; thence northwesterly along the centerline of Hayes Rd, 240 feet more or less to the point of intersection with centerline of Portage Rd; thence northeasterly and northerly along the centerline of Portage Rd, 1,000 feet more or less to the southeast corner of CSM 11065 and the northeast corner of Churchill Heights; thence S 89°46'53" W, along the south line of said CSM 11065 and north line of Churchill Heights, 1320.54 feet to the southwest corner of CSM 11065, also being a point on the east line of Churchill Heights plat; thence N 00°50'16" E (per Churchill Heights plat), along west line of CSM 11065 and east line of Outlot 2, Churchill Heights, 375.59 feet to the northeast corner of said Outlot 2; thence S 89°34'09" W, along the north line of Outlot 2, 1,270.08 feet to the northwest corner thereof; thence continuing S 89°34'09" W, 50.00 feet to point of intersection with the N-S ¼ corner of Section 21, Town 8 North, Range 10 East; thence North 00°53'17" East, along the North-South ¼ line of said Section 21, 1,332.00 feet more or less, to the North ¼ corner of said Section 21, and the South ¼ corner of Section 16; thence Northerly along the North-South ¼-line of Section 16, 1,261.00 feet more or less, to the Southerly right-of-way of Hanson Road, the center line of said road is described as being thirty-eight (38) links South of the North line of the Southeast ¼ of the Southwest ¼ of said Section 16; thence North 89°38'12" East, 661.00 feet more or less, parallel to the North line of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 16, to the East line of the West ½ of the Southwest ¼ of the Southeast ¼ of said Section 16; thence Northerly along said East line, to the Southeast corner of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 16, lying within the right-of-way of Hanson Road as presently located; thence North 00°53'58" East, 1,320.90 feet, along the East line of the West ½ of the Northwest ¼ of the Southeast ¼, to the South line of the Southwest ¼ of the Northeast ¼ of said Section 16; thence North 89°30'23" East, 662.90 feet, to the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 16; thence North 00°53'11" East, 1,111.26 feet, along the East line of the Southwest ¼ of the Northeast ¼, of said Section 16, to the Southwesterly right-of-way of Interstate Highway 90 & 94; thence N00°53'11"E, 211.8 feet along the east line of the SW ¼ of the NE ¼ of Section 16 to the southwest corner of the NE ¼ of the NE ¼ of Section 16; thence N89°25'25"E, 179.2 feet to the southwest

corner of Lot 2, CSM No. 10965; thence N89°25'25"E, 816.64 feet along the south line of Lot 2, CSM No. 10965; thence N00(52'59"E, 66.02 feet; thence N89°25'25"E, 329.89 feet along the south line of Lot 2, CSM No. 10965 to the east line of the NE ¼ of Section 16; thence N00°52'59"E, 808.16 feet along the east line of the NE ¼ of Section 16; thence S89°17'27"W, 798.50 feet along the south line of Lot 1, CSM No. 1598 to the southwest corner of said Lot 1; thence N00°55'40"W, 450.19 feet along the west line of Lot 1, CSM No. 1598 to the north line of the NE ¼ of Section 16; thence N89°15'56"E, 798.16 feet along the north line of the NE ¼ of Section 16; thence S86°52'22"W, 333.00 feet along the south line of CSM No. 8211 to the southwest corner of said CSM No. 8211; thence N00°00'21"E, 300.00 feet along the west line of CSM No. 8211 to the northwest corner of said CSM No. 8211; thence N86°52'22"E, 333.00 feet along the north line of CSM No. 8211 to the east line of the SE ¼ of Section 9; thence N00°00'22"E, 63.21 feet along said east line of the SE ¼ of Section 9 to the northwest corner of Lot 1, CSM No. 1835, thence N88°21'08"E, 659.64 feet along the north line of Lot 1, CSM No. 1835 to the northeast corner of said Lot 1; thence N00°07'06"E, 329.64 feet along the west line of Lot 2, CSM No. 1835 to the northwest corner of said Lot 2; thence N88°21'30"E, 330.14 feet along the north line of Lot 2, CSM No. 1835 to the northeast corner of said Lot 2; thence N00°10'28"E, 659.20 feet along the west line of Lot 3, CSM No. 1835 to the northwest corner of said Lot 3; thence N88°22'14"E, 330.78 feet along the north line of Lot 3 and Lot 4, CSM No. 1835 to the northeast corner of said Lot 4; thence S00°13'51"W, 1439.09 feet along the east line of Lot 4, CSM No. 1835 to the northwest corner of Lot 1, CSM No. 2224; thence N88°24'11"E, 208.75 feet along the north line of Lot 1, CSM No. 2224 to the northeast corner of said Lot 1; thence S00°17'40"W, 208.75 feet along the east line of Lot 1, CSM No. 2224 to the south line of the SW ¼ of Section 10 and approximate centerline of Hoepker Rd; thence N88°24'11"E, 293.28 feet along the south line of the SW ¼ of Section 10, and approximate centerline of Hoepker Rd, to the southwest corner of CSM No. 4004; thence N02°50'20"E, 258.23 feet along the west line of CSM No. 4004 to the northwest corner of Lot 1, CSM No. 4004; thence N73°34'16"E, 143.01 feet along the north line of Lot 1, CSM No. 4004; thence N60°28'13"E, 141.62 feet continuing along said north line of Lot 1, CSM No. 4004, to the northeast corner of said Lot 1; thence S05°54'35"E, 361.43 feet along the east line of CSM No. 4004 to the south line of the SW ¼ of Section 10; thence N88°24'11"E, 504.47 feet along the south line of the SW ¼ of Section 10 to the South Quarter Corner of Section 10; thence N00°40'00"E (recorded as N03°14'29"E), 2636.23 feet along the east line of the SW ¼ of Section 10, and for a portion along the west right-of-way line of Robin Hood Way, to the northeast corner of said SW ¼ (center) of Section 10; thence S88°23'W, 2362.9 feet along the north line of the SW ¼ of Section 10 to the northeast corner of Lot 1, CSM No. 1339; thence S00°00'22"W, 175.00 feet along the east line of Lot 1, CSM No. 1339 to the southeast corner of said Lot 1; thence S88°23'W, 287.3 feet along the south line of Lot 1, CSM No. 1339 to the west line of the SW ¼ of Section 10; thence N00°00'22"E, 10.00 feet along the west line of the SW ¼ of Section 10 to a point lying S00°00'22"W, 165.00 feet from the East Quarter Corner of Section 9; thence S89°39'15"W, 180.00 feet; thence N00°00'21"E, 165.00 feet to the north line of the SE ¼ of Section 9 and approximate centerline of Anderson Rd; thence S89°39'15"W, 2437.50 feet along the north line of the SE ¼ of Section 9; thence S00°15'37"W, 1012.49 feet to the easterly right-of-way line of I-90-94-39; thence N27°05'23"W, 47.88 feet along said easterly right-of-way line to the west line of the SE ¼ of Section 9; thence S00°15'38"W, 391.8 feet to the reference line of I-90-94-39, as established on WisDOT R/W Project No. I-90-2(12)122; thence S27°05'23"E, 1443.6 feet along said reference line of I-90-94-39 to the south line of the SE ¼ of Section 9; thence S89°15'32"W, along said south line, 138 feet, more or less, to the southwesterly right-of-way line of I-90-94-39; thence N26°41'12"W, along said southwesterly right-of-way line, to a point that is 1022.33 feet, north of the South ¼

Corner of Section 9, T8N, R10E as measured along the N-S ¼ line; thence N 26°42'01"W along said Southwesterly right-of-way line, 1029.39 feet; thence N 32°24'39"W along said Southwesterly right-of-way line, 301.50 feet; thence N 26°42'01"W along said Southwesterly right-of-way line, 514.89 feet to the North line of the East ½ of the SW¼ of said Section 9, and the centerline of Anderson Road; thence N 89°57'38"W along said North line and centerline, 451.27 feet; thence S 0°32'04" W along the west line of the East ½ of the SW¼ of said Section 9, 660 feet, more or less, to a point on the North line of Lot 2, CSM 9690; thence N 89°57'41" W, along the said North line, 528.95 feet (rec'd as 528.58' per CSM 9690); thence N 00°24'49" E, along the said North line, 628.10 feet (rec'd as 627.82), to the southerly right-of-way of Anderson Road; thence along said North line and southerly right-of-way and the arc of a curve concaved northeasterly having a radius of 418.28 feet and a long chord bearing N 74°40'57" W, a distance of 61.14 feet (see CSM 9690 for rec'd as bearings/distances for intersection with future Manufacturers Dr); thence N 70°29'18" W, along said North line and right-of-way, 7.45 feet; thence S 00°24'49" W, along said North line, 696.38 feet; thence S 89°59'50" W, along said North line, 590.83 feet, to the easterly right-of-way of U.S. Highway 51; thence along said easterly right-of-way and West line of said Lot 2 for the next 6 courses, S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06 feet; thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet, to the northerly right-of-way of Hoepker Road; thence S 00°31'24" E, 60.00 feet, to the North line of Section 16, T8N, R10E; thence S 89°28'36" W, along said North line, 150.47 feet, to the Northwest Corner of said Section 16; thence Westerly along the North line of Section 17, T8N, R10E, 90.00 feet; thence Southerly 128.00 feet more or less, to a point on the Westerly right-of-way of U.S. Highway 51 as shown on Right-of-way Project Number 5411-00-21, dated January 1, 1989; thence South 14°22'07" East, 184.60 feet, along the Westerly right-of-way of U.S. Highway 51; thence South 07°01'52" West, 201.00 feet, along said Westerly right-of-way; thence South 01°53'56" West, 500.02 feet, along said Westerly right-of-way, to Station 167+00 of said project; thence South 02°58'07" East, 401.12 feet, along said Westerly right-of-way, to Station 163+00 of said project, said point being, 94.00 feet more or less, Southerly of the South line of the Northeast ¼ of the Northeast ¼ of said Section 17; thence South 00°27'40" West, 1,000.11 feet, along said Westerly right-of-way, to Station 153+00 of said project, to a point that is, 207.00 feet more or less, Northerly of the South line of the Southeast ¼ of the Northeast ¼ of said Section 17; thence South 02°26'53" West, 801.00 feet, along said Westerly right-of-way, to Station 145+00 of said project; thence South 03°22'40" East, 200.56 feet, along said Westerly right-of-way, to Station 143+00 of said project; thence South 03°46'26" West, 300.37 feet, along said Westerly right-of-way, to Station 140+00 of said project; thence South 00°58'01" East, 305.08 feet, along said Westerly right-of-way, to Station 139+57.76 of said project, being Southerly, 83 feet more or less, of the Southerly line of the Northeast ¼ of the Southeast ¼ of said Section 17; thence South 00°26'20" East, 466.79 feet, along said Westerly right-of-way, to Station 135+00 of said project; thence South 00°54'41" West, 516.82 feet, along said Westerly right-of-way, to Station 130+00 of said project, said point being on the Northerly line of Messerschmidt Road; thence South 39°00'04" West, 62.24 feet, along said Northerly right-of-way, of Messerschmidt Road, to Station 9+30.86"M" of said project; thence South 14°22'05" East, 66.00 feet, to the Southerly right-of-way, of Messerschmidt Road, to Station 9+30.86"M" of said project; thence Southerly, parallel to the East line of said Section 17, 144.00 feet more or less, to the South line of said Section 17; thence Easterly along the South line of said Section 17, 58.00 feet more or less, to the Southeast corner of said Section 17; thence South 00°47'50" West, along the West line of said Section 21, 1,330.00 feet more or less, to the Southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 21; thence easterly along the south line of the Northwest ¼ of the Northwest ¼, 450 feet

more or less to point of intersection with the approximate centerline/reference line of USH 51/ N Stoughton Rd; thence southerly and southwesterly along said approximate centerline/reference line, 5,475 feet more or less to the point of intersection with the North line of the Southwest ¼ of the Northwest ¼ of said Section 28; thence Easterly 680.00 feet, more or less, along the North line of the Southwest ¼ of the Northwest ¼ of said Section 28 to the Southwest line of the property acquired by the City of Madison as described in Volume 380 of Miscellaneous, Page 472, and recorded in the Dane County Register of Deeds Office; thence South 37°58'00" East, 440.00 feet, more or less, along the said Southwest line of the property acquired by the City of Madison to a point that is 380.00 feet West of, measured at right angles to, the East line of the West ½ of the Northwest ¼ of said Section 28; thence South 01°14'30" East, along a line that is parallel to and 380.00 feet West of, measured at right angles to, the East line of the West ½ of the Northwest ¼ of said Section 28, 715 feet more or less to the centerline of Bartillon Dr; thence easterly along the centerline of Bartillon Dr, 1,750 feet more or less to the point of intersection with the centerline of Portage Rd; thence southerly and southeasterly along the centerline of Portage Rd, 1,850 feet more or less to the point of intersection with the centerline of E Washington Ave; thence northeasterly along the centerline of E Washington Ave, 2,300 feet more or less to the point of intersection with the centerline of Independence Ln and the point of beginning.

Except that part described as follows: Part of the NW ¼ of the NW ¼ of Section 16, T8N, R10E, Town of Burke, Dane County, WI, more particularly described as follows: Commencing at the NW Corner of said Section 16; thence N 89°28'36" E, along the north line of said Section, 949.42 feet; thence S 01°34'11" W, 40.57 feet, to the southerly right-of-way of Hoepker Road and the Point of Beginning; thence N 88°12'25" E, along said southerly right-of-way, 340.51 feet, to the northerly extension of the West line of Lot 59, The Center for Industry & Commerce; thence S 01°10'12" W, along the said northerly extension and West line, 198 feet, more or less, to the North line of Lots 60 and 61, The Center for Industry & Commerce; thence S 89°32'56" W, along the said north line, 340.07 feet, to the easterly right-of-way of Ronald Reagan Avenue; thence N 01°10'21" E, along said easterly right-of-way, 188 feet, more or less, to the Point of Beginning. Polling place at Eastside Lutheran Church and School, 2310 Independence Lane.

(26) Ward 26. Beginning at the point of intersection of the centerline of East Washington Avenue and Portage Road; thence northerly along the centerline of Portage Road to the centerline of Bartillon Drive; thence Westerly along the centerline of Bartillon Drive to the limits line of the City of Madison; thence Southerly, Westerly, Northerly, and Easterly along said limits line to the centerline of North Stoughton Road (U.S. Highway 51); thence Northerly along the centerline of North Stoughton Road to the point of intersection with the North line of the Southwest ¼ of the Northwest ¼ of Section 21, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence Westerly along said North line to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 21 and the limits line of the City of Madison; thence Westerly, Northerly, Westerly, Northerly, Southwesterly, Southerly along said limits line to the northern edge of Section 30, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin; thence Westerly along said section line to the centerline of International Lane (private road); thence Southerly along the centerline of International Lane to the centerline of Darwin Road; thence Westerly along the centerline of Darwin Road to the right-of-way line of the Canadian Pacific Railroad; thence Southwesterly along said right-of-way line to the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue to the Centerline of International Lane; thence Northeasterly along the centerline of International Lane to the centerline of Anderson Street; thence Easterly along the centerline of Anderson Street to the centerline of Wright Street; thence Southerly along the centerline of Wright Street to the centerline of

East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at East Madison Community Center, 8 Straubel Court.

(27) Ward 27. Beginning at the point of intersection of the centerline of North Stoughton Road (U.S. Highway 51) and the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of North Fair Oaks Avenue; thence Southerly along the centerline of North Fair Oaks Avenue to the centerline of Wisconsin State Highway 30; thence Easterly along the centerline of Wisconsin State Highway 30 to the centerline of North Stoughton Road; thence Northerly and Northwesterly along the centerline of North Stoughton Road to the point of beginning. Polling place at Hy-Vee, 3801 East Washington Avenue.

(28) Ward 28. Beginning at the point of intersection of the centerline of Aberg Avenue and the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue to the centerline of Commercial Avenue; thence Easterly along the centerline of Commercial Avenue to the centerline of North Street; thence Southerly along the centerline of North Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of Aberg avenue; thence Northwesterly, Westerly, and Northwesterly along the centerline of Aberg Avenue to the point of beginning. Polling place at Bashford United Methodist Church, 329 North Street.

(29) Ward 29. Beginning at the point of intersection of the centerline of North Street and the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the right-of-way line of the Canadian Pacific Railroad; thence Southwesterly along said right-of-way line to the centerline of East Johnson Street; thence Southwesterly along the centerline of East Johnson Street to the centerline of the Yahara River; thence Southeasterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Street; thence Northerly along the centerline of North Street to the point of beginning. Polling place at Madison College - Commercial Avenue, 2125 Commercial Avenue.

(30) Ward 30. Beginning at the point of intersection of the centerline of the Yahara River and the centerline of East Johnson Street; thence Northeasterly along the centerline of East Johnson Street to the right-of-way line of the Canadian Pacific Railroad; thence Northeasterly along said right-of-way line to the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the centerline of Sherman Avenue; thence Southwesterly along the limits line of the City of Madison; thence Southeasterly, Southerly, Easterly, Southerly, and Westerly to the shoreline of Lake Mendota; thence Southerly along the shoreline of Lake Mendota to the centerline of the Yahara River; thence Southeasterly to the point of beginning.

And

Beginning at the point of intersection of Sherman Avenue and the Easterly prolongation of the Southerly right-of-way line of Burrows Road; thence Southwesterly along the centerline of Sherman Avenue to the Easterly prolongation of Southerly right-of-way line of Harbort Drive, thence Westerly along the boundary of the City of Madison to the Lake Mendota shoreline; thence Northerly along the Lake Mendota shoreline to the Westerly prolongation of the Southerly right-of-way line of Burrows Road; thence Easterly along the Westerly prolongation of the Southerly right-of-way line of Burrows Road and the Southerly right-of-way line of Borrows Road to the point of beginning. Polling place at Tenney Park Pavilion, 402 North Thornton Avenue.

(31) Ward 31. Beginning at the point of intersection of the Northeast right-of-way line of the Wisconsin & Southern Railroad and the centerline of North Sherman Avenue; thence Northerly along the centerline of North Sherman Avenue to the centerline of Vahlen Street; thence Easterly along the centerline of Vahlen Street to the centerline of the right-of-way of the Canadian Pacific Railroad; thence Northeasterly along the centerline of said right-of-way to the centerline of Packers Avenue; thence Southerly along the centerline of Packers Avenue to the centerline of Commercial Avenue; thence Westerly along the centerline of Commercial Avenue to the Northeast right-of-way line of the Wisconsin & Southern Railroad; thence Northwesterly along said Northeast right-of-way line to the point of beginning. Polling place at Door Creek Church - Northside, 1181 North Sherman Avenue.

(32) Ward 32. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the Northeast line of the right-of-way of the Wisconsin & Southern Railroad and the centerline of North Sherman Avenue; thence Northerly along the centerline of North Sherman Avenue to the centerline of Northport Drive (Wisconsin Highway 113); thence Northwesterly along the centerline of Northport Drive to the centerline of Troy Drive; thence Westerly along the centerline of Troy Drive to the centerline of Forster Drive; thence Southerly and Westerly along the centerline of Forster Drive to the centerline of Woodward Drive; thence Southeasterly along the centerline of Woodward Drive to the limits line of the City of Madison and the Village of Maple Bluff; thence Easterly and Southeasterly along said limits line to the point of beginning.

And

Beginning at the point of intersection of the centerline of North Sherman Avenue and the centerline of Vahlen Street; thence Easterly along the centerline of Vahlen Street to the centerline of the right-of-way of the Canadian Pacific Railroad; thence Northeasterly along the centerline of said right-of-way to the centerline of Packers Avenue; thence Northerly along the centerline of Packers Avenue to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the point of beginning. Polling place at Lakeview Library, 2848 North Sherman Avenue.

(33) Ward 33. Beginning at a point in N Sherman Ave right-of-way where the east line of the Southeast ¼ of Section 25, Town 8 North, Range 9 East intersects the westerly prolongation of the Whitetail Ridge plat near the intersection with Mayfield Ln; thence easterly 153 feet, along said westerly prolongation line, also being the north line of lands described as the West 153 feet of the SW ¼ of the SW ¼ of Section 19, to the northeast corner thereof (lands annexed to the City of Madison per Dane Co Register of Deeds Document No 1273559); thence southerly along the east line of said lands, parallel and 153 feet easterly of and measured at right angles to the West line of the SW ¼ of Section 19, 1,311 feet more or less to the southeast corner of said lands and a point on the south line of the Southwest ¼ of Section 19; thence easterly along the south line of the Southwest ¼, 1,954 feet more or less to the South ¼ corner of Section 19, also being approximate centerline of Packers Ave; thence continuing easterly along the south line of the southeast ¼ of Section 19, to the point of intersection with International Lane (private access road located on Dane County owned Regional Airport property, being former Soo Line RR spur right-of-way quit claimed to Dane County per Dane County Register of Deeds Document No. 4274491); thence southerly along private drive designated as International Lane, 2,780 feet more or less to the centerline of Darwin Rd; thence westerly along the centerline of Darwin Rd, 850 feet more or less to the centerline of Canadian Pacific RR; thence southwesterly along the centerline of said Canadian Pacific RR, 2,450 feet more or less to the centerline of Packers Ave; thence north and northwesterly within Packers Ave right-of-way, 4,200 feet more or less to the point of intersection with the centerline of N Sherman Ave; thence northerly along the

centerline of N Sherman Ave, 3,450 feet more or less to the point of beginning. Polling place at Sherman Avenue United Methodist Church, 3705 North Sherman Avenue.

(34) Ward 34. Beginning at the South ¼ corner Section 19, Town 8 North, Range 10 East; thence northerly, along the east line of the SW ¼ of said Section, 1313.95 feet, to the north line of the S ½ of said SW ¼; thence westerly, along said north line, to a line that is parallel to and 400 feet west of, as measured at right angles to, the said east line of the SW ¼ (also being an east line of Whitetail Ridge) to the southeast corner of Lot 44, Whitetail Ridge; thence North 01°15'32" East, along the exterior boundary of Whitetail Ridge, 115.00 feet; thence South 88°28'41" East, continuing along exterior boundary of said Whitetail Ridge, 400.00 feet to a point on said east line of the SW ¼; thence North 01°15'32" East, 1,198.00 feet on said East line to the center ¼ corner of said Section 19; thence N 02°17'10" East, along the east line of the NW ¼ of said Section, 385.59 feet; thence N 89°12'39" W, 174.45 feet; thence N 02°03'16" E, 250.82 feet to southwest corner of CSM 8237; thence N 02°07'43" E, 492.04 feet; thence N 87°48'17" W, 125.00 feet; thence N 02°09'06" E, 143.08 feet, to the south right-of-way line of Wheeler Road (formerly Kearney Road), as presently located in said Section 19; thence S 88°48'14" E, along said right-of-way line, 302 feet, more or less, to the West line of the Northeast ¼ of said Section 19; thence N 01°53'16" E, along said West line, 47.80 feet, to the South line of the Northwest ¼ of the Northeast ¼ of said Section 19; thence East, along the said South line, 100.48 feet, to the centerline of Packers Avenue (C.T.H. "CV") as presently located (2012); thence Northeasterly, along the said centerline, being a curve to the right, convex to the Northwest, having a radius of 572.96 feet and a long chord that bears N 46°01'40" E, 194.12 feet, to a point of tangency; thence N 55°38'50" E, along said centerline, 294.08 feet; thence N 57°32'29" E, along said centerline, 211.95 feet; thence N 59°44'09" E, along said centerline, 149.29 feet, to the Southeasterly prolongation of the Northeasterly Line of CSM 12603; thence N 31°30'15" W, along the said prolongation and Northeasterly Line, 331.46 feet, to the centerline of Larry Lane as presently located (2012); thence Southwesterly, along the said centerline, being a curve to the right, convex to the Southeast, having a radius of 200.00 feet and a long chord that bears S 59°46'49" W, 8.97 feet, to a point of tangency; thence S 61°04'53" W, along the said centerline, 680.13 feet, to a point on the West line of the Northeast ¼ of said Section 19 (also being the West lines of CSM 12603 and James F. Taff Subdivision); thence N 01°53'16" E, along said West line, 881.05 feet, to the North ¼ corner of said Section 19; thence N 00°55'38" E, along the East line of the Southwest ¼ of Section 18, Town 8 North, Range 10 East, 355.26 feet, to the Southerly line of lands per Document No. 4449205; thence S 57°51'14" W, along said Southerly line, 431.95 feet; thence S 61°26'36" W, along said Southerly line, 682.66 feet; thence S 89°35'44" W, along said Southerly line, 459.24 feet; thence N 00°24'16" W, along said Southerly line, 33.00 feet; thence N 88°59'56" W, along said Southerly line, 209.33 feet; thence N 78°11'48" W, along said Southerly line, 236.52 feet; thence N 04°09'41" E, along said Southerly line, 343.33 feet; thence N 85°42'49" W, along said Southerly line, 301.87 feet, to the West line of the said Southwest ¼ of Section 18; thence N 02°04'50" E, along said West line, 991.76 feet to the northeast corner of The Turn subdivision plat; thence N 87°55'10" W, 108.13 feet; thence S 05°38'36" W, 246.09 feet; thence S 45°03'50" W, 290.57 feet; thence S 18°56'32" W, 196.71 feet; S 50°25'23" W, 68.71 feet; thence S 02°44'24" E, 69.34 feet; thence S 43°03'24" E, 239.42 feet; thence South 14°38'16" West, 56.76 feet; thence South 75°21'44" East, 239.50 feet, to the westerly right-of-way line of N. Sherman Ave and southeast corner of Outlot 1, The Turn; thence continuing S75°21'44"E, on an easterly prolongation of the south line of said Outlot 1, to the point of intersection with the centerline of N Sherman Ave; thence southerly along the centerline of N Sherman Ave, 1450 feet more or less, to the point of intersection with the centerline of Wheeler Rd; thence westerly along the centerline of said Wheeler Rd, approximately 3,450 feet to the point of intersection with centerline of Delaware Blvd; thence southerly

and easterly along the centerline of Delaware Blvd approximately 2,350 feet to the point of intersection with the centerline of Esch Ln; thence southwesterly, westerly and southerly along the centerline of Esch Ln, 1,675 feet more or less to the Center of Section 25, Town 8 North, Range 9 East, also being a point on the south plat lines of First Addition to Sherman Village and Second Addition to Wheeler Heights; thence easterly along the south line of the NE ¼ of said Section 25 (intent to follow all adjacent subdivision plat lines) to the Southeast Corner of Section 25, also being the approximate centerline of N Sherman Ave; thence southerly along the centerline of N Sherman Ave to the point of intersection with the westerly prolongation of the south line of Whitetail Ridge; thence easterly 153 feet, along the westerly prolongation line, also being the north line of lands described as the West 153 feet of the SW ¼ of the SW ¼ of Section 19, to the northeast corner thereof (lands annexed to the City of Madison per Dane Co Register of Deeds Document No 1273559); thence southerly along the east line of said lands, parallel and 153 feet easterly of and measured at right angles to the West line of the SW ¼ of Section 19, 1,311 feet more or less to the southeast corner of said lands and a point on the south line of the Southwest ¼ of Section 19; thence easterly along the south line of the Southwest ¼, 1,954 feet more or less to the South ¼ corner of Section 19 and the point of beginning of this description.

Excepting therefrom Ward 129.

Polling place at Black Hawk Middle School, 1402 Wyoming Way.

(35) Ward 35. Beginning at the intersection of Wheeler Rd and N Sherman Ave centerlines; thence northerly along the centerline of said N Sherman Rd, 1,150 feet more or less to point of intersection of easterly prolongation of north right-of-way line of Golf Parkway; thence North 88°03'24" West, along said prolongation and northerly right-of-way, 567.06 feet; thence North 82°57'11" West (recorded as N83°18'47"W), along said Northerly right-of-way line, 175.25 feet; thence North 00°33'02" East, 254.69 feet; thence North 48°48'27" West, 168.71 feet to a Westerly corner of Lot 1, Certified Survey Map No. 2225; thence South 40°59'35" West, 140.30 feet; thence South 86°03'20" West, 132.80 feet; thence continuing South 86°03'20" West, 20.10 feet (S 85°32'00" W, 20.00 feet, per city ordinance #7114, Sept. 30, 1980); thence North 72°04'51" West, 114.52 feet (per city ordinance #7114, Sept. 30, 1980); thence North 72°04'51" West, 68.00 feet (per city ordinance #6130, Jan 31, 1978) to the Northeasterly corner of CSM 1361; thence North 72°04'51" West, 738.71 feet along the Northerly line of CSM 1361, to the Northernmost corner thereof; thence South 25°20'05" West, 187.00 feet along the Westerly line of CSM 1361; thence South 07°40'40" West, 456.14 feet along the Westerly line of CSM 1361; thence South 20°52'37" West, 220.34 feet along the Westerly line of CSM 1361; thence South 67°19'57" West, 205.00 feet along the Westerly line of CSM 1361, to the Southeasterly corner of Lot 12, First Addition to Cherokee Park; thence North 22°41'00" West, 364.82 feet along the Easterly line of said First Addition to Cherokee Park plat; thence North 14°01'00" West, 49.09 feet along the Easterly line of said plat, to the Southerly line of Outlot D, Plat of Cherokee Park; thence North 75°59'00" East, 50.00 feet along the Southerly line of said Outlot D, to the Southeast corner thereof; thence North 14°01'00" West, 160.00 feet along the Easterly line of said Outlot D, to the Northeast corner thereof; thence South 75°59'00" West, 50.00 feet to the Easterly line of the First Addition to Cherokee Park plat; thence North 14°01'00" West, 300.00 feet along the Easterly line of said plat; thence North 12°47'00" West, 102.65 feet along the Easterly line of said plat; thence North 12°33'00" East, 384.90 feet along the Easterly line of said plat; thence North 01°19'00" East, 748.15 feet along the Easterly line of said plat; thence North 23°34'00" East, 125.05 feet to the most Easterly corner of Lot 36 of said plat, being also the Southernmost corner of Lot 150, Second Addition to Cherokee Park; thence North 40°57'37" East, 54.87 feet along the Southeasterly line of said Lot 150, to the Easternmost corner thereof, being also the Easternmost corner of Outlot 7,

Fourth Addition to Cherokee Park; thence along the Southeasterly and Northerly exterior line of said Fourth Addition to Cherokee Park, having the following bearings and distances: North 37°00'00" East, 110.00 feet; North 60°47'00" East, 332.00 feet; North 57°34'00" East, 340.00 feet; South 42°13'00" East, 150.00 feet; South 83°18'00" East, 164.00 feet; North 27°14'00" East, 230.00 feet; North 79°39'00" East, 212.00 feet; South 83°50'00" East, 123.00 feet; North 69°22'00" East, 240.00 feet; North 37°33'00" East, 132.00 feet; North 05°07'00" East, 71.00 feet; North 38°31'00" West, 142.00 feet; North 64°57'00" West, 110.00 feet; South 76°27'00" West, 320.00 feet; North 13°33'00" West, 95.00 feet; North 65°15'00" West, 195.00 feet; South 60°50'00" West, 111.00 feet; South 76°27'00" West, 100.00 feet; North 18°46'00" West, 830.00 feet; North 35°15'00" West, 153.76 feet; thence North 66°52'00" West along said exterior, 163.90 feet, to the Northwest corner of Lot 223 of said Fourth Addition to Cherokee Park and the end of the aforementioned Southeasterly and Northerly exterior line of the Fourth Addition to Cherokee Park; thence (along the Southerly and Easterly exterior line of which is now CSM 12293, having the following bearings and distances:) North 23°32'28" East, 10.00 feet; thence South 66°27'32" East, 274.65 feet; thence North 10°58'48" East, 300.17 feet; thence North 53°11'38" East, 117.12 feet; thence South 81°10'16" East, 40.85 feet (to the end of the aforementioned Southerly and Easterly exterior line of CSM 12293); thence (along the Southerly, Easterly, and Northeasterly exterior line of which is now CSM 12439, having the following bearings and distances:) South 81°13'24" East, 162.79 feet; thence S16°45'44"E, 645.49 feet; thence S44°22'38"E 143.37 feet; thence S87°42'41"E, 479.89 feet; thence S72°44'00"E, 1020.59 feet to the East line of the Northeast ¼ of Section 24, Town 8 North, Range 9 East; thence along said East line N01°37'04"E, 980.32 feet; thence N56°57'43"W, 849.53 feet to the North line of the said Northeast ¼ of Section 24 (also being the end of the aforementioned Southerly, Easterly, and Northeasterly exterior line of CSM 12439); thence South 88°56'44" East, along said North line, 725.00 feet, to the East line of the Southeast ¼ of Section 13, Town 8 North, Range 9 East, and the center line of North Sherman Avenue as presently located; thence Northerly 1,320.20 feet, more or less, along the last mentioned East line, to the North line of the South ½ of the South ½ of said Section 13; thence Westerly 2,646.60 feet, more or less, along the last mentioned North line, to the East line of the Southwest ¼ of said Section 13; thence Northerly 1,328.00 feet, more or less, along the last mentioned East line, to the North line of the Southwest ¼ of said Section 13; thence Westerly 1,327.50 feet, more or less, along the last mentioned North line, to the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 13; thence North 89°51'00" West, 409.15 feet; thence South 00°09'00" West, 175.00 feet; thence Southwesterly, 2,980 feet, more or less, on a straight line to a point on the North line of Section 23, Town 8 North, Range 9 East, 740.00 feet West of the Northeast corner of said Section 23, measured along the North line of said Section 23; thence South 32°14'00" West, 1,020 feet, more or less, to the Northeast line of the property conveyed to Eugene Tuggle as described in Volume 495 of Deeds, Page 451 and recorded in the Dane County Register of Deeds Office, that bears North 53°16'00" West, from a point on the East line of the Northeast ¼ of said Section 23, 789.50 feet North of the Southeast corner of the Northeast ¼ of said Section 23, measured along the East line of said Section 23; thence South 53°16'00" East, 1,070 feet, more or less, to the Northwest shoreline of the Yahara River (also known as Catfish River) as presently located; thence Southwesterly along the said Northwest shoreline of the Yahara River to its point of intersection with a line that bears North 53°16'00" West, from the Southeast corner of the Northeast ¼ of said Section 23, said line also being the Southwest line of the property conveyed to Victor B. Small as described in Volume 586 of Deeds, Page 347, and recorded in the Dane County Register of Deeds Office; thence North 53°16'00" West, 760 feet, more or less, along the Southwest line of the property described in said Volume 586 of Deeds, to the most Easterly corner of the Yahara Heights Plat, a

recorded plat in the Northeast ¼ of said Section 23; thence South 37°29'00" West, 559.58 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of Lot 30 of the said Yahara Heights Plat; thence South 57°51'00" West, 943.47 feet along the Southeast line of the said Yahara Heights Plat to the most Southerly corner of the said Yahara Heights Plat; thence North 00°09'00" West, 212.25 feet along the West line of the said Yahara Heights Plat to the Northwest corner of Lot 37 of the said Yahara Heights Plat; thence Westerly 1,400.00 feet along a line that is parallel to the South line of the North ½ of said Section 23; thence Southwesterly 1,350 feet, more or less, to a point that is 600.00 feet East of, measured at right angles to, a point on the reference line of the Waunakee-Westport Road (also known as Northport Drive and State Highway 113) as designated in Wisconsin State Highway Project T 0219 (2), said point being 1,328.62 feet South of the point of intersection of the center line of River Road as presently located (also designated as side road reference line 5 "R" in said project) with the said reference line of the said Waunakee-Westport Road, measured along the said reference line; thence North 59°27'27" West, 609.59 feet to a point that is 140.00 feet East of, measured at right angles to, a point on the said reference line of the said Waunakee-Westport Road, that is 928.62 feet South of the point of intersection of the said center line of River Road with the said reference line, measured along the said reference line; thence South 79°32'00" West, 140.00 feet along a line that is normal to the said reference line of the Waunakee-Westport Road; thence South 10°28'00" East, 1,015.75 feet along the said reference line to a point of curve; thence continuing along said reference line on a curve to the left, convex to the Southwest, having a radius of 2,291.83 feet and a long chord that bears South 24°30'00" East, 1,120.00 feet; thence continuing along the said reference line South 38°28'00" East, 197.26 feet; thence North 51°31'00" East along a line that is normal to the said reference line of the Waunakee-Westport Road, to its point of intersection with the North line of the South ½ of the South ½ of said Section 23; thence Easterly along the last mentioned North line, to the East line of the Southwest ¼ of said Section 23; thence South along the East line of the Southwest ¼ of said Section 23, 1,300 feet, more or less, to the South line of said Section 23; thence West along said South line, 2,030 feet, more or less, to its point of intersection with the center line of the Chicago and Northwestern Transportation Company railroad right-of-way; thence Southeasterly along the said railroad right-of-way center line, 1,225 feet more or less to the point of intersection with the westerly prolongation of the north line of Midura Midlands subdivision plat; thence easterly along the westerly prolongation line, north line of Midura Midlands and the north line of 2nd Addition to Patio Gardens, 1,470 feet more or less to the northeast corner of 2nd Addition to Patio Gardens, also being a point on the west right-of-way line of American Ash Dr; thence northeasterly to the point of intersection of American Ash Dr and Wheeler Rd centerlines; thence easterly following the centerline of Wheeler Rd, 7,950 feet more or less to the point of intersection with N Sherman Ave and the point of beginning. Polling place at Black Hawk Middle School, 1402 Wyoming Way.

(36) Ward 36. Beginning at the point of intersection of the North line of the Southeast ¼ of Section 25, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin (also the North line of the First Addition to Lake View Heights Plat, City of Madison, Dane County, Wisconsin) and the centerline of North Sherman Avenue; thence Southerly along the centerline of North Sherman Avenue to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of intersection with the Southerly prolongation of the East line of the Graedel Plat, City of Madison, Dane County, Wisconsin (also the West line of the former Lake View Sanatorium Property); thence Northerly along said Southerly prolongation and the East line of the Graedel Plat and the Northerly prolongation of the East line of the Graedel Plat to the point of intersection with the North line of the Southwest ¼ of said Section 25 (also the South line of the Second Addition to Wheeler Heights Plat, City of Madison,

Dane County, Wisconsin); thence Easterly along the North line of the Southwest ¼ of said Section 25 to the point of beginning. Polling place at Warner Park Community Recreation Center, 1625 Northport Drive.

(37) Ward 37. Beginning at the point of intersection of the centerline of Kennedy Road and the centerline of Northport Drive (Wisconsin Highway 113); thence Northerly along the centerline of Kennedy Road to the centerline of Havey Road; thence Easterly along the centerline of Havey Road and the South line of the Second Addition to Wheeler Heights Plat, City of Madison, Dane County, Wisconsin, and the Easterly prolongation of the South line of the Second Addition to Wheeler Heights Plat to the centerline of Esch Lane; thence Northerly along the centerline of Esch Lane to the centerline of Delaware Boulevard; thence Westerly and Northerly along the centerline of Delaware Boulevard to the centerline of Wheeler Road; thence Westerly along the centerline of Wheeler Road and the Westerly prolongation of the centerline of Wheeler Road to the centerline of Northport Drive; thence Southeasterly along the centerline of Northport Drive to the point of beginning. Polling place at Lindbergh Elementary School, 4500 Kennedy Road.

(38) Ward 38. Beginning at the point of intersection of the centerline of Northport Drive (Wisconsin Highway 113) and the centerline of Knutson Drive; thence Westerly along the centerline of Knutson Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the centerline of Forster Drive; thence Easterly, Northeasterly and Northerly along the centerline of Forster Drive to the centerline of Troy Drive; thence Easterly along the centerline of Troy Drive to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of intersection with the Southerly prolongation of the East line of the Graedel Plat, City of Madison, Dane County, Wisconsin (also the West line of the former Lake View Sanatorium Property); thence Northerly along said Southerly prolongation and the East line of the Graedel Plat and the Northerly prolongation of the East line of said Graedel Plat to the centerline of Havey Road; thence Westerly along the centerline of Havey Road to the centerline of Kennedy Road; thence Southerly along the centerline of Kennedy Road to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of beginning. Polling place at Lakeview Lutheran Church, 4001 Mandrake Road.

(39) Ward 39. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Northport Drive (Wisconsin Highway 113) and the South line of Section 23, Town 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin; thence Westerly, Southerly, Westerly, Southerly, and Westerly along said limits line to the shoreline of Lake Mendota; thence Southerly and Easterly along the shoreline of Lake Mendota to the limits line of the City of Madison and the Village of Maple Bluff; thence Easterly along said limits line to the centerline of Woodward Drive; thence Northwesterly along the centerline of Woodward Drive to the centerline of Forster Drive; thence Easterly along the centerline of Forster Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Northwesterly along the centerline of said right-of-way to the centerline of Knutson Drive; thence Easterly along the centerline of Knutson Drive to the centerline of Northport Drive; thence Northwesterly along the centerline of Northport Drive to the point of beginning. Polling place at Mendota Elementary School, 4002 School Road.

(40) Ward 40. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Fifth Street; thence Southeasterly along the centerline of South Fifth Street to the centerline of Winnebago Street; thence Southwesterly along the centerline of Winnebago Street to the centerline of La Follette Avenue; thence Northeasterly and Easterly along the centerline of La Follette Avenue to the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Atwood Avenue; thence Southwesterly along the centerline of

Atwood Avenue to the centerline of Division Street; thence Southerly along the centerline of Division Street to the centerline of Oakridge Avenue; thence Easterly along the centerline of Oakridge Avenue to the centerline of Schurz Avenue; thence Southerly along the centerline of Schurz Avenue to the shoreline of Lake Monona; thence Southwesterly along the shoreline of Lake Monona to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at Bethany Evangelical Free Church, 301 Riverside Drive.

(41) Ward 41. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of North Paterson Street; thence Southeasterly along the centerline of North Paterson Street to the centerline of East Gorham Street; thence Northeasterly along the centerline of East Gorham Street to the centerline of North Brearly Street; thence Southeasterly along the centerline of North Brearly Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Lapham Elementary School, 1045 East Dayton Street.

(42) Ward 42. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Ingersoll Street; thence Southeasterly along the centerline of South Ingersoll Street to the centerline of Rutledge Street; thence Northeasterly along the centerline of Rutledge Street to the centerline of South Few Street; thence Southeasterly along the centerline of South Few Street to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the centerline of the Yahara River; thence Northwesterly along the centerline of the Yahara River to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the point of beginning. Polling place at O'Keefe Middle School, 510 South Thornton Avenue.

(43) Ward 43. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of North Blair Street; thence Southeasterly along said Northwesterly prolongation and the centerline of North Blair Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Brearly Street; thence Northwesterly along the centerline of North Brearly Street to the centerline of East Gorham Street; thence Southwesterly along the centerline of East Gorham Street to the centerline of North Paterson Street; thence Northwesterly along the centerline of North Paterson Street to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at American Family Insurance Dream Bank, 821 East Washington Avenue.

(44) Ward 44. Beginning at the point of intersection of the centerline of East Washington Avenue and the centerline of South Ingersoll Street; thence Southeasterly along the centerline of South Ingersoll Street to the centerline of Rutledge Street; thence Northeasterly along the centerline of Rutledge Street to the centerline of South Few Street; thence Southeasterly along the centerline of South Few Street to the shoreline of Lake Monona; thence Southwesterly along the shoreline of Lake Monona to the centerline of South Blair Street; thence Northwesterly along the centerline of South Blair Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at Wil-Mar Neighborhood Center, 504 South Brearly Street.

(45) Ward 45. Beginning at the point of intersection of the centerlines of Williamson Street, South Blair Street, East Wilson Street, and John Nolen Drive; thence Southwesterly

along the centerline of West Wilson Street to the centerline of South Butler Street; thence northwesterly along the centerline of South Butler Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of South Blair Street; thence Southeasterly along the centerline of South Blair Street to the point of beginning. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(46) Ward 46. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of North Blair Street; thence Southeasterly along said Northwesterly prolongation and the centerline of North Blair Street to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of North Webster Street; thence Northwesterly along the centerline of North Webster Street to the centerline of East Dayton Street; thence Southwesterly along the centerline of East Dayton Street to the centerline of Wisconsin Avenue; thence Northwesterly along the centerline of Wisconsin Avenue and the Northwesterly prolongation of the centerline of Wisconsin Avenue to the shoreline of Lake Mendota; thence Northeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Gates of Heaven, 302 East Gorham Street.

(47) Ward 47. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northwesterly prolongation of the centerline of Wisconsin Avenue; thence Southeasterly along said Northwesterly prolongation and the centerline of Wisconsin Avenue to the centerline of West Gorham Street; thence Southwesterly along the centerline of West Gorham Street to the centerline of North Henry Street; thence Northwesterly along the centerline of North Henry Street to the centerline of Langdon Street; thence Southwesterly along the centerline of Langdon Street to the centerline of West Lawn Place; thence Northwesterly along the centerline of West Lawn Place and the Northwesterly prolongation of the centerline of West Lawn Place to the shoreline of Lake Mendota; thence Northeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Bethel Lutheran Church, 312 Wisconsin Avenue.

(48) Ward 48. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of North Lake Street; thence Southerly along the centerline of North Lake Street to the centerline of State Street; thence Easterly along the centerline of State Street to the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North Henry Street; thence Northwesterly along the centerline of North Henry Street to the centerline of Langdon St; thence Southwesterly along the centerline of Langdon Street to the centerline of West Lakelawn Place; thence Northwesterly along the centerline of West Lakelawn Place to the center of the cul-de-sac; thence Northwesterly to the Easterly corner between Lots 5 & 6, Freeman-Allen Replat; thence Northwesterly along the common lot line between said Lots 5 & 6 to the shoreline of Lake Mendota; thence Southwesterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Pyle Center, 702 Langdon Street.

(49) Ward 49. Beginning at the point of intersection of the centerline of North Broom Street and the centerline of West Gilman Street; thence Southwesterly along the centerline of West Gilman Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Easterly and Northeasterly along the centerline of West Johnson Street to the centerline of North Bassett Street; thence Northwesterly and Northerly along the centerline of North Bassett Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North

Broom Street; thence Northwesterly along the centerline of North Broom Street to the point of beginning. Polling place at Madison Senior Center, 330 West Mifflin Street.

(50) Ward 50. Beginning at the point of intersection of the centerline of State Street and the centerline of West Gilman Street; thence Southwesterly along the centerline of West Gilman Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Westerly along the centerline of West Johnson Street to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the centerline of State Street; thence Easterly along the centerline of State Street to the point of beginning. Polling place at Red Gym, 800 Langdon Street.

(51) Ward 51. Beginning at the point of intersection of the shoreline of Lake Monona and the centerline of South Blair Street; thence Northwesterly along the centerline of South Blair Street to the centerline of East Wilson Street; thence Southwesterly along the centerline of East Wilson Street to the centerline of South Butler Street; thence Northwesterly along the centerline of South Butler Street to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of South Pinckney Street; thence Southeasterly along the centerline of South Pinckney Street to the centerline of East Main Street; thence Southwesterly along the centerline of East Main Street and the centerline of West Main Street to the centerline of South Carroll Street; thence Northwesterly along the centerline of South Carroll Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of South Henry Street; thence Southeasterly along the centerline of South Henry Street to the centerline of South Hamilton Street; thence Southerly along the centerline of South Hamilton Street and the Southerly prolongation of the centerline of South Hamilton Street to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southwesterly along the centerline of said right-of-way of the Wisconsin & Southern Railroad to the centerline of South Broom Street; thence Southeasterly along the centerline of South Broom Street and the Southeasterly prolongation of the centerline of South Broom Street to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the point of beginning. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(52) Ward 52. Beginning at the point of intersection of the centerline of West Gorham Street and the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the centerline of West Washington Avenue; thence Northeasterly along the centerline of West Washington Avenue to the centerline of South Carroll Street; thence Southeasterly along the centerline of South Carroll Street to the centerline of West Main Street; thence Northeasterly along the centerline of West Main Street and the centerline of East Main Street to the centerline of South Pinckney Street; thence Northwesterly along the centerline of South Pinckney Street to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the centerline of North Webster Street; thence Northwesterly along the centerline of North Webster Street to the centerline of East Dayton Street; thence Southwesterly along the centerline of East Dayton Street to the centerline of Wisconsin Avenue; thence Northwesterly along the centerline of Wisconsin Avenue to the centerline of West Gorham Street; thence Southwesterly along the centerline of West Gorham Street to the point of beginning. Polling place at Central Library, 201 West Mifflin Street.

(53) Ward 53. Beginning at the point of intersection of the centerline of West Wilson Street with the centerline line of South Broom Street; thence Southeasterly along the centerline of South Broom Street to the centerline of the right-of-way of the former Wisconsin &

Southern Railroad (now owned by WDOT-WSOR) said centerline being the centerline of the corridor that is adjacent to and Southeasterly of Block 48, Madison Original Plat; thence Northeasterly along the centerline of said right-of-way of the former Wisconsin & Southern Railroad (now owned by WDOT-WSOR) to the point of intersection with the Southerly prolongation of the centerline of South Hamilton Street; thence Northerly along said Southerly prolongation and the centerline of South Hamilton Street to the centerline of South Henry Street; thence Northwesterly along the centerline of South Henry Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of South Bassett Street; thence Southeasterly along the centerline of South Bassett Street to the centerline of West Wilson Street; thence Northeasterly along the centerline of West Wilson Street to the point of beginning. Polling place at Capitol Lakes, 333 West Main Street.

(54) Ward 54. Beginning at the point of intersection of the centerline of West Washington Avenue and the centerline of North Bedford Street; thence Northwesterly and Northerly along the centerline of North Bedford Street to the centerline of West Dayton Street; thence Easterly and Northeasterly along the centerline of West Dayton Street to the centerline of North Bassett Street; thence Northwesterly along the centerline of North Bassett Street to the centerline of West Gorham Street; thence Northeasterly along the centerline of West Gorham Street to the centerline of North Broom Street; thence Southeasterly along the centerline of North Broom Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the point of beginning. Polling place at Madison Senior Center, 330 West Mifflin Street.

(55) Ward 55. Beginning at the point of intersection of the shoreline of Lake Monona and the Southeasterly prolongation of the centerline of South Broom Street; thence Northwesterly along said Southeasterly prolongation and the centerline of South Broom Street to the centerline of West Wilson Street; thence Southwesterly along the centerline of West Wilson Street to the centerline of South Bassett Street; thence Northwesterly along the centerline of South Bassett Street to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of Proudfit Street; thence Southeasterly and Northeasterly along the centerline of Proudfit Street and the centerline of North Shore Drive to the centerline of the right-of-way of the former Wisconsin & Southern Railroad (now owned by WDOT-WSOR); thence Southeasterly along the centerline of said right-of-way to the shoreline of Lake Monona; thence Northeasterly along the shoreline of Lake Monona to the point of beginning. Polling place at Monona Terrace, 1 John Nolen Drive.

(56) Ward 56. Beginning at the point of intersection of the centerline of East Campus Mall and the centerline of Regent Street; thence Easterly and Southeasterly along the centerline of Regent Street to the centerline of West Washington Avenue; thence Northeasterly along the centerline of West Washington Avenue to the centerline of North Bedford Street; thence Northwesterly and Northerly along the centerline of North Bedford Street to the centerline of West Dayton Street; thence Easterly and Northeasterly along the centerline of West Dayton Street to the centerline of North Bassett Street; thence Northwesterly along the centerline of North Bassett Street to the centerline of West Johnson Street; thence Southwesterly and Westerly along the centerline of West Johnson Street to the centerline of North Frances Street; thence Southerly along the centerline of North Frances Street to the centerline of West Dayton Street; thence Westerly along the centerline of West Dayton Street to the centerline of East Campus Mall; thence Southerly along the centerline of East Campus Mall to the point of beginning. Polling place at Doyle Administration Building, 545 West Dayton Street.

(57) Ward 57. Beginning at the point of intersection of University Avenue and the centerline of North Park Street; thence Southerly along the centerline of North Park Street to the centerline of West Dayton Street; thence Easterly along the centerline of West Dayton Street to the centerline of North Frances Street; thence Northerly along the centerline of North Frances Street to the centerline of West Johnson Street; thence Westerly along the centerline of West Johnson Street to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the point of beginning. Polling place at Gordon Dining and Event Center, 770 West Dayton Street.

(58) Ward 58. Beginning at the point of intersection of the centerline of North Mills Street and the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of East Campus Mall; thence Northerly along the centerline of East Campus Mall to the centerline of West Dayton Street; thence Westerly along the centerline of West Dayton Street to the centerline of North Mills Street; thence Southerly along the centerline of North Mills Street to the point of beginning. Polling place at Smith Hall, 35 North Park Street.

(59) Ward 59. Beginning at the point of intersection of the centerline of North Park Street and the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of North Randall Avenue; thence Southerly along the centerline of North Randall Avenue to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of North Mills Street; thence Northerly along the centerline of North Mills Street to the centerline of West Dayton Street; thence Easterly along the centerline of West Dayton Street to the centerline of North Park Street; thence Northerly along the centerline of North Park Street to the point of beginning. Polling place at Union South, 1308 West Dayton Street.

(60) Ward 60. Beginning at the point of intersection of the shoreline of Lake Mendota and the Northerly prolongation of the centerline of Babcock Drive; thence Southerly and Southeasterly along said Northerly prolongation and the centerline of Babcock Drive to the centerline of University Avenue; thence Easterly along the centerline of University Avenue to the centerline of North Lake Street; thence Northerly along the centerline of North Lake Street to the shoreline of Lake Mendota; thence starting Northeasterly, continue all the way along the perimeter of the original shoreline of Lake Mendota to the point of beginning.

Excepting therefrom Wards 131 and 134.

Polling place at Memorial Union, 800 Langdon Street.

(61) Ward 61. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of Willow Creek; thence Southerly along the centerline of Willow Creek to the centerline of Observatory Drive; thence Easterly along the centerline of Observatory Drive to the centerline of Babcock Drive; thence Northerly along the centerline of Babcock Drive and the Northerly prolongation of the centerline of Babcock Drive to the shoreline of Lake Mendota; thence Westerly along the shoreline of Lake Mendota to the point of beginning. Polling place at Memorial Union, 800 Langdon Street.

(62) Ward 62. Beginning at the point of intersection of the shoreline of Lake Mendota and the centerline of Willow Creek; thence Southerly along the centerline of Willow Creek to the centerline of Observatory Drive; thence Easterly along the centerline of Observatory Drive to the center line of Babcock Drive; thence Southerly and Southeasterly along the centerline of Babcock Drive to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Highland Avenue; thence Northerly along the centerline of Highland Avenue to the North right-of-way line of the Wisconsin & Southern Railroad

(also the limits line of the City of Madison and the Village of Shorewood Hills); thence Northerly along the limits line of the City of Madison and the Village of Shorewood Hills to the shoreline of Lake Mendota; thence Easterly, Southwesterly, Southerly, and Southeasterly along the shoreline of Lake Mendota to the point of beginning. Polling place at Eagle Heights Community Center, 611 Eagle Heights Drive.

(63) Ward 63. Beginning at the point of intersection of the centerline of North Randall Avenue and Regent Street; thence Northerly along the centerline of North Randall Avenue to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Walnut Street; thence Southerly along the centerline of Walnut Street to the centerline of University Avenue; thence Easterly along the centerline of University Avenue to the centerline of North Allen street; thence Southerly along the centerline of North Allen Street to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the point of beginning. Polling place at First Congregational Church, 1609 University Avenue.

(64) Ward 64. Beginning at a point of intersection of the centerline of Regent Street and the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Southwesterly along the centerline of said right-of-way to the point of intersection with the Southerly prolongation of the West line of the Plat of Hillington, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the West line of said Plat of Hillington and the West line of the Plat of West Lawn Heights, City of Madison, Dane County, Wisconsin, and the Northerly prolongation of the West line of said Plat of West Lawn Heights to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the point of beginning. Polling place at Blessed Sacrament Church, 2121 Rowley Avenue.

(65) Ward 65. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of University Avenue and the centerline of North Franklin Avenue; then Southerly along the centerline of North Franklin Avenue and the centerline of South Franklin Avenue to the centerline of Speedway Road; thence Northeasterly along the centerline of Speedway Road to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of North Allen Street; thence Northerly along the centerline of North Allen Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the centerline of Walnut Street; thence Northerly along the centerline of Walnut Street to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Westerly along the centerline of said right-of-way to the centerline of Highland Avenue; thence Northerly along the centerline of Highland Avenue to the North right-of-way line of the Wisconsin & Southern Railroad (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly, Southerly and Westerly along the limits line of the City of Madison and the Village of Shorewood Hills to the point of beginning. Polling place at West High School, 30 Ash Street.

(66) Ward 66. Beginning at a point in the limits line of the City of Madison and the Village of Shorewood Hills, said point being the point of intersection of the centerline of University Avenue and the centerline of North Franklin Avenue; then Southerly along the centerline of North Franklin Avenue and South Franklin Avenue to the centerline of Speedway Road; thence Southwesterly along the centerline of Speedway Road to the centerline of Glenway Street; thence Northerly along the centerline of Glenway Street to the centerline of Hillcrest Drive; thence Westerly along the centerline of Hillcrest Drive to the centerline of Bagley Parkway; thence Northwesterly along the centerline of Bagley Parkway to the centerline of Bagley Court; thence Northerly along the centerline of

Bagley Court and the Northerly prolongation of the centerline of Bagley Court and the centerline of South Blackhawk Avenue and the centerline of North Blackhawk Avenue to the centerline of Bluff Street; thence Easterly along the centerline of Bluff Street to the centerline of Eugenia Avenue; thence Northerly along the centerline of Eugenia Avenue to the centerline of Harvey Street; thence Easterly along the centerline of Harvey Street to the centerline of Hill Street; thence Northerly along the centerline of Hill Street to the centerline of University Avenue (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Easterly along the limits line of the City of Madison and the Village of Shorewood Hills to the point of beginning. Polling place at First Baptist Church, 518 North Franklin Street.

(67) Ward 67. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of Glenway Street thence Northerly along the centerline of Glenway Street to the centerline of Hillcrest Drive; thence Westerly along the centerline of Hillcrest Drive to the centerline of Bagley Parkway; thence Northwesterly along the centerline of Bagley Parkway to the centerline of Bagley Court; thence Northerly along the centerline of Bagley Court and the Northerly prolongation of the centerline of Bagley Court and the centerline of South Blackhawk Avenue and the centerline of North Blackhawk Avenue to the centerline of Bluff Street; thence Easterly along the centerline of Bluff Street to the centerline of Eugenia Avenue; thence Northerly along the centerline of Eugenia Avenue to the centerline of Harvey Street; thence Easterly along the centerline of Harvey Street to the centerline of Hill Street; thence Northerly along the centerline of Hill Street to the centerline of University Avenue (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along the limits line of the City of Madison and Village of Shorewood Hills to the point of intersection with the Northerly prolongation of the centerline of North Midvale Boulevard; thence Southerly along said Northerly prolongation and the centerline of North Midvale Boulevard and the centerline of South Midvale Boulevard to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Polling place at Bethany United Methodist Church, 3910 Mineral Point Road.

(68) Ward 68. Beginning at the point of intersection of the centerline of South Mills Street and the centerline of Regent Street; thence Easterly, Southeasterly and Northeasterly along the centerline of Regent Street, the centerline of Proudfit Street and the centerline of North Shore Drive to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly along the centerline of said right-of-way to the shoreline of Lake Monona; thence Southeasterly, Westerly and Southerly along the shoreline of Lake Monona and the shoreline of Monona Bay to the point of intersection with the Easterly prolongation of the centerline of Erin Street; thence Westerly along said Easterly prolongation to the centerline of West Shore Drive; thence Northerly along the centerline of West Shore Drive to the centerline of West Washington Avenue; thence Southwesterly along the centerline of West Washington Avenue to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Mills Street; thence Northerly along the centerline of South Mills Street to the point of beginning. Polling place at Brittingham Apartments, 755 Braxton Place.

(69) Ward 69. Beginning at the point of intersection of the centerline of Monroe Street and the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of South Mills Street; thence Southerly along the centerline of South Mills Street to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Randall Avenue; thence Northerly along the centerline of South Randall Avenue to the centerline of Chandler Street; thence Westerly along the centerline of Chandler Street to the centerline of Garfield Street; thence Northwesterly along the centerline of Garfield Street to the centerline of Monroe Street; thence

Northeasterly along the centerline of Monroe Street to the point of beginning. Polling place at Saint James Catholic School, 1204 Saint James Court.

(70) Ward 70. Beginning at the point of intersection of the centerline of Haywood Drive, the centerline of Arboretum Drive, the centerline of North Wingra Drive, and the centerline of South Mills Street; thence Northwesterly along the centerline of South Mills Street to the centerline of North Wingra Drive; thence Northwesterly along the centerline of North Wingra Drive to the centerline of South Orchard Street; thence Northerly along the centerline of South Orchard Street to the centerline of Erin Street; thence Westerly along the centerline of Erin Street and the Westerly prolongation of the centerline of Erin Street to the centerline of South Randall Avenue; thence Northerly along the centerline of South Randall Avenue to the centerline of Chandler Street; thence Westerly along the centerline of Chandler Street to the centerline of Garfield Street; thence Northwesterly along the centerline of Garfield Street to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the centerline of the right-of way of the State of Wisconsin for the Southwest Bike Path; thence Southwesterly along the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path to the centerline of Commonwealth Avenue; thence Southwesterly along the centerline of Commonwealth Avenue to the centerline of Leonard Street; thence Southeasterly along the centerline of Leonard Street to the centerline of Monroe Street; thence Southwesterly along the centerline of Monroe Street to the centerline of Woodrow Street; thence Southerly along the centerline of Woodrow Street and the prolongation of the centerline of Woodrow Street to the shoreline of Lake Wingra; thence Westerly, Southwesterly, Southerly, Easterly, Northerly, and Easterly along the shoreline of Lake Wingra to Wingra Creek; thence Northeasterly across Wingra Creek to the Northerly edge of Wingra Creek; thence Southeasterly along the Northerly edge of Wingra Creek to the centerline of Arboretum Drive; thence Northeasterly along the centerline of Arboretum Drive to the point of beginning. Polling place at Edgewood College, 1000 Edgewood College Drive.

(71) Ward 71. Beginning at the point of intersection of the centerline of Carver Street and the centerline of Fish Hatchery Road; thence Northeasterly along the centerline of Fish Hatchery Road to the centerline of Wingra Creek; thence Northerly and Northwesterly along the centerline of Wingra Creek to the shoreline of Lake Wingra; thence Southwesterly, Westerly, Southerly, Westerly along the Southerly shoreline of Lake Wingra, Northerly, and Northeasterly along the Lake Wingra shoreline to the Southerly prolongation of the centerline of Woodrow Street; thence Northerly along the centerline of Woodrow Street to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the centerline of Leonard Street; thence Northwesterly along the centerline of Leonard Street to the centerline of Commonwealth Avenue; thence Northeasterly along the centerline of Commonwealth Avenue to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path; thence Southwesterly along said centerline to the point of intersection with the Southerly prolongation of the West line of the Hillington subdivision, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the West line of said Hillington subdivision and the West line of the West Lawn Heights subdivision, City of Madison, Dane County, Wisconsin, and the Northerly prolongation of the West line of said West Lawn Heights to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of Speedway Road; thence Southwesterly along the centerline of Speedway Road to the centerline of Glenway Street; thence Southerly along the centerline of Glenway Street to the centerline line of the Southwest Bike Path; thence Southwesterly along the centerline of said right-of-way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of Monroe Street; thence Northeasterly along the centerline of Monroe Street to the point of intersection with the Northwesterly prolongation of the Northeast line of

Lot 5, Block 31, Plat C of Blocks 30—33, Nakoma subdivision, City of Madison, Dane County, Wisconsin; thence Southeasterly along said Northwesterly prolongation and the Northeast line of said Lot 5 to the Southeast corner of said Lot 5; thence Southwesterly along the East line of Lots 5, 4, 3A, 3 and 2, said Block 31, Plat C of Blocks 30—33, Nakoma, to the Southeast corner of said Lot 2; thence Westerly along the South line of said Lot 2 and the Westerly prolongation of the South line of said Lot 2 to the centerline of Nakoma Road; thence Southerly and Southwesterly along the centerline of Nakoma Road to the centerline of Manitou Way; thence Southerly along the centerline of Manitou Way to the point of intersection with the North line of Section 33, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 89 degrees, 23 minutes, 17 seconds East 1485 feet, more or less, along the North line of said Section 33 to the North Quarter Corner of said Section 33; thence South 00 degrees, 14 minutes, 48 seconds East 677.22 feet; thence South 16 degrees, 59 minutes, 45 seconds East 694.00 feet; thence South 00 degrees, 14 minutes, 48 seconds East 1339.03 feet, more or less, to the South line of the Southwest ¼ of the Northeast ¼ of said Section 33; thence North 89 degrees, 23 minutes, 17 seconds East, 29 feet, more or less, to the centerline of McCaffery Drive; thence Northerly along the centerline of McCaffery Drive to the Southerly prolongation of the centerline of Arboretum Drive; thence Northerly, Northeasterly, Easterly and Northerly along said centerline of Arboretum Drive, more or less; thence continuing N15°28'08"W, along said centerline, 670.55 feet to a point of curve; thence northeasterly continuing along said centerline, on a curve to the right which has a radius of 200.00 feet and a chord which bears N19°31'40"E, 229.41 feet; thence N54°31'28"E, continuing along said centerline, 112.56 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the right which has a radius of 618.10 feet and a chord which bears N65°39'56"E, 230.03 feet to a point of curve; thence southeasterly continuing along said centerline on a curve to the right which has a radius of 385.60 feet and a chord which bears S88°42'16"E, 160.55 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the left which has a radius of 498.30 feet and a chord which bears N83°23'48"E, 252.05 feet; thence N70°46'31"E, continuing along said centerline, 870.42 feet; thence S19°13'29"E, 40.05 feet to the southeasterly edge of Arboretum Drive; thence S70°46'31"W, along said southeasterly edge, 116.10 feet to the southeasterly edge of Covall Street; thence S41°44'39"W, along said southeasterly edge, 331.57 feet to the most northerly corner of CSM 93; thence S30°56'45"E, 130.80 feet to the most easterly corner of said CSM 93; thence S31°05'54"E, 313.20 feet; thence S18°29'07"E, 141.00 feet; thence S26°26'23"W, 148.20 feet to the northeasterly edge of Balden Street; thence southeasterly along said edge on a curve to the right which has a radius of 1251.38 feet and a chord which bears S22°20'29"E, 126.44 feet to a point of curve; thence southeasterly continuing along said edge on a curve to the left which has a radius of 859.70 feet and a chord which bears S30°23'22"E, 317.83 feet; thence S52°12'02"E, 120.00 feet to the southeasterly edge of Balden Street; thence S37°47'58"W, along said edge, 275.45 feet to a point on a curve; thence southeasterly along the northwesterly edge of Carver Street on a curve to the right which has a radius of 260.00 feet and a chord which bears S22°30'00"E, 147.90 feet; thence S89°20'58"E, along the northerly edge of Carver Street, 428.85 feet to the southwest corner of Lot 1, Block 3, of the plat of Lake Forest; thence N00°39'02"E, 130.71 feet to the northerly edge of said plat; thence S87°52'49"E, along said northerly edge, 350.12 feet; thence N87°19'01"E, along said northerly edge, 224.33 feet; thence N84°31'24"E, continuing along said northerly edge, 140.30 feet; thence S84°36'05"E, continuing along said northerly edge 141.89 feet; thence N87°18'15"E, continuing along said northerly edge, 78.63 feet; thence S86°39'07"E, continuing along said northerly edge, 58.27 feet; thence S87°49'54"E, continuing along said northerly edge, 56.14 feet; thence N89°30'00"E, continuing along said northerly edge 229.86 feet; thence N87°06'15"E, continuing along said northerly edge, 244.76 feet to the east line of Lot 26,

Block 3, Lake Forest; thence S00°39'02"W, along said east line, 158.12 feet to the north edge of Carver Street; thence S89°20'58"E, along said north edge, 1089.16 feet to the centerline of Fish Hatchery Road and the Point of Beginning. Polling place at Wingra School, 718 Gilmore Street.

(72) Ward 72. Beginning at the point of intersection of the centerline of South Mills Street and the centerline of Haywood Drive; thence Northeasterly along the centerline of Haywood Drive and the Northeasterly prolongation of the centerline of Haywood Drive to the shoreline of Monona Bay; thence Northerly along the shoreline of Monona Bay to the point of intersection with the Easterly prolongation of the centerline of Erin Street; thence Westerly along said Easterly prolongation to the centerline of West Shore Drive; thence Northerly along the centerline of West Shore Drive to the prolongation of the centerline of Vilas Avenue; thence Westerly along the prolongation of the centerline of Vilas Avenue to the centerline of Vilas Avenue; thence Westerly along the centerline of Vilas Avenue to the centerline of South Randall Avenue; thence Southerly along the centerline of South Randall Avenue to the point of intersection with the Westerly prolongation of the centerline of Erin Street; thence Easterly along said Westerly prolongation and the centerline of Erin Street to the centerline of South Orchard Street; thence Southerly along the centerline of South Orchard Street to the centerline of North Wingra Drive; thence Southeasterly along the centerline of North Wingra Drive to the centerline of South Mills Street; thence Southerly along the centerline of South Mills Street to the point of beginning. Polling place at Trinity United Methodist Church, 1123 Vilas Avenue.

(73) Ward 73. Beginning at the point of intersection of the Southwesterly prolongation of the centerline of Haywood Drive and the centerline of Wingra Creek; thence Southerly, Easterly and Northeasterly along the centerline of Wingra Creek to the shoreline of Lake Monona; thence Northwesterly, Westerly and Northwesterly along the shoreline of Lake Monona and Monona Bay to the point of intersection of the Northeasterly prolongation of the centerline of Haywood Drive; thence Southwesterly along said Northeasterly prolongation and the centerline of Haywood Drive and the Southwesterly prolongation of the centerline of Haywood Drive to the point of beginning. Polling place at Goodman Parks Maintenance Facility, 1402 Wingra Creek Parkway.

(74) Ward 74. Beginning at the point of intersection of the centerline of Rimrock Road and the centerline of the West Beltline Highway (U.S. Highways 12 and 18); thence Easterly along the centerline of the West Beltline Highway, 1099 feet, more or less, to the East line of the SE ¼ of the NW ¼ of Section 36, T7N, R9E; thence Southerly along said East line, 30 feet, more or less; thence Easterly along the centerline of said West Beltline Highway, 1453 feet, more or less, to the East line of the West ½ of the Northeast ¼ of said Section 36; thence North along the last mentioned East line, 202 feet, more or less, to its point of intersection with the previous centerline of former Olin Avenue; thence Southeasterly, along the former centerline curve of the former Olin Avenue, 710 feet, more or less, to the point of intersection of the centerline of former Olin Avenue with the West line of the East ½ of the East ½ of the NE ¼ of said Section 36; thence Easterly, Northerly, and Easterly, along the centerline of the West Beltline Highway (U.S. Highways 12 and 18) to the point of intersection of said West Beltline Highway and the centerline of W Broadway, also being the corporate boundary of the City of Monona; thence Northerly, Northeasterly, and Easterly along said centerline and corporate boundary to a point located 235 feet west of the East line of the NW ¼ of the NW ¼ of Section 29, T7N, R9E, more of less; thence N39°22'30"E, 1135 feet, more or less, along the corporate boundary of the City of Monona; thence Northeasterly along said corporate boundary, also being the centerline of Bridge Road, to the centerline of the Yahara River; thence Northerly along the centerline of the Yahara River and the corporate boundary of the City of Monona to a point being the prolongation of the shoreline of Lake Monona; thence Southwesterly, Westerly, Southwesterly, Westerly, Southwesterly,

Northwesterly, Northerly, and Northwesterly along said shoreline of Lake Monona to the centerline of Wingra Creek; thence Southwesterly along the centerline of Wingra Creek to the centerline of E Olin Avenue; thence S70°28'35"E along the centerline of Olin Avenue, 575 feet, more or less; thence N19°19'20"E, 28.8 feet, more or less, to the centerline of E Olin Avenue; thence Southeasterly, along said centerline of E Olin Avenue and John Nolen Drive, 2819 feet, more or less, to its point of intersection with the West line of the SE ¼ of said Section 25; thence S00°23'29"W, along the said West line of the SE ¼, 468 feet, more or less, to the South Quarter Corner of said Section 25, also being the North Quarter Corner of said Section 36, T7N, R9E; thence S00°23'29"W along the East line of the NW ¼ of said Section 36, 1161.71 feet, to the Northeast corner of CSM 14819; thence N89°05'27"W, along the North line of said CSM, 329.30 feet, more or less; thence S00°23'51"W, 160.91 feet, more or less, to the intersection with the south line of the NE ¼ of the NW ¼ of said Section 36; thence N89°05'27"W along said south line of the NE ¼ of the NW ¼ of said Section 36, 544.65 feet, more or less, to the intersection with the original centerline of Rimrock Road as shown in Right-Of-Way Plat-Project F04-2(30); thence S14°06'19"W along said centerline, 513.1 feet, more or less, to the Point of Beginning. Polling place at Bridge-Lake Point Community Center, 1917 Lake Point Drive.

(75) Ward 75. Beginning at a point of intersection of the centerline of the West Beltline Highway (US Highways 12 and 18) and the northerly prolongation of the west line of Certified Survey Map 4188 in the SE ¼ of the NW ¼ of Section 30, T7N, R10E, Dane County, Wisconsin; thence S00°34'10"W, 1040.4 feet, more or less, along the corporate boundaries of the City of Madison and City of Monona, to the centerline of Industrial Drive; thence S88°09'28"E along said centerline, 327.67 feet, more or less, to a point of intersection of said centerline of Industrial Drive and the northerly prolongation of Lot 6, Raywood Heights Industrial Park subdivision; thence Southerly 2978.9 feet, more or less, to the centerline of Moorland Road, also being the South line of said Section 30 and the North line of Section 31, T7N, R10E, Dane County, Wisconsin; thence easterly along said Section lines, 3505.6 feet, more or less, to the Southeast Corner of Section 30; thence continuing Easterly along the South line of Section 29 of said township, also being the North line of Section 32 of said township, 3976.2 feet, more or less, to the East line of the West ½ of the SE ¼ of said Section 29; thence Northerly along said East line and its northerly prolongation, 2973.9 feet, more or less, to line located northwesterly of the northerly shoreline of Nine Springs Creek, said line also being the corporate limits of the City of Monona; thence Northeasterly along said lines to a point on the Southerly and Westerly shoreline of the Yahara River and Upper Mud Lake; thence Easterly, Southeasterly, Southerly, Southeasterly, Northeasterly, and Southeasterly along said shoreline to a point located 90 feet west, more or less, of the East line of the SW ¼ of Section 28, T7N, R10E, Dane County, Wisconsin; thence S01°00'00"E, 691.9 feet, more or less, to a point on the northerly shoreline of Lake Waubesa; thence Northwesterly and Southwesterly along said shoreline to a point of intersection with the former centerline of Libby Road as vacated by Document 2063673, recorded on January 25, 1988 on Page 59 of Volume 11029; thence S39°50'00"W, 438 feet, more or less, along said former centerline and its southwesterly prolongation to the centerline of Libby Road, said centerline also being the South line of the NE ¼ of Section 32, T7N, R10E; thence Westerly a distance of 1578 feet, more or less, along said centerline to the Center of said section; thence Northerly along the East line of the SE ¼ of the NW ¼ of said section, 1321 feet, more or less, to the North line of the SE ¼ of the NW ¼ of said section; thence Westerly along said North line to the West line of the SE ¼ of the NW ¼ of said section a distance of 1322.5 feet, more or less; thence Southerly along said West line a distance of 1321 feet, more or less, to the centerline of Libby Road and the South line of the NW ¼ of Section 32; thence Westerly along said South line to the West Quarter Corner of said Section 32, also being the East Quarter Corner of Section 31,

T7N, R10E, Dane County, Wisconsin; thence continuing Westerly along the South line of the NE ¼ of said Section 31 a distance of 1321 feet, more or less, to the West line of the NE ¼ of the SE ¼ of said Section 31; thence Southerly along said West line a distance of 1321 feet, more or less, to the South line of the NW ¼ of the SE ¼ of said Section 31; thence Westerly along said South line a distance of 1321 feet, more or less, to the West line of the SE ¼ of said Section 31; thence Northerly along said West line a distance of 1321 feet, more or less, to the Center of said Section 31; thence Westerly along the South line of the NW ¼ of said Section 31 a distance of 2610.5 feet, more or less, to the West Quarter Corner of said Section 31; thence Northerly along the West line of the NW ¼ of said Section 31 a distance of 1096.1 feet, more or less, said line also being the corporate boundary of the City of Fitchburg; thence Westerly a distance of 680 feet, more or less, to the Southeast corner of Outlot 1, Hickory Edge subdivision; thence N87°04'58"W, 802.45 feet; thence N 89°04'20"W 1089.43 feet, more or less, to a point on the East line of Outlot 6, Jill Addition to Indian Springs subdivision; thence S01°57'30"W along said East line and its southerly prolongation a distance of 497.1 feet, more or less, to the South line of Outlot 5 of Jill Addition to Indian Springs; thence S76°17'00"W along said South line, 661.85 feet; thence S81°48'28"W along said South line, 135.69 feet; thence N88°07'05"W, 881.3 feet, more or less, to the centerline of Anderberg Street; thence Northerly along said centerline a distance of 410 feet, more or less; thence Northeasterly a distance of 33 feet to a point on the Southwesterly line of Lot 1, Certified Survey Map 9238, said line also being the northeasterly right-of-way line of Anderberg Street; thence S42°35'44"E along said lines, 101.41 feet to a point on the northerly right-of-way of Engelhart Drive, said line also being the southerly lines of Lot 1 and Outlot 1 of said CSM 9238; thence S86°40'00"E, 594.06 feet to the southwest corner of Lot 126, Jill Addition to Indian Spring subdivision; thence N00°54'14"W, 1252.37 feet to the centerline of Maloney Drive; thence N00°54'14"W, 653.21 feet to the northwest corner of Lot 1, Indian Springs subdivision; thence N89°02'00"W, 349.7 feet, more or less, to the centerline of Rimrock Road; thence N14°26'50"E along said centerline a distance of 2937.3 feet, more or less, to a point of intersection with the centerline of the West Beltline Highway (US Highway 12 and 18); thence Northeasterly along the centerline of the West Beltline Highway, 1099 feet, more or less, to the East line of the SE ¼ of the NW ¼ of Section 36, T7N, R9E; thence Southerly along said East line a distance of 678.8 feet, more or less; thence Westerly 226.5 feet, more or less, along a line that is parallel with and 200.5 feet North of the South line of Lot 3, Block 1 of said W.H. Jacobs and E.S. Barker's Subdivision; thence Southerly a distance of 200.5 feet along a line that is parallel to and 192.5 feet west of the West line of Badger Lane; thence Westerly 382.5 feet, more or less, along the South line of said Lot 3 to the centerline of Nob Hill Road; thence Southerly along said centerline and the arc of a curve to the right through a central angle of 19°41'29", an arc distance of 68.74 feet, a radius of 200.00 feet and a chord bearing S09°28'07"E, 68.40 feet; thence S00°22'39"W, 349.97 feet along the said centerline of Nob Hill Road to the point of intersection with the centerline of E Badger Road, said line also being the South line of the NW ¼ of said Section 36; thence Easterly along the South line of the NW ¼ of said Section 36, 596 feet, more or less, to the Center of Section 36; thence Southerly along the West line of the SE ¼ of Section 36, 1000 feet, more or less, to the centerline of Moorland Road; thence S77°20'30"E along said centerline, 305 feet, more or less, to the centerline of Warner Street; thence S00°03'30"W along said centerline and its southerly prolongation, said line also being the West line of Lot 1, Certified Survey Map 3370, a distance of 738 feet, more or less, to the southwest corner of said Lot 1; thence S89°55'12"E, 346.29 feet, more or less to the northeast corner of Lot 18, Kau Family Plat subdivision; thence N01°27'13"E, 626.36 feet, to the northwest corner of Lot 29, Baxter Highlands subdivision, said point also being located along the southerly right-of-way line of Moorland Road; thence S77°20'20"E along said southerly right-of-way line, 496.15 feet,

more or less, to the northeast corner of Lot 33, Baxter Highlands; thence S01°30'10"W, 1372.7 feet, more or less, to the South line of the SW ¼ of Section 36; thence S89°46'11"E along said South line a distance of 733 feet, more or less; thence N00°55'00"E a distance of 1113.6 feet, more or less, to the centerline of Moorland Road; thence N60°47'09"W along said centerline, 460.32 feet; thence N77°19'29"W, 718 feet, more or less; thence N00°31'31"E, 499.24 feet; thence N89°17'29"W, 191.48 feet along the South line of Lot 29, Nob Hill Park, First Addition subdivision; thence N00°12'41"E, 660.8 feet, more or less, to the North line of the SE ¼ of said Section 36; thence Easterly along the North line of the SE ¼ of said Section 36, 1415 feet, more or less; thence N00°28'24"E, along the East line of the West ½ of the SE ¼ of the NE ¼ of said Section 36, 1503 feet, more or less, to the centerline of Nob Hill Road; thence S88°47'05"W, 216.87 feet along said centerline; thence N01°12'55"W, 33 feet to the north right-of-way of Nob Hill Road; thence N31°38'18"E, 231.95 feet to a point on the southerly right-of-way line of the West Beltline Highway (US Highway 12 and 18); thence N58°07'33"E, along said southerly right-of-way line, 106.02 feet, more or less; thence N85°52'22"E, 7.76 feet along said right-of-way to the East line of the West ½ of the NE ¼ of the NE ¼ of said Section 36; thence Northerly, along the said East line, 117 feet, more or less to the centerline of said West Beltline Highway; thence Easterly along said centerline, 2077.5 feet, more or less, to the Point of Beginning. Polling place at Badger Rock Neighborhood Center, 501 East Badger Road.

(76) Ward 76. Beginning at the point of intersection of the Southerly prolongation of the West line of Lot 6, Block 2, Oak Ridge Plat, City of Madison, Dane County, Wisconsin, and the centerline of Ridgewood Way; thence Easterly along the centerline of Ridgewood Way to the centerline of South Park Street; thence Southerly along the centerline of South Park Street to the centerline of Buick Street; thence Easterly along the centerline of Buick Street and the Easterly prolongation of the centerline of Buick Street to the Easterly line of the railroad right-of-way of the former Chicago and Northwestern Transportation Company, 45.2 feet, more or less, said line also being the Westerly line of the right-of-way of Nygard Street; thence Easterly along the Northerly line of said Nygard Street right-of-way, 18.6 feet, more or less, thence N00°06'09"W along the Westerly line of said Nygard Street right-of-way a distance of 22 feet, more or less, to the Southwesterly corner of Lot 2 of CSM 12892; thence continuing N00°06'09"W the along said West line, 308.32 feet to the Northwesterly corner of said Lot 2; thence Northerly, along the various courses of said Easterly railroad right-of-way line, 371.7 feet, more or less, to the South line of Lot 24, Hammersley Heights; thence Easterly, along the said South line and its Easterly prolongation, 530 feet, more or less, to a line that is parallel to and 30 feet East of, as platted in said Hammersley Heights and measured at right angles to, the West line of Sundstrom Street; thence Southerly, on said parallel line, 522 feet, more or less, to its point of intersection with the Easterly prolongation of the North line of Lot 17, Hammersley Heights; thence Westerly, along said Easterly prolongation and North line of Lot 17, 162 feet, more or less, to the Northwest corner of said Lot 17; thence Southerly, along the West line of said Lot 17 and its Southerly prolongation, 332.75 feet, more or less, to the centerline of Nygard Street, as platted in said Hammersley Heights; thence Easterly, along the said centerline, 956 feet, more or less, to a point on the East line of said Section 35; thence Northerly, along said East line, 1654 feet, more or less, to the Northeast corner of said Section 35, also being the Southeast Corner of said Section 26; thence N89°06'16"W along the South line of said Section 26, 396.42 feet; thence N00°53'40"E, 351.35 feet, to a point of curve; thence along a curve to the right, convex to the Northwest, having a radius of 650.00 feet and a long chord that bears N36°40'10"E, 759.99 feet; thence N72°26'40"E, 154.03 feet, to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius of 650.00 feet and a long chord that bears N47°20'10"E, 551.63 feet; thence N22°13'40"E, 250.00 feet to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius

of 375.00 feet and a chord that bears N06°32'20"E, 202.81 feet; thence N09°09'00"W, 277.98 feet, to a point of curve; thence along a curve to the right, convex to the Northwest having a radius of 375.00 feet and a long chord that bears N05°05'10"E, 184.44 feet; thence N19°19'20"E, 200.00 feet, to the centerline of E Olin Avenue; thence Northwesterly along the centerline of E Olin Avenue to the centerline of Wingra Creek; thence Southwesterly and Westerly along the centerline of Wingra Creek to the centerline of Fish Hatchery Road; thence Southwesterly and Southerly along the centerline of Fish Hatchery Road to the intersection with the North line of the plat of Sunnyslope extended Westerly; thence N89°36'50"E along said North line extended, 941.0 feet, more or less, to the centerline of the railroad right-of-way of the former Chicago and Northwestern Transportation Company; thence Northeasterly along said centerline, 550 feet, more or less; thence Southeasterly, at right angles to the centerline of said railroad right-of-way, 50 feet, more or less, to the northwesterly line of the Second Addition to Oak Ridge Subdivision; thence Northeasterly, along the said northwesterly line of said Second Addition to Oak Ridge subdivision, also being the said southeasterly railroad right-of-way, 125 feet, more or less, to the point of intersection with the center line of North Avenue as platted 50 feet wide by said First Addition and Second Addition to Oak Ridge subdivisions; thence Easterly, along the said center line, 614 feet, more or less, to the point of intersection with the Northerly prolongation of the east right-of-way line of Taylor Street; thence Southerly along the said Northerly prolongation and East right-of-way line, 112 feet, more or less; thence Easterly, perpendicular to the West line of Lot 17, Block 7, First Addition to Oak Ridge Subdivision, 50 feet to the West line of said Lot 17; thence Southerly, along the said West line of Lot 17, 40 feet to the southwestern corner of said Lot 17 thereof; thence Easterly, along the South lines of Lots 17, 18, 19, 20 and 21, Block 7, First Addition to Oak Ridge Subdivision, 250 feet, to the northwestern corner of Lot 9, Block 7 of said First Addition to Oak Ridge Subdivision; thence Southerly along the west line of said Lot 9, Block 7, First Addition to Oak Ridge Subdivision, 120 feet, to the North right-of-way line of Burr Oak Lane; thence continuing Southerly, 50 feet across said Burr Oak Lane, to the northwestern corner of Lot 21, Block 1, Oak Ridge Subdivision; thence Southerly, along the West line of said Lot 21, 120 feet to the northeastern corner of Lot 9, Block 1, Oak Ridge Subdivision; thence Westerly along the North line of Lots 9 and 10, Block 1, Oak Ridge Subdivision, 100 feet to the northwestern corner of said Lot 10; thence Southerly along the West line of said Lot 10 and its southerly prolongation, 145 feet, to the center line of Dane Street; thence Easterly along the center line of Dane Street, 150 feet to the point of intersection with the Northerly prolongation of the East line of Lot 30, Block 2, Oak Ridge Subdivision; thence Southerly along the said Northerly prolongation and East line of Lot 30 and the East line of Lot 7, Block 2, Oak Ridge Subdivision, and its Southerly prolongation, 290 feet, to the centerline of Ridgewood Way and the Point of Beginning. Polling place at Catholic Multicultural Center, 1862 Beld Street.

(77) Ward 77. Beginning at the point of intersection of the southerly prolongation of the east line of CSM 1553 with the centerline/reference line of West Beltline Highway; thence N00°28'40"W along said prolongation, 87 feet, more or less, to the Southeast corner of Lot 3, Certified Survey Map No. 1553; thence continuing N00°28'40"W along the East line of said CSM 1553, 415.87 feet to the Northeast corner of Lot 2, CSM 1553; thence N89°26'12"W, along the North line of said Lot 2, 229.37 feet to the Northwest corner thereof; thence continuing N89°26'12"W, along the Westerly prolongation of the North line of Lot 2, CSM 1553, 33 feet, more or less, to the centerline of Todd Drive; thence Southerly 110 feet, more or less, to the Easterly prolongation of the South line of Lot 1, CSM 3000; thence N87°44'35"W along said Easterly prolongation, 33 feet, more or less, to Southeast corner of Lot 1, CSM 3000; thence continuing N87°44'35"W along the South line of said Lot 1, 296.45 feet to the Southwest corner thereof; thence N00°18'48"W, 822.94 feet along the West line of CSM 3000, and the West line of the

Johannsen Plat, to the Northwest corner of the Johannsen Plat and the West quarter corner of Section 34, T7N R9E; thence S89°53'32"E, along the north line of the SW ¼ of said Section 34; 1328 feet; thence South on the West line of the East ½ of the Southwest ¼ of Section 34, 40 feet more or less, to a point that is 1,279.00 feet North of the South line of the North ½ of the said Southwest ¼ of Section 34; thence East 481.00 feet on a line that is parallel to and 1,279.00 feet North of the South line of the North ½ of the said Southwest ¼; thence South on a line that is parallel to and 825.00 feet West of the West line of the East ½ of said Section 34 to the reference line of West Beltline Highway; thence East on the reference line of West Beltline Highway to the West line of the East ½ of said Section 34; thence North on said West line, 365 feet more or less, to the Southeasterly railroad right-of-way line of the said Chicago and Northwestern Transportation Company; thence Northeasterly along the said Southeasterly railroad right-of-way line to a point which is 313.50 feet East of, measured at right angles to, the West line of the East ½ of said Section 34; thence South on a line that is parallel to and 313.50 feet East of the West line of the East ½ of said Section 34, to the reference line of West Beltline Highway, a distance of 603 feet, more or less; thence easterly along said reference line of West Beltline Highway, 1,000 feet, more or less, to the point of intersection with the Southerly prolongation of the West line of vacated Ida Street as platted in the Madison Shops Plat subdivision; thence Northerly along the said Southerly prolongation of the West line of said vacated Ida Street, 320 feet, more or less, to the Southwest corner of said vacated Ida Street; thence East along the most Southerly line of said Madison Shops Plat, 540 feet, more or less, to a point which is 250.00 feet West of the center line of Fish Hatchery Road, as platted in said Madison Shops Plat measured along said most Southerly line of said Madison Shops Plat; thence Southerly on a line which is at right angles to the most Southerly line of said Madison Shops Plat, 340 feet, more or less, to a point on the center line of said US Highways 12, 14 and 18; thence Easterly along said centerline, 90 feet, more or less, to a point of intersection with the centerline of said Fish Hatchery Road; thence Southwesterly along the center line of said Fish Hatchery Road, 1360 feet, more or less, to a point of intersection with the centerline of Greenway Cross, also being the North line of Section 3, Town 6 North, Range 9 East; thence South 89°39'10" East, along said centerline and the North line of said Section 3, 255 feet, more or less, to a point of intersection with the northerly prolongation of the East line of Lot 16, Maple Lawn Heights Commercial Plat subdivision; thence South 00°20'50" West, 168.17 feet along said East line; thence South 74°10'20" East, 240.25 feet to a point that is 233.00 feet South of, measured at right angles to, the North line of the Northeast ¼ of said Section 3; thence South 89°39'10" East, 682.57 feet, to the East line of the Northeast ¼ of said Section 3; thence South 01°58'50" East, along the East line of the Northeast ¼ of said Section 3 to a point that is 316.96 feet North of the East ¼ corner of said Section 3, measured along the East line of said Section 3; thence North 71°33'54" East, 553.00 feet; thence North 61°00'40" East, 589.18 feet; thence South 89°00'00" East, 932.00 feet; thence South 02°14'23" West, 770.00 feet to the South line of the Northwest ¼ of Section 2, Town 6 North, Range 9 East; thence North 89°30'33" East, 726.00 feet along the South line of the Northwest ¼ of said Section 2 to the center line of Syene Road, said center line also being the East line of the Northwest ¼ of said Section 2; thence North 02°17'22" East along the said center line of Syene Road to a point that is South 02°17'22" West, 1,735.12 feet South of the North ¼ corner of said Section 2, measured along the said West line of the Northeast ¼ of said Section 2; thence South 89°42'38" East, 394.60 feet; thence North 80°47'16" East, 344.43 feet; thence North 32°01'17" East, 923.45 feet; thence North 05°10'49" East, 138.50 feet; thence North 89°07'09" West, 1,014.20 feet, more or less, to a point that is 183.00 feet East of the West line of the Northeast ¼ of said Section 2; thence North 02°17'22" East, along said line that is parallel to and 183.00 feet East of the said West line, 200 feet, more or less, to a point on a line that is

parallel to and 200 feet north of, as measured at right angles to, the South line of a parcel described in Volume 513 of Deeds, Page 357, as Document Number 763139; thence North 88°32'06" West, along said line that is 200 feet north of the South line of said described parcel, 134 feet, more or less; thence North 11°27'49" East, 67.03 feet, to the easterly extension of the South right-of-way line of Stewart Street; thence South 88°33'10" East, along the said South line of Stewart St. extended, 31 feet, more or less, to a point that is 70.00 feet East of the center line of Syene Road; thence Northerly and Northeasterly along said line that is parallel to and 70.00 feet East of the center line of Syene Road, to the North line of the Northeast ¼ of said Section 2; thence Westerly 73.00 feet along the North line of the Northeast ¼ of said Section 2, to the existing center line of Syene Road; thence continuing Westerly 670.00 feet along the North line of said Section 2 to the Southeast corner of the Beltline Projects Plat, a recorded plat in Section 35, Town 7 North, Range 9 East; thence North along the East line of said Beltline Projects Plat and said East line extended North, 1320 feet, more or less, to the North line of the Southeast ¼ of the Southwest ¼ of said Section 35; thence East along said North line, 640 feet, more or less, to the East line of the Southwest ¼ of said Section 35; thence Southerly along said East line of the Southwest ¼ of said Section 35, 700 feet, more or less, to a point on said East line which is 622.80 feet North of the South line of said Section 35, measured along said East line of the Southwest ¼ of said Section 35; thence East 650.00 feet on a line that is parallel to and 622.80 feet North of said South line of said Section 35; thence South on a line parallel to and 650.00 feet East of the East line of said Southwest ¼, 620 feet, more or less, to the South line of said Section 35; thence Easterly along said South line, 500 feet, more or less, to the Westerly right-of-way line of the said Chicago and Northwestern Transportation Company; thence Northerly along said Westerly right-of-way line, 620 feet, more or less, to the centerline of U.S. Highway 14; thence Northwesterly along said highway centerline, 680 feet, more or less; thence Northwesterly on a straight line to the point of intersection of the centerline of the West Beltline Highway (US Highways 12 & 18) and the East line of the Southwest ¼ of Section 35, Town 7 North, Range 9 East, said point being 850.00 feet South of the North line of said Southwest ¼ measured along the said East line of the said Southwest ¼ of Section 35; thence North 70°38'12" East, along the centerline of said West Beltline Highway, 1784.5 feet, more or less; thence North 17°57'33" West, 225 feet, more or less, to the North line of the Southeast ¼ of Section 35, also being the centerline of West Badger Road; thence North 90°00'00" West, along said North line of the Southeast ¼, 1017 feet, more or less; thence North 00°45" East, 290.5 feet, more or less; thence Westerly, 272.7 feet, more or less; thence Northerly 895 feet, more or less, to the centerline of Buick Street; thence Westerly along the centerline of Buick Street, 310 feet more or less to the centerline of S Park Street; thence Northerly along the centerline of S Park Street, 285 feet more or less to the intersection with the centerline of Ridgewood Way; thence Westerly along the centerline of Ridgewood Way, 525 feet, more or less, to the point of intersection with the Northerly prolongation of the East line of Lot 11, Block 5, Oak Ridge; thence S00°13'28"E along the Northerly prolongation of the East line of Lot 11, Block 5, thereof, 145 feet, to the Southwest corner of said Lot 11; thence Westerly along the South line of Oak Ridge and its westerly prolongation, 300 feet, more or less, to the westerly right-of-way line of Cypress Way; thence N89°54'00"W, 650.06 feet along the North line of Second Addition to Burr Oaks; thence continuing along said north line of the Second Addition, S89°42'00"W, 946.4 feet, to the Southeasterly right-of-way line of the said Chicago and Northwesterly Transportation Company railroad; thence S51°24'00"W along said right-of-way line, 315 feet, more or less, to the West line of said Section 35, also being the centerline of Fish Hatchery Road; thence North along said West line of said Section 35 to the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 34, Town 7 North, Range 9 East; thence N89°13'27"W on the South line of the North ½ of the Northeast ¼ of said

Section 34, 930 feet, more or less, to the southwest corner of Parkside Garden Condominium Homes; thence N02°35'20"E, 274.87 feet to the northwest corner of Lot 1, Certified Survey Map 12181 and the south right-of-way line of Martin Street; thence N89°23'22"W, along said southerly right-of-way line, 2030.77 feet; thence N32°54'23"W along the southwesterly edge of Martin Street, 473.32 feet to a point on a curve on Block A, Lake Forest plat; thence Northeasterly, Northwesterly and Southwesterly on a curve to the left which has a radius of 200.00' and a chord which bears N34°43'38"W, 393.40 feet; thence N32°54'23"W, 318.75 feet to a point of curve; thence Northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N67°09'27"W, 45.03 feet to a point on a curve; thence Northwesterly on a curve to the right which has a radius of 213.60 feet and a chord which bears N73°35'23"W, 199.37 feet to the southeasterly edge of Rowan Street; thence S56°20'10"W, along said southeasterly edge, 544.25 feet to the southerly edge of Stoner Street; thence N77°59'07"W, 233.74 feet; thence N12°00'53"E, 50.00 feet to the southwest corner of CSM 4531; thence N15°34'27"W, along the edge of said CSM 4531, to the point of intersection with the centerline of Arboretum Drive; thence Southerly, Westerly, Southwesterly and Southerly along centerline of Arboretum Drive, 4250 feet more or less to the cul-de-sac entrance from Arboretum Drive to the University of Wisconsin Arboretum; thence continuing southerly within the Arboretum Drive/McCaffrey Drive right-of-way, 750 feet more or less to the point of intersection with the East-West ¼ line of Section 33, Town 7 North, Range 9 East; thence Westerly along said East-West ¼ line, 250 feet more or less to the Center ¼ of Section 33; thence continuing Westerly along the East-West ¼ line, 1,340 feet, more or less, to the point of intersection with the centerline of McCaffrey Drive; thence westerly along the centerline of McCaffrey Drive, 1400 feet more or less to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway, 185 feet more or less, to the West ¼ Corner of Section 33; thence easterly along the East-west ¼ line and north line of Lot 17, Westwood plat, 325 feet more or less to the northeast corner of said Lot 17; thence southerly along the east line of Westwood plat, and southerly prolongation thereof, 1,450 feet more or less to the point of intersection with the West Beltline Highway centerline/reference line; thence Easterly along said centerline/reference line, 5550 feet to the point of intersection with the southerly prolongation of the east line of Certified Survey Map 1553 and the Point of Beginning.

Except that part of the North ½ of the Southwest ¼ of Section 35, Town 7 North, Range 9 East, Dane County, Wisconsin, more fully described as follows: Commencing at the West ¼ Corner of said Section 35; thence Easterly, 298 feet, more or less, along the North line of the said SW ¼ of Section 35, also being the centerline of W Badger Road, to its intersection with the Northerly prolongation of the east line of the Rauch-Petersen Apartment Plat and the Point of Beginning; thence continuing Easterly, 1502 feet, more or less, along the said North line and centerline to a point lying 478.5 feet east of the northwest corner of the said Northeast ¼ of the Southwest ¼, also being the intersection with the northerly prolongation of the west line of CSM 106; thence Southerly, along the said northerly prolongation and the said west line of CSM 106, 299 feet to the southwest corner of said CSM 106; thence S00°06'38"W, 270.2 feet; thence Westerly, 35.8 feet; thence Southerly, 109 feet, more or less, to the intersection with the north line of CSM 8914 (currently the north line of CSM 14730; thence along the said north line of CSM 8914 S00°22'28"W, 14.55 feet; thence N89°13'48"W, 442.94 feet; thence N 00°57'06" W, 33.00 feet, to the southeast corner of said Assessor's Plat No. 5 Town of Madison; thence N 89°41'W, along the south line of said Assessor's Plat No. 5 Town of Madison, 825.72 feet, to the southwest corner of said Assessor's Plat No. 5 Town of Madison; thence North, along the west line of said Assessor's Plat No. 5 Town of Madison, 393 feet, more or less, to the northeast corner of the plat of First Addition to Haase Gardens; thence N88°42'30"W, along the north line of said First Addition to Haase Gardens, 200.04 feet, to the northwest corner of said First Addition to Haase Gardens, also being

a point on the east line of Rauch-Petersen Apartment Plat; thence N00°02'00"E, along the said east line of Rauch-Petersen Apartment Plat and its northerly prolongation, 261 feet, more or less, to the North line of the Southwest ¼ of said Section 35 and the Point of Beginning. [Said excepted area now being located in Ward 146.] Polling place at Village on Park, 2300 South Park Street.

(78) Ward 78. Beginning at the point of intersection of the centerline of the Union Pacific Railroad right-of-way and the centerline of Post Road; thence Easterly along the centerline of Post Road to the point of intersection with the Southerly prolongation of the East line of Lot 91, Bowman Heights Plat, City of Madison, Dane County, Wisconsin; thence Northerly along said Southerly prolongation and the East line of said Bowman Heights Plat to the Northeast corner of Lot 83, said Bowman Heights Plat; thence Westerly along the North line of said Bowman Heights Plat to the East line of Lot 48, said Bowman Heights Plat; thence Northerly along the East line of said Bowman Heights Plat to the Northeast corner of Lot 12, said Bowman Heights Plat (also the South line of Section 34, Town 7 North, Range 9 East, Dane County, Wisconsin); thence Easterly along the South line of said Section 34 to the southeast corner of Lot 2, Certified Survey Map 14729; thence N00°04'07"W, 1126.97 feet along the east line of said CSM 14729 to the northeast corner of Lot 1 of said CSM 14729; thence continuing Northerly 137 feet, more or less, to the centerline of the West Beltline Highway (US Highways 12, 14, 18 and 151); thence Easterly along said centerline a distance of 667.8 feet, more or less; thence Northerly, 31.1 feet, more or less, to a point on the reference line of the West Beltline Highway; thence Westerly along the said reference line of the West Beltline Highway to the centerline of the right-of-way of the Union Pacific Railroad; thence Southwesterly along the centerline of said right-of-way to the Point of Beginning. Polling place at Leopold Elementary School, 2602 Post Road.

(79) Ward 79. Beginning at the point of intersection of Seminole Highway and West Beltline Highway (US Highways 12, 14, 18 and 151); thence Southerly 1223.8 feet, more or less, along the centerline of Seminole Highway to the North line of Section 5, Town 6 North, Range 9 East, Dane County, Wisconsin; thence Easterly, 2383.9 feet, more or less, to the southwest corner of Assessor's Plat No. 4 Town of Madison; thence N00°49'09"W, 1171.57 feet along the west line of said Assessor's Plat to the Southerly right-of-way of the South frontage road of the West Beltline Highway; thence N84°57'49"E, along said Southerly right-of-way, 961.25 feet to a point of curve; thence Northeasterly, continuing along said Southerly right-of-way, 256 feet, more or less, along a curve to the right which has a radius of 5579.58 feet, to the Northwest corner of Certified Survey Map 9539; thence S00°43'00" W along the West line of said CSM 9539, 353.64 feet to the Southwest corner thereof, also being the North line of the plat of Arbordale; thence S89°15'05"E along the South line of said CSM 9539 and North line of said Arbordale subdivision, 311.84 feet, to a bend point in said South line of CSM 9539 also being the West line of CSM 9218; thence N00°41'00"E, along said South line and West line, 23.62 feet, to the North line of CSM 9218; thence S89°21'09"E, along said South line of CSM 9539 and the North line of CSM 9218, 341.83 feet, to a bend point in said lines; thence S77°50'26"E along the said North and South CSM lines, 120.07 feet to the west line of Outlot 1 (West right-of-way line of Landmark Place as dedicated) of Certified Survey Map 4653; thence S00°30'39"E, along said west line of Outlot 1, 411 feet, more or less, to the southwest corner of said Outlot 1; thence N88°58'39"W, along the easterly side of Lot 7, Arbordale Professional Center subdivision, 49.1 feet, to the most westerly lot corner along the east line of said Lot 7; thence S00°23'34"W, along said east line of Lot 7, 530.37 feet, to the south line of the SE ¼ of said Section 33; thence westerly, along the said south line of the SE ¼, 1566 feet, more or less, to the North Quarter Corner of Section 4, Town 6 North, Range 9 East; thence Southerly along the West line of the NE ¼ of said Section 4, 2581 feet, more or less, to the south line of the Union Pacific Railroad right-of-way (now Cannonball Path); thence Southeasterly and Northeasterly

along said south line to the East line of the NE ¼ of said Section 4; thence Northerly along said East line to the southernmost point of Lot 1, CSM 1788; thence N33°42'14"E, 414.6 feet along the easterly line of said CSM 1788; thence Easterly 80.5 feet, more or less, to the centerline of said Union Pacific Railroad right-of-way; thence Northeasterly along said railroad right-of-way a distance of 3896 feet, more or less, to the centerline of the West Beltline Highway; thence Westerly, more or less, along said centerline, 2209 feet, to a point of intersection with the northerly prolongation of the West line of Lot 2, CSM 343; thence Northerly 120 feet, more or less, to a point on the northerly right-of-way of the West Beltline Highway, also being the South line of Lot 2, Certified Survey Map 12739; thence Westerly along said northerly right-of-way line of the West Beltline Highway, 5300 feet, more or less, to a point of intersection being the southerly prolongation of the East right-of-way line of Seminole Highway as established by the plat of Westwood and the centerline of Seminole Highway as platted by said plat of Westwood, said centerline also being the South line of the Westwood plat; thence Southerly a distance of 220 feet, more or less, to the centerline of the West Beltline Highway; thence Westerly along said centerline, 40 feet, more or less, to the Point of Beginning. Polling place at Leopold Elementary School, 2602 Post Road.

(80) Ward 80. Beginning at the point of intersection of the centerline of Monroe Street and the Northwesterly prolongation of the Northeast line of Lot 5, Block 31, Plat C of Blocks 30—33, Nakoma, City of Madison, Dane County, Wisconsin, thence Southeasterly along said Northwesterly prolongation and the Northeast line of said Lot 5 to the Southeast corner of said Lot 5; thence Southwesterly along the East line of Lots 5, 4, 3A, 3 and 2, said Block 31, Plat C of Blocks 30—33, Nakoma to the Southeast corner of said Lot 2; thence Westerly along the South line of said Lot 2 and the Westerly prolongation of the South line of said Lot 2 to the centerline of Nakoma Road; thence Southerly and Southwesterly along the centerline of Nakoma Road to the centerline of Manitou Way; thence Southwesterly along the centerline of Manitou Way to the point of intersection with the North line of Section 33, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 89 degrees, 23 minutes, 17 seconds East, 1485 feet, more or less, along the North line of said Section 33 to the Northeast corner of the Northwest ¼ of said Section 33; thence South 00 degrees, 14 minutes, 48 seconds East, 677.22 feet; thence South 16 degrees, 59 minutes, 45 seconds East 694.00 feet; thence South 00 degrees, 14 minutes, 48 seconds East 1339.03 feet; thence North 89 degrees, 48 minutes, 02 seconds West 200.01 feet to the Southeast corner of the Northwest ¼ of said Section 33; thence North 89 degrees, 58 minutes, 32 seconds West, 1360 feet, more or less to the centerline of McCaffrey Drive; thence Westerly along the centerline of McCaffrey Drive to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway to the point of intersection with the Westerly prolongation of the North line of Lot 17, Westwood Plat, City of Madison, Dane County, Wisconsin; thence Easterly along said Westerly prolongation and the North line of said Lot 17 to the Northeast corner of said Lot 17; thence Southerly on the East line of said Westwood Plat and the Southerly prolongation of the East line of said Westwood Plat to the North line of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly along said North line to the centerline of Seminole Highway; thence Southerly along the centerline of Seminole Highway to the centerline of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly and Northwesterly along the West Beltline Highway to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of Monroe Street and the Point of Beginning. Polling place at Thoreau Elementary School, 3870 Nakoma Road.

(81) Ward 81. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the South line of Section 32, Town

7 North, Range 9 East, Dane County, Wisconsin, and the centerline of Seminole Highway; thence Northeasterly along the centerline of Seminole Highway to the centerline of the West Beltline Highway (U.S. Highways 12 and 14); thence Westerly and Northwesterly along the centerline of the West Beltline Highway to the centerline of Verona Road (U.S. Highways 18 and 151); thence Southwesterly along the centerline of Verona Road to the limits line of the City of Madison and the City of Fitchburg; thence Southerly, Easterly, Northerly, Easterly and Northeasterly along said limits line to the point of beginning. Polling place at Boys and Girls Club, 4619 Jenewein Road.

(82) Ward 82. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the Northerly prolongation of the East line of Lot 127, Third Addition to Meadowood, City of Madison, Dane County, Wisconsin, and the centerline of Raymond Road, said centerline also being the South line of Section 31, Town 7 North, Range 9 East, Dane County, Wisconsin; thence Westerly along the centerline of Raymond Road, 2366 feet, more or less, to the centerline of South Whitney Way; thence Northerly, Northeasterly and Northerly along the centerline of South Whitney Way to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly along the centerline of the West Beltline Highway to the centerline of Verona Road (U.S. Highway 18 & 151); thence Southwesterly along the centerline of Verona Road to the limits line of the City of Madison and the City of Fitchburg; thence continuing along said corporate limits line for the remainder of this description, Northerly to a point of intersection of the centerline of Raymond Road and the northwesterly right-of-way line of Verona Road, thence Southwesterly along said right-of-way line to the northeast corner of Lot 1, Certified Survey Map 3987; thence N58°06'00"W, 261.45 feet along northerly line of said CSM; thence continuing N83°51'13"W, 32 feet, more or less, along said northerly CSM line; thence Northerly, 302 feet, more or less, to the centerline of Raymond Road; thence Westerly along the centerline of Raymond Road, 456 feet, more or less, to a point of intersection with the northerly prolongation of the East line of Lot 1, Westchester Woods subdivision; thence S01°32'44", 140 feet more or less along said East line and its northerly prolongation to the southeast corner of said Lot 1; thence S89°45'29"W, 153.97 feet along the South line of said Lot 1 to the southwest corner of said Lot 1, also being the easterly right-of-way line of Westchester Road; thence N00°14'31"W, 137 feet, more or less, along the West line of said Lot 1 and its northerly prolongation to the centerline of Raymond Road; thence Westerly along said centerline to a point of intersection with the northerly prolongation of the West line of Lot 2, Certified Survey Map 6785; thence S00°27'00"E, 260 feet, more or less, along the West lines of Lots 2 and 3, said CSM 6785, to the North line of Lot 1, Certified Survey Map 2673; thence N89°58'00"W along said North line and its westerly prolongation, 153 feet, more or less, to the centerline of Harley Drive; thence N00°27'00"W, 260 feet along the centerline of Harley Drive to the centerline of Raymond Road; thence Westerly along the centerline of Raymond Road, 390 feet, more or less, along the centerline of Raymond Road to the Point of Beginning. Polling place at Toki Middle School, 5606 Russett Road.

(83) Ward 83. Beginning at a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the South line of the Meadowood Drive Addition to Meadowood, City of Madison, Dane County and the centerline of Tanager Trail; thence Westerly and Southerly along said limits to the centerline of Monticello Way; thence Westerly, Southerly, and Westerly along the centerline of Monticello Way to the centerline of Prairie Road; thence Northerly along the centerline of Prairie Road to the centerline of Raymond Road; thence Easterly along the centerline of Raymond Road to a point in the limits line of the City of Madison and the City of Fitchburg, said point being the point of intersection of the centerline of Raymond Road and the Northerly prolongation of the East line of Lot 127, Third Addition to Meadowood, City of Madison, Dane County, Wisconsin; thence Southerly and Westerly along the

limits line of the City of Madison and City of Fitchburg to the point of beginning. Polling place at Good Shepherd Lutheran Church, 5701 Raymond Road.

(84) Ward 84. Beginning at the point of intersection of the centerline of Raymond Road and the centerline of South Whitney Way; then Westerly along the centerline of Raymond Road to the centerline of Prairie Road; thence Northerly along the centerline of Prairie Road to the point of intersection of the centerline of Loreen Drive, the centerline of Jacobs Way, and the centerline of Prairie Road; thence Easterly and Northerly along the centerline of Loreen Drive to the centerline Hammersley Road; thence Easterly along the centerline of Hammersley Road to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the point of beginning. Polling place at Meadowridge Library, 5726 Raymond Road.

(85) Ward 85. Beginning at the point of intersection of the centerline of Odana Road and the centerline of South Midvale Boulevard; thence Southerly along the centerline of South Midvale Boulevard to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Odana Road; thence Westerly along the centerline of Odana Road to the point of beginning.

And

Beginning at the point of intersection of the centerline of Glenway Street and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Midvale Boulevard; thence Southerly along the centerline of South Midvale Boulevard to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northeasterly along the centerline of said right-of-way to the centerline of Glenway Street; thence Northerly along the centerline of Glenway Street to the point of beginning. Polling place at Midvale Elementary School, 402 Caromar Drive.

(86) Ward 86. Beginning at the point of intersection of the centerline of South Midvale Boulevard and the centerline of Tokay Boulevard; thence Westerly along the centerline of Tokay Boulevard to the centerline of South Segoe Road; thence Southwesterly along the centerline of South Segoe Road to the centerline of Odana Road; thence Westerly along the centerline of Odana Road to the centerline of Whitney Way; thence Southerly along the centerline of Whitney Way to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly along the centerline of the West Beltline Highway to the centerline of the right-of-way of the State of Wisconsin for the Southwest Bike Path (formerly the right-of-way of the Wisconsin and Calumet Railroad); thence Northerly and Northeasterly along the centerline of said right-of-way to the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the point of beginning. Polling place at Sequoya Library, 4340 Tokay Boulevard.

(87) Ward 87. Beginning at the point of intersection of the centerline of South Midvale Boulevard and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the centerline of Odana Road; thence Easterly along the centerline of Odana Road to the centerline of South Segoe Road; thence Southeasterly along the centerline of South Segoe Road to the centerline of Tokay Boulevard; thence Easterly along the centerline of Tokay Boulevard to the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the point of beginning. Polling place at Covenant Presbyterian Church, 326 South Segoe Road.

(88) Ward 88. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of South Midvale Boulevard; thence Northerly along the centerline of South Midvale Boulevard to the centerline of Regent Street; thence Westerly along the centerline of Regent Street to the centerline of South Whitney Way; thence Southerly along the centerline of South Whitney Way to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Polling place at Covenant Presbyterian Church, 326 South Segoe Road.

(89) Ward 89. Beginning at a point in the limits line of the City of Madison and the Village of Shorewood Hills, said point being the point of intersection of the North line of Section 20, Town 7 North, Range 9 East, Dane County, Wisconsin, and the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southwesterly along the centerline of said right-of-way to the centerline of North Whitney Way; thence Southerly along the centerline of North Whitney Way to the centerline of Regent Street; thence Easterly along the centerline of Regent Street to the centerline of North Midvale Boulevard; thence Northerly along the centerline of North Midvale Boulevard and the Northerly prolongation of the centerline of North Midvale Boulevard to the South line of Section 17, Town 7 North, Range 9 East (also being the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along the limits line of the City of Madison and the Village of Shorewood Hills to the West line of Certified Survey Map 14232; thence N00°13'11"E, 480.35 feet, to a point of intersection with the southerly right-of-way line of the Wisconsin & Southern Railroad; thence Easterly along said southerly line, 535 feet, more or less, to the East line of the SW ¼ of said Section 17; thence Northerly along said East line, 90 feet, more or less, to a point of intersection with the northerly right-of-way line of the Wisconsin & Southern Railroad; thence Westerly along said northerly right-of-way line to the West line of the SE ¼ of the SW ¼ of Section 17, 1342 feet, more or less; thence Southerly along said quarter-quarter line to the South line of Section 17, 395 feet, more or less; thence Westerly along said South line, said section line also being the North line of Section 20, 1020 feet, more or less, to the Point of Beginning. Polling place at Mount Olive Lutheran Church, 110 North Whitney Way.

(90) Ward 90. Beginning at the point of intersection of the centerline of North Whitney Way and the centerline of Old Middleton Road; thence Westerly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly along the centerline of Old Sauk Road to the centerline of North Rosa Road; thence Southerly along the centerline of North Rosa Road to South Rosa Road; thence Southerly along the centerline of South Rosa Road to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the centerline of North Whitney Way; thence Northerly along the centerline of North Whitney Way to the point of beginning. Polling place at Wellspring United Methodist Church, 5702 South Hill Drive.

(91) Ward 91. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the Northeast right-of-way line of the Wisconsin & Southern Railroad and the Southeast line of Lot 36, Stonefield Meadows Plat, City of Middleton, Dane County, Wisconsin; thence Southwesterly along the Southwesterly prolongation of the Southeast line of Lot 36, said Stonefield Meadows Plat to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly to a point of intersection with the southerly prolongation of the Westerly right-of-way line of Craig Avenue; thence Southerly to the centerline of Old Middleton Road; thence Easterly along said centerline to the centerline of North Whitney Way; thence Northerly along said centerline, 90 feet, more or less, to a point of intersection with the centerline of the Wisconsin & Southern Railroad; thence Easterly along the centerline of said right-of-way to the point of intersection with the North line of Section

20, Town 7 North, Range 9 East, Dane County, Wisconsin (also the limits line of the City of Madison and the Village of Shorewood Hills); thence Westerly along said Section line to the southeast corner of the plat of Indian Hills, City of Madison, Dane County, Wisconsin; thence Northerly along the corporate limits of the City of Madison and Village of Shorewood Hills to the centerline of Lake Mendota Drive; thence Easterly along said centerline to the point of intersection of the southerly prolongation of the East line of Lot 12, Merrill Park subdivision; thence Northerly along the East line of Lot 12 and the limits line of the City of Madison and the Village of Shorewood Hills to the shoreline of Lake Mendota; thence Westerly, Northwesterly, Northerly, Northwesterly and Northerly along the shoreline of Lake Mendota to the South line of the plat of Oak Beach, City of Middleton, Dane County, Wisconsin, also the limits line of the City of Madison and the City of Middleton and the north line of Marshall Park; thence Westerly to the easterly right-of-way line of Allen Boulevard; thence Southerly, Easterly, and Southerly to the centerline of University Avenue; thence Northwesterly along said centerline to a point of intersection with the prolongation of the Northerly line of Lot 1, Certified Survey Map 3028; thence S45°49'00"W, 275 feet, more or less, to the southwesterly corner of said Lot 1; thence S44°29'00"E, 87 feet along the southerly line of said Lot 1; thence S42°34'00"W, 310 feet, more or less, to the centerline of Countryside Lane; thence Westerly along said centerline to the centerline of Old Middleton Road; thence Southeasterly along said centerline to a point of intersection with the northerly prolongation of the West line of the Lot 1 of Rough Lee Park, City of Madison, Dane County, Wisconsin; thence S00°44'38"W, 795.4 feet, more or less; thence S48°47'00"W, 226.97 feet to the southwestern corner of Outlot 2, Rough Lee Park, First Addition subdivision, said point also being said southernmost point of Lot 36 of Stonefield Meadows and the Point of Beginning. Polling place at Asbury United Methodist Church, 6101 University Avenue.

(92) Ward 92. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the Northeast right-of-way of the Wisconsin & Southern Railroad and the Southeast line of Lot 36, Stonefield Meadows Plat, City of Middleton, Dane County, Wisconsin; thence Southwesterly along the Southwesterly prolongation of the Southeast line of Lot 36, said Stonefield Meadows Plat to the centerline of the right-of-way of the Wisconsin & Southern Railroad; thence Southeasterly and Easterly along the centerline of said right-of-way to the centerline of North Whitney Way; thence Southerly along the centerline of North Whitney Way to the centerline of Old Middleton Road; thence Westerly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly and Northwesterly along the centerline of Old Sauk Road to the centerline of North Gammon Road; thence Northerly along the centerline of North Gammon Road to the North line of the Southwest ¼ of Section 13, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin and the limits line of the City of Madison and City of Middleton; thence Easterly, Northerly and Easterly along the limits line of the City of Madison and City of Middleton to the point of beginning. Polling place at Wellspring United Methodist Church, 5702 South Hill Drive.

(93) Ward 93. Beginning at the point of intersection of the centerline of North Rosa Road and Old Middleton Road; thence Northwesterly along the centerline of Old Middleton Road to the centerline of Old Sauk Road; thence Westerly and Northwesterly to the centerline of Everglade Drive; thence Southerly along the centerline of Everglade Drive to the centerline of Inner Drive; thence Southeasterly, Easterly, Southeasterly, and Southerly to the centerline of Mineral Point Road; thence Easterly to the centerline of South Rosa Road; thence Northerly to the centerline of North Rosa Road; thence Northerly to the point of beginning.

Excepting therefrom Ward 135.

Polling place at John Muir Elementary School, 6602 Inner Drive.

(94) Ward 94. Beginning at the point of intersection of the centerline of South Whitney Way and the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of Island Drive; thence Northerly, Westerly and Northerly along the centerline of Island Drive and the centerline of Inner Drive to the centerline of Everglade Drive; thence Northerly along the centerline of Everglade Drive to the centerline of Old Sauk Road; thence Northwesterly and Westerly along the centerline of Old Sauk Road to the centerline of North Gammon Road; thence Southerly along the centerline of North Gammon Road and the centerline of South Gammon Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 18); thence Easterly and Southeasterly along the centerline of the West Beltline Highway to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the point of beginning. Polling place at Oakwood Village University Woods, 6205 Mineral Point Road.

(95) Ward 95. Beginning at the point of intersection of the centerline of the West Beltline Highway (U.S. Highway 12 & 14) and the centerline of South Gammon Road; thence Southerly along the centerline of South Gammon Road to the centerline of Schroeder Road; thence Easterly along the centerline of Schroeder Road to the centerline of South Whitney Way; thence Northerly along the centerline of South Whitney Way to the centerline of the West Beltline Highway; thence Northwesterly and Westerly along the centerline of the West Beltline Highway to the point of beginning, excepting therefrom those portions of territories now in the Town of Middleton.

And

Beginning at the southwesterly corner of Lot 2, Certified Survey Map No. 5480; thence N88°46'15"E, 128.00 feet; thence N01°08'08"E, 250.34 feet; thence S88°46'15"W, 100.00 feet; thence S01°08'08"W, 50.40 feet; thence S88°46'15"W, 28.09 feet; thence S01°06'30"W, 199.94 feet to the point of beginning.

And

Part of the NW¼ of the SW¼ of Section 25 T7N, R8E, Town of Middleton, Dane County, Wisconsin being more fully described as follows: Commencing at the Southwest corner of said Section 25; thence N01°31'58"E, along the West line of the SW¼ said Section 25, 2005.75 feet; thence N89°11'42"E, along the centerline of Seybold Road, 59.71 feet to the point of beginning; thence N01°21'41"E, along the existing corporate boundary of the City of Madison and the East right-of-way line of South Gammon Road, previously described as being 60 feet east of and parallel with the West line of said Section 25, 215.67 feet to the Southerly right-of-way line of US Highway 12 and 14 as per State Highway Commission Project T04-2(34); thence N76°56'04"E, along said Southerly right-of-way line, 235.00 feet; thence S08°51'59"E, 237.76 feet to the North right-of-way line of Seybold Road per Document No. 1175891; thence S00°48'18"E, 30.00 feet to the centerline of Seybold Road; thence S89°11'42"W, along said centerline of Seybold Road, 271.13 feet to the point of beginning. Said parcel contains 61,025 square feet or 1.4009 acres. Polling place at Anana Elementary School, 6323 Woodington Way.

(96) Ward 96. Beginning at a point in the limits line of the City of Madison and the City of Middleton, said point being the point of intersection of the North line of the Southwest ¼ of Section 13, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, and the centerline of North Gammon Road; thence Southerly along the centerline of North Gammon Road to the centerline of Old Sauk Road; thence Southwesterly and Westerly along the centerline of Old Sauk Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the limits line of the City of Madison and the City of Middleton; thence Easterly, Northeasterly and Easterly along the limits line of the City of

Madison and City of Middleton to the point of beginning. Polling place at Alicia Ashman Library, 733 North High Point Road.

(97) Ward 97. Beginning at the point of intersection of the centerline of Hammersley Road and the centerline of South Whitney Way; thence Northerly, Northeasterly and Northerly along the centerline line of South Whitney Way to the centerline of Schroeder Road; thence Westerly along the centerline of Schroeder Road to the point of intersection with the Northerly prolongation of the East line of Lot 2, Certified Survey Map Number 862, City of Madison, Dane County, Wisconsin; thence Southerly along said Northerly prolongation and the East line of said Lot 2 and the Southerly prolongation of the East line of said Lot 2 to the centerline of McKenna Boulevard; thence Southeasterly along the centerline of McKenna Boulevard to the centerline of Hammersley Road; thence Northeasterly and Easterly along the centerline of Hammersley Road to the Point of Beginning, excluding therefrom the following described areas:

Land located in the NE¼ of the NE¼ of Section 36, T7N, R8E, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17, White Oaks, and the Point of Beginning; thence S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the Northwesterly line of Outlot 4 of White Oaks; thence S89°15'33"W, 140.42 feet along the North line of Outlot 3 of White Oaks; thence N00°52'52"E, 259.68 feet along the East line of Second Addition to Green Tree Hills; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the Point of Beginning; and

Land located in part of the NW ¼ of the NW ¼ of Section 31, T7N, R9E, Dane County, Wisconsin, described as follows: Beginning at the Northwest Corner of said Section 31; thence Southerly, 233 feet along the west line of the said NW ¼ of the NW ¼ to the Point of Beginning; thence Easterly, 189.75 feet parallel with the north line of the said NW ¼ of the NW ¼; thence Southerly, 200 feet, parallel with the west line of the said NW ¼ of the NW ¼; thence Westerly, 189.75 feet, parallel with the said north line of the NW ¼ of the NW ¼; thence Northerly, 200 feet, along the said west line of the NW ¼ of the NW ¼ to the Point of Beginning; and

Land located the NW ¼ of the NW ¼ of Section 31, T7N, R9E, Dane County, Wisconsin, (including right-of-way of Hampshire Place) more fully described as follows: Commencing at the Northwest Corner of said Section 31; thence Southerly 791 feet, more or less, along the west line of the said Northwest ¼ to the southwest corner of Kingsbury Addition, also being the Point of Beginning of this description; thence Easterly, along the south line of said Kingsbury Addition and its easterly extension thereof, 378.35 feet (recorded as 379.75 feet), more or less, to the intersection with the westerly most line of Sherwood Forest Subdivision; thence Southerly, along the said westerly most line of Sherwood Forest Subdivision, 60 feet, more or less; thence Easterly, 235.25 feet, more or less, (recorded as 230 feet) along the south line of Lot 1 of said Sherwood Forest Subdivision and its westerly extension thereof, to a bend point in said westerly side of said Sherwood Forest Subdivision; thence Southerly, along the westerly line of said Sherwood Forest Subdivision, 450 feet, more or less, to the intersection with the south line of the said NW ¼ of the NW ¼, also being the north line of Sunridge subdivision; thence Westerly, 613 feet, more or less, along the said South line of the NW ¼ of the NW ¼ to the intersection with the West line of the said NW ¼, also being the east line of White Oaks subdivision; thence Northerly, 510 feet, more or less, along the said West line of the NW ¼ to the Point of Beginning. Polling place at Anana Elementary School, 6323 Woodington Way.

(98) Ward 98. Beginning at a point in Mid Town Rd, said point being the point of intersection of the Northerly prolongation of the West line of Lot 1, Certified Survey Map 9644, also

being on the North line of Section 2, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin; thence Easterly along the North line of said Section 2, 1,200 feet more or less to point of intersection with the centerline of Raymond Road; thence Easterly along the centerline of Raymond Rd, 4,400 feet more or less to the point of intersection with the centerline of Prairie Rd; thence southerly along the centerline of Prairie Rd, 2,090 feet more or less to the point of intersection with the centerlines of Pilgrim Rd (to the west) and Monticello Way (to the east); thence easterly along the centerline of Monticello Way, 1,500 feet more or less to the point of intersection with the east line of the NE ¼ of Section 1, Town 6 North, Range 8 East; thence S 00°06'03" E along the east line of said NE ¼, 985 feet more or less to the point of intersection with the centerline of Williamsburg Way; thence westerly along the centerline of Williamsburg Way, 1,365 feet more or less to the point of intersection with centerlines of Pilgrim Rd and Putnam Rd; thence westerly along the centerline of Putnam Rd, 3,350 feet more or less to the point of intersection with the centerline of McKenna Blvd; thence southwesterly along the centerline of McKenna Blvd, 610 feet more or less to the point of intersection with the centerline of Lancaster Ln; thence northwesterly and westerly along the centerline of Lancaster Ln, 725 feet more or less to the point of intersection with the centerline of Muir Field Rd; thence northerly and northwesterly along the centerline of Muir Field Rd, 3,200 feet to the point of intersection with the centerline of Raymond Rd; thence southwesterly along the centerline of Raymond Rd, 550 feet more or less to the point of intersection with the southerly prolongation of the west line of CSM 9644; thence N 00°06'12" W, along said southerly prolongation, the actual west line of CSM 9644 and the northerly prolongation thereof, 650 feet more or less to a point in Mid Town Rd, said point being the point of intersection of the Northerly prolongation of the West line of Lot 1, Certified Survey Map 9644, City of Madison, Dane County, Wisconsin, and the North line of Section 2 and the point of beginning. Polling place at Huegel Elementary School, 2601 Prairie Road.

(99) Ward 99. Beginning at the point of intersection of the centerline of McKenna Boulevard and the centerline of Raymond Road; thence Easterly along the centerline of Raymond Road 2,185 feet more or less to the point of intersection with centerline of Prairie Rd; thence northerly along the centerline of Prairie Rd, 1,775 feet more or less to intersection with the Jacobs Way and Loreen Dr centerlines; thence easterly and northerly along the centerline of Loreen Dr, 1,175 feet more or less to the point of intersection with centerline of Hammersley Road; thence westerly and southwesterly along the centerline of Hammersley Road, 3,400 feet more or less to the centerline of McKenna Boulevard; thence Southeasterly and Southerly along the centerline of McKenna Boulevard, 2,715 feet more or less to the centerline of Raymond Rd and point of beginning. Polling place at Meadowridge Library, 5726 Raymond Road.

(100) Ward 100. Beginning at the point of intersection of the centerline of South Gammon Road and the centerline of Schroeder Road; thence Easterly along the centerline of Schroeder Road to the point of intersection with the Northerly prolongation of the East line of Lot 2, Certified Survey Map Number 862, City of Madison, Dane County, Wisconsin; thence Southerly along said Northerly prolongation and the East line of said Lot 2 and the Southerly prolongation of the East line of said Lot 2 to the centerline of McKenna Boulevard; thence Northwesterly and Northerly along the centerline of McKenna Boulevard and the centerline of South Gammon Road to the point of beginning. Polling place at Park Edge Park Ridge Neighborhood Employment Center, 1233 McKenna Boulevard.

(101) Ward 101. Beginning at the point of intersection of the centerline of Raymond Road and the centerline of McKenna Boulevard; thence Northerly along the centerline of McKenna Boulevard to the centerline of New Washburn Way; thence Westerly along the centerline of New Washburn Way to the centerline of South High Point Road; thence Southerly

along the centerline of South High Point Road to the North line of Section 2, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, also being the approximate centerline of Mid Town Road; thence Easterly along the North line of said Section 2 and the North line of Section 1, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, and becoming the approximate centerline of Raymond Road, to the point of beginning. Excepting therefrom the four (4) remaining Town of Middleton islands described as follows:

All of Lot 1, CSM 1949, being a part of the E½ of the NW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, excluding the right-of-way of South High Point Road, which was annexed to the City of Madison.

And

Part of the E½ of the SE¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of said Section 35; thence N 88°39'24" E, 1334.33 feet along the south line of the said SE ¼ of Section 35 (also noted as S 88°37'30" W per McKee Annexation, City of Madison Ordinance #13005) to the intersection with the easterly right-of-way of South Gammon Road and the Point of Beginning of this description, said point lying S 88°39'24" W, 1291.74 feet from the Northeast Corner of Section 2, T6N, R8E; thence N 00°04'15" W, 33.01 feet along the said easterly right-of-way of South Gammon Road; thence Northerly, 1287 feet, more or less, along the said easterly right-of-way of South Gammon Road to the intersection with the North line of the South ½ of the said SE ¼ of Section 35; thence Northerly and Northeasterly along the Easterly and Southeasterly right-of-way line of South Gammon Road as located before vacation, to its point of intersection with the East line of the property described in Volume 1016 of Records on Page 553 in the Dane County Register of Deeds Office, said East property line also being the line that bears North from a point on the South line of the Northeast ¼ of the Southeast ¼ of said Section 35 that is 529.98 feet East of the center line of South Gammon Road, measured along the South line of the North ½ of the Southeast ¼ of said Section 35; thence South 501.60 feet along the said East property line of the last mentioned property and its Southerly prolongation to the North line of the Southeast ¼ of the Southeast ¼ of said Section 35; thence South 88°43'02" West, 43.00 feet, more or less, along the North line of the Southeast ¼ of the Southeast ¼ of said Section 35 to the Westerly line of the property acquired by the City of Madison for Elver Park, as described in Volume 65 of Records on Page 162 in the Dane County Register of Deeds Office; thence South 00°56'38" West, 850.79 feet along the said West line of the property acquired by the City of Madison for Elver Park to a point that is 470.79 feet North of the South line of the Southeast ¼ of said Section 35, measured along the Southerly prolongation of the last described East line of Elver Park; thence North 88°37'20" East, 380.95 feet; thence South 01°23'00" East, 377.79 feet to a point that is 50.00 feet North of the South line of the Southeast ¼ of said Section 35; thence South 88°37'31" West, 199.46 feet along a line that is parallel to and 50.00 feet North of the South line of the Southeast ¼ of said Section 35; thence South 56°07'22" West (previously recorded as South 56°07'31" West), along a line that is parallel with and 50.00 feet Northwesterly of, measured at right angles to, the center line of Raymond Road, 100 feet, more or less, to the North line of the Northeast ¼ of Section 2, Town 6 North, Range 8 East; thence S 88°37'30" W along said North line, 578.38 feet, to the Point of Beginning.

And

Part of the SE¼ of the SW¼ of Section 35 and the SW¼ of the SE¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of said Section 35; thence S 88°30'53" W, 217.82 feet along the south line of the SE ¼ of the SW ¼ of Section 35;

thence N 00°08'28" W, 33 feet to the intersection with the northerly right-of-way of Mid Town Road and the Point of Beginning of this description; thence N00°08'28"W, 1290.49 feet to the Northeast corner of Lot 2 of Certified Survey No. 5020; thence North 88°31'30" East, 239.37 feet, along the South line of Lot 4, Certified Survey Map No. 2664, to the Southeast corner thereof; thence continue Easterly along the South line of the Northwest ¼ of the Southeast ¼ of said Section 35, 1275 feet, more or less, to its point of intersection with the Westerly right-of-way line of South Gammon Road; thence Southerly, 1287 feet, more or less, along the said westerly right-of-way of South Gammon Road to the intersection with the north right-of-way of Mid Town Road; thence Westerly 1487 feet, more or less, along the north right-of-way of Mid Town Road, being 33 feet north of and parallel with the south lines of the said SE ¼ of the SW ¼ and SW ¼ of the SE ¼ of Section 35, to the Point of Beginning.

And

Lot 2, CSM 7007 and parts of Lots 1 & 2, CSM 5020, located in part of the SE¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 35; thence N 88°54'11" E, along the South line of the said SW ¼, 1515.76 feet; thence N 01°17'46" E, 659.59 feet; thence N 88°54'11" E, 0.97 feet, to a point in the southerly line of Lot 1, CSM 5020 also being the Point of Beginning; thence N88°30'52"E, along the said southerly line, 303 feet, more or less, to the Southeast corner thereof; thence N05°54'46"E, 355.75 feet; thence N07°00'06"W, 62.67 feet; thence N30°17'03"W, 77.91 feet; thence N01°05'17"W, 114.46 feet to the Northeast corner of said Lot 1; thence N00°54'04"E, 66.06 feet to the North line of Lot 2, CSM 5020, also being the South line of the Valley Ridge Plat; thence S88°31'52"W, 447.31 feet along said North line, to the Easterly right-of-way line of South High Point Road; thence S 01°02'18" W, 455.50 feet along the said easterly right-of-way of South High Point Road and the Westerly line of Lots 1 and 2, CSM 5020; thence N 88°30'53" E, 7 feet, more or less along the said easterly right-of-way of said South High Point Road to the Northwest Corner of Lot 2, CSM 7007; thence S 00°53'22" W, along the said easterly right-of-way of South High Point Road, 124.21 feet, to the Southwest Corner of said Lot 2; thence S 88°42'56" E, along the South line of said Lot 2, 158.82 feet, to the Southeast corner thereof; thence S 01°16'13" W, along the East line of Lot 1, CSM 7007, 84.70 feet, to the Point of Beginning.

Excepting therefrom Wards 120, 142, and 160.

Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(102) Ward 102. Beginning at the point of intersection of the centerlines of South High Point Road and New Washburn Way; thence northeasterly, easterly and southeasterly along the centerline of New Washburn way, 4,235 feet more or less to the point of intersection with the centerlines of McKenna Blvd and S Gammon Rd; thence northeasterly and northerly along the centerline of S Gammon Rd, 2,560 feet more or less to the centerline of Watts Rd; thence westerly along the centerline of Watts Rd, 3,300 feet more or less to point of intersection with northerly prolongation of the centerline of private High Point Oaks Ln; thence southwesterly, northwesterly and westerly along the centerline of private High Point Oaks Ln, 915 feet more or less to the point of intersection with the centerline of S High Point Rd; thence southerly along the centerline of S High Point Rd, 1,490 feet more or less to the point of beginning. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(103) Ward 103. Beginning at the point of intersection of the centerline of McKee Road and the Southerly prolongation of the East line of Prairie Hills Replat; thence Northerly along the said Southerly prolongation and East line and the East line of Prairie Hills Addition to Meadowood Plat to the Northerly line thereof; thence Westerly, Northwesterly,

Southwesterly, Northwesterly and Westerly along the said Northerly line of Prairie Hills Addition to Meadowood Plat to the Easterly line of Maple Grove First Addition Plat; thence Northerly along the said Easterly Plat line to the Northerly line thereof; thence Westerly along said Northerly line of Maple Grove First Addition Plat to the Easterly line of Maple Grove Plat; thence Northerly along the said Easterly Plat line to the centerline of Putnam Road; thence Westerly along the centerline of Putnam Road to the centerline of McKenna Boulevard; thence Southwesterly along the centerline of McKenna Boulevard to the centerline of Lancaster Lane; thence Westerly along the centerline of Lancaster Lane to the centerline of Muir Field Road; thence Southwesterly along the centerline of Muir Field Road to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the point of beginning. Polling place at Chapel Valley Church, 3102 Prairie Road.

(104) Ward 104. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the Northerly prolongation of the East line of Fieldstone Heights Plat; thence Southerly along said Northerly prolongation and East Plat line, the East line of Replat No. 2 Fieldstone Addition to Meadowood Plat and the East line of Quarry Cove Plat to the South line thereof; thence Westerly along said South line of Quarry Cove Plat to the East line of Daniel Addition to Sandstone Ridge Plat; thence Southerly along said East Plat line to the South line thereof; thence Westerly along said South line of Daniel Addition to Sandstone Ridge Plat to the East line of Apple Ridge Plat; thence Southerly along the said East Plat line and its Southerly prolongation to the centerline of Nesbitt Road; thence Southwesterly along the centerline Nesbitt Road to the East line of Nesbitt Valley Plat; thence Southerly along said East Plat line to the South line thereof; thence Easterly along the Easterly prolongation of said South line of Nesbitt Valley Plat to the West line of CSM 13856; thence Southerly along said West CSM line and its Southerly prolongation to the Northwesterly right-of-way line of US Highway 18 & 151; thence Southwesterly along the Northwesterly right-of-way line of US Highway 18 & 151 to the East line of the NW ¼ of the NW ¼ of Section 13, T6N, R8E; thence Northerly along said East line of the NW ¼ of the NW ¼ to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 3236776); thence Northwesterly, Southwesterly, Southwesterly (this course being parallel to and 60 feet Southeast of, measured at right angles to, the centerline of Maple Grove Drive) and Northwesterly along said limits line to the centerline of Maple Grove Drive; thence Northeasterly and Northerly along the centerline of Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(105) Ward 105. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of East Pass; thence Westerly and Southwesterly along the centerline of East Pass to the Westerly prolongation of the South line of Outlot 11, Heather Glen Addition to the Crossing Plat; thence Easterly along said Westerly prolongation and South Outlot line to the Westerly line thereof; thence Southerly along said Westerly Outlot line and its Southerly prolongation to the Southerly right-of-way line of Cross Country Road; thence Easterly along the Southerly right-of-way line of Cross Country Road to West line of the NW ¼ of Section 13, T6N, R8E; thence Northerly along said West line to the North line thereof; thence Easterly along the said North line to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 5407865); thence Southwesterly and Southeasterly along said limits line to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 3236776); thence Southwesterly, Southeasterly, Southwesterly (this course being parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Maple Grove Drive) and Southeasterly along said limits line to the centerline of Maple Grove

Drive; thence Northeasterly and Northerly along the centerline of Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(106) Ward 106. Beginning at the point of intersection of the centerline of Maple Grove Drive and the centerline of East Pass; thence Westerly and Southwesterly along the centerline of East Pass to the Westerly prolongation of the South line of Outlot 11, Heather Glen Addition to the Crossing Plat; thence Easterly along said Westerly prolongation to the Easterly right-of-way of East Pass; thence Southerly along the Easterly right-of-way of East Pass and its Southerly prolongation to the South right-of-way of Cross Country Road; thence Westerly along the South right-of-way of Cross Country Road to the West line of Heather Glen Addition to the Crossing Plat; thence Northerly along the said West Plat line and the West line of The Crossing Plat to the South line of the NW ¼ of Section 11, T6N, R8E; thence Westerly along the said South line to the West line thereof; thence Northerly along the said West line of the NW ¼ to a line that is parallel to and 295.18 feet South of as measured perpendicular to the North line of the said NW ¼; thence Easterly along said parallel line to a line that is parallel to and 295.18 feet East of as measured perpendicular to the West line of the said NW ¼; thence Northerly along said parallel line and its Northerly prolongation to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the centerline of Maple Grove Drive; thence Southerly along the centerline of Maple Grove Drive to the point of beginning. Polling place at Chavez Elementary School, 3502 Maple Grove Drive.

(107) Ward 107. Beginning at the point of intersection of the centerline of McKee Road and the centerline of Muir Field Road; thence Northeasterly along the centerline of Muir Field Road to the centerline of Raymond Road; thence Southwesterly along the centerline of Raymond Road to the Southerly prolongation of the Westerly line of CSM 9644; thence Northerly along said Southerly prolongation and Westerly line to a line that is parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Raymond Road also being the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2349036); thence Southwesterly along said limits line to the Northeasterly line of Lot 2, CSM 8021; thence Northwesterly along the Northeast line of said Lot 2 to the Northerly line thereof; thence Westerly along said Northerly line to the Southwesterly line thereof; thence Southeasterly along said Southwesterly line to line that is parallel to and 60 feet Northwest of, measured at right angles to, the centerline of Raymond Road also being the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2349036); thence Southwesterly along said limits line to East line of the Wolfe Addition to Hawk's Creek Plat; thence Southerly along the said East Plat line and its Southerly prolongation to the centerline of Raymond Road; thence Southwesterly along the centerline of Raymond Rd to the Northerly prolongation of the West line of CSM 12283; thence Southerly along said Northerly prolongation and West line of CSM and its Southerly prolongation to the centerline of McKee Road; thence Easterly along the centerline of McKee Road to the point of beginning. Polling place at Point of Grace Church, 7026 Raymond Road.

(108) Ward 108. Beginning at the point of intersection of the centerline of South Gammon Road and the centerline of Watts Road; thence Westerly along the centerline of Watts Road to the point of intersection with the northerly prolongation of the centerline of private High Point Oaks Lane; thence southwesterly, northwesterly and westerly along the centerline of private High Point Oaks Lane, 915 feet more or less to the point of intersection with the centerline of South High Point Road; thence northerly along the centerline of South High Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly and Easterly along the centerline of the West Beltline Highway (U.S. Highway 12 & 14) to the centerline of South Gammon Road;

thence Southerly along the centerline of South Gammon Road to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive.

(109) Ward 109. Beginning at the point of intersection of the centerline of South Pleasant View Road with the Westerly prolongation of the South line of Westview Hills Plat (previously CSM 5539); thence Easterly along the said Westerly prolongation and South line to the East line thereof; thence Northerly, 395.07 feet, along the East line of said Plat (CSM) to the corporate limits line of the City of Madison (per City of Madison annexation found in Dane Co. Register of Deeds Document No. 2804371); thence Easterly along said limits line to the centerline of South High Point Road; thence Northerly along the centerline of South High Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northwesterly along the centerline of the West Beltline Highway (U.S. Highway 12 & 14) to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of South Pleasant View Road; thence Southerly and Southeasterly along the centerline of South Pleasant View Road to the point of beginning. Excepting therefrom the two (2) remaining Town of Middleton islands described as follows:

Part of the SE¼ of Section 27 and the SW¼ of the SW¼ of Section 26, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter corner of Section 34, T07N R08E: thence N88°35'53"E, 191.1 feet, more or less, along the North line of said Section 34 and Certified Survey Map No. 5539 (previously recorded as North 89°13'26" East), to the Southeasterly right-of-way of County Trunk Highway M, being parallel with and 60 feet southeasterly of the reference line of County Trunk Highway M (Dane County Project 1204), also being the Point of Beginning of this description; thence N88°35'53"E, 1548.5 feet, more or less, along the North line of said Section 34 and Certified Survey Map No. 5539 (previously recorded as North 89°13'26" East) to the West right-of-way line of Landmark Trail; thence N02°41'51"W, 210.00 feet, more or less, along the West right-of-way line of Landmark Trail to the North right-of-way of Applewood Drive; thence N88°35'53"E, 66.00 feet along the North right-of-way of Applewood Drive to the East right-of-way line of Landmark Trail; thence S02°41'51"E, 210.00 feet, more or less, along the East line of Landmark Trail to the North line of said Section 34; thence N88°35'53"E, 819.84 feet along the North line of said Section 34 to the Southwest corner of said Section 26, thence N00°22'56"E, 521.99 feet along the West line of Section 26, to the South line of the property described in Document #1760210 in the Dane County Registry; thence N88°29'20"E, 320.00 feet on the South line of the properties described in said Document #1760210 and Document #2198560, to the Southeast corner of said property described in Document #2198560 in the Dane County Registry; thence N00°22'56"E, 132.25 feet to the Northeast corner of said property; thence S88°26'52"W, 320.00 feet on the North line of said properties described in Document #1760210 and Document #2198560 to a point on the West line of Section 26, being also the Southwest corner of CSM 8220; thence Northerly along said West line, 660 feet, more or less, to the North line of the Applewood Hill plat; thence S87°55'01"W, along the North line of said Applewood Hill plat, 1316.23 feet to the West line of the Northeast ¼ of the Southeast ¼ of Section 27; thence S 88°28'01" W, along the North line of said Applewood Hill, 415.68 feet to the Northwest corner thereof; thence Southwesterly along the said southeasterly right-of-way of County Trunk Highway M and the Northwest line of said plat of Applewood Hill, 489.02 feet along the arc of a curve to the right having a radius of 11,400 feet, a central angle of 2°27'28" and a long chord bearing S 26°18'01" W, to the Southwest corner of said plat of Applewood Hill; thence Southwesterly, 1015.1 feet along the said southeasterly right-of-way of County Trunk Highway M, being parallel with and 60 feet southeasterly of said reference line, to the intersection with the North line of the NE ¼ of said Section 34, and the point of beginning.

And

Part of the NW ¼ of the NW ¼, and part of the SW ¼ of the NW ¼, Section 26, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of said Section 26 marked by a brass capped monument; thence along the west line of said Section 26 S00°45'28"W for a distance of 329.59 feet to an iron rod on the westerly right-of-way line of U.S. Highway 12 & 14, the point of beginning. thence along said westerly right-of-way line as follows: S27°01'23"E for a distance of 104.16 feet to an iron rod; along a curve to the left having an arc length of 249.85 feet, a radius of 7669.44 feet and being subtended by a chord bearing S27°57'23"E for a distance of 249.83 feet to an iron rod; S63°14'41"W for a distance of 14.46 feet to an iron pipe and along a curve to the left having an arc length of 798.48 feet, a radius of 3939.80 feet and being subtended by a chord bearing S32°33'44"E for a distance of 797.11 feet to an iron rod at the northeast corner of Lot 2 of Certified Survey Map No. 11993 on an agreement line recorded in Document No. 5238575; thence along said agreement line and the north line of Lot 1 and Lot 2 of said Certified Survey Map No. 11993, S88°15'24"W for a distance of 594.19 feet to the northwest corner of said Lot 1 marked by an iron rod on the easterly right-of-way line of Commerce Drive; thence leaving said agreement line along said easterly right-of-way line also being the west line of Section 26, N00°45'28"E for a distance of 611.97 feet to an iron pipe; thence leaving said easterly right-of-way line along the west line of Section 26 N00°45'28"E for a distance of 356.96 feet to an iron rod on the westerly right-of-way line of U.S. Highway 12 & 14; thence along said westerly right-of-way line and the west line of Section 26 N00°45'28"E for a distance of 41.03 feet to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive.

(110) Ward 110. Beginning at the point of intersection of the centerline of South Pleasant View Road (County Highway M) and the centerline of Mid Town Road; thence Northerly along the centerline of South Pleasant View Road to the Westerly prolongation of the South line of Westview Hills Plat; thence Easterly along said Westerly prolongation to the Easterly right-of-way of South Pleasant View Road (County Highway M); thence Southerly along the Easterly right-of-way of South Pleasant View Road (County Highway M) to the North line of Springs at Pleasant View Plat; thence Easterly along the North lines of Springs at Pleasant View Plat, Mid Town Commons Plat and Valley Ridge Plat to the centerline of South High Point Road; thence Southerly along the centerline of South High Point Road to the centerline of Mid Town Road; thence Westerly along the centerline of Mid Town Road to the point of beginning. Excepting therefrom the three (3) remaining Town of Middleton islands described as follows:

Part of the West ½ of the Southeast ¼ of Section 34, Town 7 North, Range 8 East, Township of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of said Section 34; thence N 88°54'09" E, 118.21 feet along the South line of the said SE ¼ of Section 34; thence N 01°05'51" W, 33 feet to the northerly right-of-way of Mid Town Road and the Point of Beginning of this description; thence N45°02'14"W, 92.86 feet to the East right-of-way line of County Trunk Highway M, which is 50 feet East of the North - South ¼ line of Section 34; thence along said right-of-way line N01°03'03"E, 781.29 feet; thence S88°56'57"E, 17.70 feet; thence N52°04'14"E, 316.09 feet; thence N55°44'06"E, 289.59 feet; thence N68°32'06 "E, 649.23 feet; thence N18°02'05"E, 358.47 feet; thence N72°56'17"E, 64.13 feet to the West line of the Northeast ¼ of the Southeast ¼ of Section 34; thence along said West line, S01°01'41"W, 68.58 feet; thence S01°03'16"W, 419.30 feet, along said West line, to the Southwest corner of said Northeast ¼ of the Southeast ¼; thence S01°04'24"W, 1,060.99 feet, along the West line of the Southeast ¼ of the Southeast ¼ of said Section 34, to the North line of Lot 1, of Certified Survey Map number 7192; thence N88°52'22"E, 141.62 feet, along the North line of Lot 1 of said Certified Survey Map

number 7192, to the Northeast corner thereof; thence S01°01'28"W, 230.02 feet, along the East line of said Lot 1, to the Southeast corner of said lot and the Northerly right-of-way of Mid Town Road; thence S88°52'22"W, 190.00 feet, along said Northerly right-of-way and the Southerly line of said Lot 1, to the Southwest corner of said lot; thence N01°01'28"E, 27.02 feet, along the West line of said Lot 1 of Certified Survey Map number 7192, to the Southeast corner of Lot 1 of Certified Survey Map number 2086; thence S88°52'22"W, 166.12 feet, along the Northerly right-of-way of Mid Town road and the Southerly line of Lot 1, Certified Survey Map number 2086, to the Southwest corner thereof; thence S01°01'28"W, 27.0 feet, along the Southerly extension of the Westerly line of Lot 1 Certified Survey Map number 2086, to the Northerly right-of-way of Mid Town Road; thence Westerly, 984 feet, more or less, along the said northerly right-of-way of Mid Town Road being 33 feet north of and parallel with the said South line of the SE ¼ of Section 34, to the point of beginning.

And

Lot 2, Certified Survey Map No. 682, located in part of the SW¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin.

And

Part of the SW¼ of the SW¼ of Section 35, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 35; thence N01°01'35"E, 768.07 feet along the west line of the said SW¼ of Section 35; thence N88°30'53"E, 973.98 feet to the Point of Beginning; thence continuing N88°30'53"E, 309.47 feet to the west right-of-way line of South High Point Road; thence N00°54'28"E, 490.66 feet along said west right-of-way line, being parallel to and 33 feet from, measured at right angles to, the west line of the SE¼ of the SW¼ of said Section 35; thence S88°31'31"W, 309.47 feet; thence S00°54'28"W, 490.71 feet to the point of beginning.

Excepting therefrom Ward 138.

Polling place at Coventry Village, 7707 North Brookline Drive.

(111) Ward 111. Beginning at the point of intersection of the centerline of South Pleasant View Road (County Highway M) and the centerline of Mid Town Road; thence Southerly along the centerline of South Pleasant View Road (County Highway M) to the Westerly prolongation of the South right-of-way line of Flagstone Drive; thence Easterly along the Westerly prolongation and South right-of-way line of Flagstone Drive and its Easterly prolongation to the Northerly prolongation of the Westerly line of Document No. 3249567 (transferring lands to Dane Co. for Park); thence Southerly along the Northerly prolongation and Westerly line of Document No. 3249567 to the Westerly prolongation of the South line of Stone Crest Estates Plat; thence Easterly along the Westerly prolongation and the South line of Stone Crest Estates Plat to the Westerly line of the Second Addition to Hawk's Creek Plat; thence Southerly along the Westerly line of the Second Addition to Hawk's Creek Plat to the Southerly line thereof; thence Easterly along the Southerly line of the Second Addition to Hawk's Creek Plat and the Southerly line of the Wolfe Addition to Hawk's Creek Plat with its Easterly prolongation to the centerline of Raymond Road; thence Northeasterly along the centerline of Raymond Rd to the Southerly prolongation of the East line of the Wolfe Addition to Hawk's Creek Plat; thence Northerly along the Southerly prolongation and East line of the Wolfe Addition to Hawk's Creek Plat to a Northerly Plat line thereof; thence Westerly along said Northerly Plat line to a Easterly Plat line thereof; thence Northerly along said Easterly Plat line and the East line of the First Addition to Hawk's Creek Plat to a Northerly line thereof; thence Westerly along said Northerly Plat line and Northerly line of Red Granite Addition to Hawk's Creek Plat to the Easterly right-of-way of Bedner Road; thence Northerly along the Easterly right-of-way of Bedner Road to the Northerly line of the First Addition to

Hawk's Creek Plat; thence Westerly along the said Northerly Plat line to the centerline of Jeffy Trail; thence Southerly along the centerline of Jeffy Trail to the Northerly line of Hawk's Creek Plat; thence Westerly, Northerly and Southwesterly along the Northerly line of Hawk's Creek Plat to the Easterly line of Stone Crest Estates Plat; thence Northerly along the Easterly line of Stone Crest Estates Plat to the South line of CSM 11884; thence Easterly along the South line of CSM 11884 and its Easterly prolongation the East right-of-way of Jeffy Trail; thence Northerly along the East right-of-way of Jeffy Trail to the South right-of-way of Mid Town Road; thence Easterly along the South right-of-way of Mid Town Road to the Southerly prolongation of the centerline of High Point Road; thence Northerly along the Southerly prolongation of the centerline of High Point Road to the centerline of Mid Town Road; thence Westerly along the centerline of Mid Town Road to the point of beginning. Excepting therefrom the two (2) remaining Town of Verona islands described as follows:

Part of the NW¼ of the NE¼ of Section 3, T06N R08E, Town of Verona, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter Corner of Section 34, T07N R08E; thence N 88°54'35" E, along the South line of the said SE ¼ of Section 34, 577.12 feet, to the Northwest corner of CSM 952; thence S 01°21'40" W, along the West line of said CSM, 33 feet, more or less, to a point on a line that is 33 feet South of, as measured by right angles to, the South line of said Section 34, and being the point of beginning; thence continuing S 01°21'40" W, along said West line, 181 feet, more or less, to a point on the North line of Stone Crest Estates; thence S 88°54'14" W, along the said North line, 531.96 feet, to the Northwest corner of said Stone Crest Estates and the Easterly right-of-way of County Trunk Highway M; thence Northerly, and Northeasterly, along said Easterly right-of-way, to the South right-of-way of Mid Town Road, which is 33 feet south of, as measured by right angles to, the South line of said Section 34; thence Easterly, along said South right-of-way, to the point of beginning.

And

Lots 1 and 2, CSM 952, located in part of the NW¼ of the NE¼ of Section 3, T06N R08E, Town of Verona, Dane County, Wisconsin. Polling place at Point of Grace Church, 7026 Raymond Road.

(112) Ward 112. Beginning at the point of intersection of the centerline of McKee Road (County Highway PD) and the centerline of South Pleasant View Road (County Highway M); thence Northerly along the centerline of South Pleasant View Road (County Highway M) to the centerline of Mid Town Rd; thence westerly along the centerline of Mid Town Rd 5,300 feet more or less to the North ¼ corner of Section 4, T6N, R8E, also being near the intersection with centerline of Red Tail Dr (north) and Woods Rd (south) and the Northeast corner of Hawks Valley plat; thence continuing westerly along the north line of said Hawks Valley plat, 1,267.67 feet to the Northwest corner thereof; thence S 01°08'27" W, along the west line of said Hawks Valley plat, 1,1147.41 feet to the Southwest corner thereof; thence S 87°44'58" E, along the south line of said Hawks Valley plat, 1,279.60 feet to the west right-of-way line of Woods Rd; thence Southerly along said west right-of-way line to the point of intersection with the North line of the NE ¼ of the SW ¼ of Section 4, T6N R8E; thence Westerly along the said North line to the West line thereof; thence southerly along said West line to the South line thereof; thence Easterly along said South line to the westerly right-of-way of Woods Road; thence Southerly along the Westerly right-of-way of Woods Road to the North line of the NE ¼ of the SW ¼ of Section 4, T6N R8E; thence Westerly along the said North line to the West line thereof; thence Southerly along said West line to the South line thereof; thence Easterly along said South line to the Westerly right-of-way of Woods Road; thence Southerly along the Westerly right-of-way of Woods Road to the Westerly prolongation of the North line of the South ½ of the SW ¼ of the SE ¼ of Section 4, T6N R8E; thence Easterly along the Westerly prolongation and North line of the South ½ of the SW ¼ of

the SE ¼ said Section 4 to the East line thereof; thence Southerly along the East line of said South ½ of the SW ¼ of the SE ¼ to the centerline of McKee Road (County Highway PD); thence easterly along the centerline of McKee Road (County Highway PD) 3,950 feet more or less to the point of beginning. Polling place at Olson Elementary School, 801 Redan Drive.

(113) Ward 113. Beginning at the point of intersection of the centerline of Valley View Rd with the northerly prolongation of the Westerly right-of-way line of Sugar Maple Lane, also being the northerly prolongation of the East line of Lot 2, CSM 5835; thence southerly, 1259.75 feet along said right-of-way and East line to the point of intersection with the North line of Lot 1, CSM 934; thence S05°42'30"W, 180.95 feet along said right-of-way to the South line of said Lot 1; thence S89°26'30"W, along the South line of Lot 1, CSM 934, 445.93 feet to the Southwest corner of said Lot 1; thence N01°40'30"E, along the West line of said Lot 1, 180.00 feet to the Northwest corner thereof; thence S89°55'49"W, 814.23 feet to the West line of the Northwest ¼ of Section 33, Town 7 North, Range 8 East, also being the Northeast corner of the Southeast ¼ of the Northeast ¼ of Section 32, T7N R8E; thence S89°38'46"W, 1,316.12 feet along the North line of the Southeast ¼ of the Northeast ¼ of said Section 32 to the Northwest corner thereof, on the center line of Meadow Road; thence S01°57'20"W, 1,320.48 feet along the West line of the Southeast ¼ of the Northeast ¼ of said Section 32 and the center line of Meadow Road, to the Southwest corner of the Southeast ¼ of the Northeast ¼ of said Section 32, being also the Northwest corner of CSM 8514; thence N89°53'12"E, 503.01 feet along the North line of CSM 8514 to the Northeast corner of CSM 8514; thence S02°04'16"W, 600.84 feet along the East line of CSM 8514 to the Southeast corner of CSM 8514; thence N87°56'21"W, 150.80 feet along the South line of CSM 8514 to the Northeast corner of CSM 4519; thence S02°06'29"W, 350.21 feet along the East line of CSM 4519 to the Southeast corner of CSM 4519; thence N87°56'12"W, 348.86 feet along the South line of CSM 4519 to the Southwest corner of CSM 4519, on the West line of the Northeast ¼ of the Southeast ¼ of said Section 32, on the center line of Meadow Road; thence S01°54'11"W, 397.64 feet along the West line of the Northeast ¼ of the Southeast ¼ of said Section 32 and the center line of Meadow Road, to the Southwest corner of the Northeast ¼ of the Southeast ¼ of said Section 32; thence N89°41'22"E, along the South line of the said Northeast ¼ of the Southeast ¼, 983 feet, more or less, to a line parallel to and 330 feet West of the East line of said Section 32; thence along said line S01°32'51"W, 1325 feet more or less to the approximate centerline of Mid Town Road; thence easterly along the centerline of Mid Town Rd, 7,900 ft more or less to the point of intersection with centerline of S Pleasant View Rd; thence northerly along the centerline of S Pleasant View Rd, 5,300 ft more or less to the point of intersection with the centerline of Valley View Rd; thence westerly along centerline of said Valley View Rd, 6,550 feet more or less to the point of intersection with the northerly prolongation of the Westerly right-of-way line of Sugar Maple Lane, also being the northerly prolongation of the East line of Lot 2, CSM 5835 and point of beginning. Excepting therefrom the Town of Middleton lands described as follows:

Part of the East ½ of the NW¼ and the West ½ of the NE¼ of Section 33, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter-corner of Section 33, T07N R08E, located in the intersection of Valley View Rd and South Point Rd; thence S00°11'40"W along the north-south ¼-line of Section 33, 33 feet, more or less, to the Southerly right-of-way line of Valley View Road, and the Point of Beginning of this description; thence Easterly along said right-of-way, being 33 feet south of and parallel with the North line of said Section 33, 172 feet, more or less; to the northwest corner of lands annexed to the City of Madison as part of the "Holley Attachment" (City Engineering Project No. 53W0049, Year 2005); thence S01°49'54"W, 1291.16 feet (recorded as S01°50'16"W on Grenlie

survey map No. 3135-L and as S01°37'W in Document No. 3868161, Dane County Registry) along the existing city limits line to the South line of the Northwest Quarter of the Northeast Quarter of Section 33; thence N89°55'27"E, 479.07 feet along said South line to the Northwest corner of Lot 317, Hawk's Landing Golf Club; thence S01°14'24"W, 1323.41 feet to the East - West ¼ line of Section 33, T7N R8E; thence along said ¼ line of Section 33, S89°23'50"W, 648.36 feet to the North - South ¼ line of Section 33; thence continuing S89°23'50"W, 1339.59 feet to a point on the East line of Sugar Maple Lane as located as of February 21, 2001 (said road having a right-of-way width at this location of three (3) rods, or 49.5 feet, per Deeds Volume 344, Page 401 as Document No. 509154); thence N02°23'12"E, along said East line, 647.00 feet; thence N06°16'05"E, along said East line, 506.09 feet to the South line of Lot 1, CSM 377; thence N89°26'30"E, 8.5 feet more or less, along said South line to a point, said point being 28.1 feet, N89°26'30"E, of the Southwest corner of said Lot 1, CSM 377; thence N05°42'30"E, 180.95 feet along the said Easterly right-of-way of Sugar Maple Lane as shown on said CSM 377 (having a right-of-way width at this location of 66 feet) to the Southwest corner of Lot 2, CSM 2351; thence N89°49'14"E, along the South line of said Lot 2, CSM 2351, 1109.42 feet, to the Southeast corner of said Lot 2, CSM 2351; thence N01°36'00"E, along the East line of said CSM 2351, 738.02 feet, to the Northeast corner of Lot 1 of said CSM 2351; thence S88°29'10"W, along the North line of said Lot 1, CSM 2351, 550.85 feet to the Southeast corner of Lot 1, CSM 1364; thence N00°09'50"E, along the East line of said Lot 1, CSM 1364, 566.26 feet, to the Northeast corner of said Lot 1, CSM 1364 and the Southerly right-of-way line of Valley View Road; thence Easterly, along said Southerly right-of-way of Valley View Road, 724.19 feet, to the Point of Beginning.

And

Lot 1, Certified Survey Map (CSM) No. 3460, Lot 1, CSM 2186, and Lot 1, CSM 5225, and unplatted lands, all in the Northwest ¼ of the Northeast ¼ of Section 33, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the North quarter-corner of Section 33, T07N R08E; thence N90°00'00"E, 492.79 feet along the north line of Section 33 to the west line of CSM 3460; thence S01°49'00"W, 33.02 feet along said west line to the southerly right-of-way line of Valley View Road and the point of beginning of this description; thence N90°00'00"E along said southerly right-of-way line, 830 feet, more or less, to the Northeast corner of Lot 1, CSM 5225; thence South 01°22'09" West, along the East line of Lot 1, CSM 5225, 514.34 feet to the Southeast corner thereof; thence South 89°33'09" West, along the South line of said CSM 5225, the South line of CSM 2186 and the Westerly prolongation of the South line of CSM 2186, 495.24 feet; thence N01°22'09"E, 155 feet, more or less, to the southeast corner of Lot 1, CSM 3460; thence N90°00'00"W, 334.00 feet along the south line of Lot 1, CSM 3460 to the southwest corner thereof; thence N01°49'00"E, 358.44 feet along the west line of Lot 1, CSM 3460 to the point of beginning.

And

All of Lots 1 and 2, CSM 7972, being part of the NE¼ of the NE¼ of Section 33 and the NW¼ of the NW¼ of Section 34, T07N R08E, Town of Middleton, Dane County, Wisconsin, excluding the rights-of-way of Lone Oak Lane and Valley View Road, which were annexed to the City of Madison. Polling place at Olson Elementary School, 801 Redan Drive.

(114) Ward 114. Beginning at the point of intersection of the centerline of Mineral Point Road with the centerline of South Pleasant View Road; thence Southeasterly along the centerline of South Pleasant View Road to the centerline of Valley View Road; thence Westerly along the centerline of Valley View Road to the Southerly prolongation of the Westerly line of Western Addition to 1000 Oaks Plat; thence Northerly along the

Southerly prolongation and said Westerly Plat line, the Westerly line of Southern Addition to Birchwood Point Plat and the Westerly line of Birchwood Point Plat with its Northerly prolongation to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Excepting therefrom the six (6) remaining Town of Middleton islands described as follows:

Part of the NE¼ of the NW¼ of Section 28, T07N R08E, Town of Middleton, Dane County, Wisconsin, being part of the land described in Vol. D796 of Deeds, Page 225, more fully described as follows: Commencing at the North quarter corner of said Section 28; thence Southerly 185.6 feet along the North-South quarter section line; thence N89°47'14"W, 49.5 feet to the Westerly right-of-way line of South Point Road, and the Point of Beginning of this description; thence S00°12'46"W, 125.0 feet along said right-of-way line; thence N89°47'14"W, 141.0 feet; thence N00°12'46"E, 125.0 feet; thence S89°47'14"E, 141.0 feet to the Point of Beginning.

And

Lots 1—4, CSM 1338, being part of the SW ¼ of the SE ¼ of Section 28, T07N R08E, Town of Middleton, Dane County, Wisconsin.

And

Lots 1 and 2, CSM 1443 and part of the SW ¼ of the SW ¼ of Section 27, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the SW Corner of said Section 27; thence northerly, along the west line of the said SW ¼, 33 feet, more or less, to the point of beginning; thence continuing northerly, along the said west line, 569 feet, more or less, to the north line of CSM 1443; thence easterly, along the said north line, 580 feet, more or less, to the east line of said CSM; thence southerly, along said east line, 151 feet, more or less; thence Easterly, 145 feet, more or less, on line parallel with the South line of said SW ¼; thence Southerly on a line parallel with the West line of said SW ¼, 418 feet, more or less, to a point on the North right-of-way line of Valley View Road; thence Westerly along said North right-of-way line, 725 feet, more or less, to the point of beginning.

And

The West 165 feet of the South 396 feet of the SE¼ of the SW¼ of Section 27, T07N R08E, Town of Middleton, Dane County, Wisconsin, as described in Vol. 80, Page 350 and Vol. 27573, Page 38 of Deeds, except the Southerly 33 feet for Valley View Road, which was annexed to the City of Madison.

And

Part of Sections 28 and 29, Town 7 North, Range 8 East, Township of Middleton, Dane County, Wisconsin, more particularly described as follows: Beginning at the Northeast corner of Lot 1, Certified Survey Map 2904; thence N 89°24'23" E, along the Southerly right-of-way of Mineral Point Road (as presently located-2007), 650 feet, more or less; thence South 00°10'58" East, 284.08 feet; thence South 89°24'23" West, 650.00 feet, to a point on the West line of said Section 28, also being the Southeast corner of Lot 1, Certified Survey Map 2904; thence South 89°34'55" West, along the South line of Lots 1 and 2, CSM 2904, 350.24 feet, to the Southwest corner of Lot 2; thence North, along the West line of Lot 2, 284.08 feet, to the Northwest corner of Lot 2 and the Southerly right-of-way of Mineral Point Road; thence North 89°34'55" East, along the North line of Lots 1 and 2, CSM 2904, and the Southerly right-of-way of Mineral Point Road, 350.24 feet, to the Northeast corner of Lot 1 being the point of beginning.

And

Part of the W ½ of the SW ¼ of Section 28 and the E ½ of the SE ¼ of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Beginning at the NW corner of Lot 3, CSM 6411, also being a point on an east

line of Southern Addition to Birchwood Point, thence northerly, northeasterly along a curve, and then northerly, along the said east line, to an inside corner thereof; thence N 89°51'24" E, along a south line of said Southern Addition to Birchwood Point, 849.65 feet, to an easterly corner thereof; thence southerly along the westerly lines of 1000 Oaks and CSM 13155, to the NE corner of Lot 3, CSM 6411; thence S 89°50'38" W, along the north line of said Lot, 904.43 feet to the point of beginning.

Excepting therefrom Ward 139.

Polling place at Fire Station #12, 400 South Point Road.

(115) Ward 115. Beginning at the point of intersection of the centerline of Mineral Point Road and the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Southeasterly and Easterly along the centerline of the West Beltline Highway to the centerline of South Gammon Road; thence Northerly along the centerline of South Gammon Road and the centerline of North Gammon Road to the centerline of Old Sauk Road; thence Southwesterly and Westerly along the centerline of Old Sauk Road to the centerline of North Westfield Road; thence Southerly along the centerline of North Westfield Road and the centerline of South Westfield Road to the centerline of Tree Lane; thence Westerly along the centerline of Tree Lane to the centerline of High Point Road; thence Southerly along the centerline of High Point Road to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the point of beginning.

Excepting therefrom Ward 137.

Polling place at Lussier Community Education Center, 55 South Gammon Road.

(116) Ward 116. Beginning at the point of intersection of the centerline of Old Sauk Road and the centerline of North Westfield Road; thence Southerly along the centerline of North Westfield Road and the centerline of South Westfield Road to the centerline of Tree Lane; thence Westerly along the centerline of Tree Lane to the centerline of High Point Road; thence Southerly along the centerline of High Point Road to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the centerline of Old Sauk Road; thence Easterly along the centerline of Old Sauk Road to the point of beginning. Polling place at High Point Church, 7702 Old Sauk Road.

(117) Ward 117. Beginning at a point in the limits line of the City of Madison, said point being the point of intersection of the centerline of Blackhawk Road and the centerline of North Pleasant View Road; thence Southerly along the centerline of North Pleasant View Road to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the centerline of the West Beltline Highway (U.S. Highway 12 & 14); thence Northerly along the centerline of the West Beltline Highway to the Westerly prolongation of the North line of the Old Sauk Trails Park Fourth Addition, City of Madison, Dane County, Wisconsin, and the limits line of the City of Madison; thence Westerly along said limits line to the Northwest corner of Outlot 7, Old Sauk Trails Park, Sixth Addition, City of Madison, Dane County, Wisconsin; thence Southerly, Westerly and Southerly along said limits line to the point of beginning, excepting therefrom those portions of territories now in the Town of Middleton. Polling place at Attic Angel Association, 640 Junction Road.

(118) Ward 118. Beginning at the point of intersection of the centerline of Mineral Point Road with the centerline of North Pleasant View Road; thence Northerly along the centerline of North Pleasant View Road to the centerline of Old Sauk Road; thence Westerly along the centerline of Old Sauk Road to the centerline of Pioneer Road; thence Southerly along the centerline of Pioneer Road to the Southerly line of Eagle Trace Plat; thence Easterly, Southerly and Easterly along the said Southerly Plat line to the Westerly line of

CSM 15568; thence Southerly, Westerly, Southerly, Easterly and Southerly with its Southerly prolongation along the said Westerly CSM line to the centerline of Mineral Point Road; thence Easterly along the centerline of Mineral Point Road to the point of beginning. Excepting therefrom the four (4) remaining Town of Middleton islands described as follows:

Certified Survey Map No. 2820 and part of the of the E½ of Section 21, also Certified Survey Map No. 4056 and part of the SW¼ of the NW¼ of Section 22, all within T7N R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the East ¼ corner of said Section 21; thence South 89°42'40" West, along the East-West ¼ line of said Section 21, 1,285.13 feet, to the Northeast corner of the NW ¼ of the SE ¼ of said Section 21 and the point of beginning; thence continuing South 89°42'40" West (South 89°42'50" West per Sauk Heights Plat), along the East-West ¼ line of said Section 21, 357.60 feet to the Southeast corner of Sauk Heights Plat; thence North 01°55'13" East, along the East line of Sauk Heights Plat (North 01°55'23" East), 33.02 feet, to the North right-of-way of Elderberry Road; thence North 89°42'40" East (N89°28'13"E per C.S.M. No. 2820) along the last mentioned right-of-way, 450 feet, more or less, to the West line of C.S.M. No. 2820; thence north 00°31'47" West, along the West line of said C.S.M., 330.00 feet to the Northwest corner thereof; thence North 89°28'13" East, along the North line of said C.S.M., 661.00 feet to the Northeast corner thereof; thence South 00°31'47" East, 330.00 feet to the last mentioned parallel line and the Northerly right-of-way line of Elderberry Road; thence North 89°28'13" East, along the said parallel line and said Northerly right-of-way line, 559.40 feet, more or less, to the East line of said Section 21; thence North 88°57'54" East, along the Northerly right-of-way line of Elderberry Road and a line which is 33.00 feet North of, measured at right angles to the East-West ¼ line of said Section 22, 510.00 feet, more or less, to the point of intersection with the Northerly prolongation of the East line of C.S.M. No. 4056; thence South 01°02'06" East, along the Northerly prolongation and the East line of said C.S.M., 363.31 feet, more or less, to the Southeast corner thereof; thence South 89°18'42" West, along the South line of said C.S.M. and prolongation thereof, 1,809 feet, more or less, to the East line of the NW ¼ of the SE ¼ of said Section 21; thence North 01°23'29" East, along said East line of the NW ¼ of the SE ¼, 327 feet, more or less, to the Northeast corner of the NW ¼ of the SE ¼ of said Section 21 being the point of beginning.

And

Brassington Plat and part of the of the S½ of the SE ¼, all within Section 21, T7N R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Section 21, also being the Southeast corner of said Brassington Plat, thence North 00°33'53" East, along the East line of the SE¼ and the East line of said plat, 60.01 feet, to the Northerly right-of-way line of Mineral Point Road and the point of beginning; thence Westerly, along various courses of said Northerly right-of-way line as presently located (year 2007), 2670 feet, more or less, to the North-South ¼ line of said Section 21, and the Southeast corner of Blackhawk Church Town Center Plat; thence North 01°55'10" East, along the said North-South ¼ line and East line of said plat, 1296.46 feet to the Northeast corner of said plat and the Northwest corner of the S½ of the SE¼ of said Section 21; thence North 89°47'24" East, along the North line of the said S½ of the SE¼, 2595 feet, more or less, to the Northeast corner thereof; thence South 00°33'53" West, along the East line of the said SE¼, 766 feet, more or less, to the Northeast corner of said Brassington Plat; thence continuing along said East line of the SE¼ and the East line of said plat, South 00°33'53" West, 500.73 feet to the point of beginning.

And

Part of the East ½ of the NW ¼ of Section 21, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, and parts of CSM# 1213 and 13093, more particularly described as follows: Commencing at the North ¼ corner of Section 21, T 7 N, R 8 E; thence S 01°54'21" W, along the East line of the NW ¼ of said Section 21, also being the East line of CSM# 13093 and the West line of Sauk Heights, 33.04 feet, to the point of beginning; thence continuing S 01°54'21" W, along the said East line of the NW ¼, 545.37 feet, to the SE corner of CSM# 13093, also being a corner on the West line of Sauk Heights; thence S 89°44'29" W, along the said West line of Sauk Heights, 1.23 feet; thence S 02°18'15" W, along the said West line of Sauk Heights, 2,068.81 feet, to the East-West quarter line of said Section 21; thence westerly, along the said East-West quarter line, 1303 feet, more or less, to the West line of the said East ½ of the NW ¼; thence northerly, along the said West line, to the South right-of-way line of Old Sauk Road, as shown on Certified Survey Map No. 6407; thence Easterly, 167 feet, more or less, along the said southerly right-of-way of Old Sauk Road, to the West line of Certified Survey Map No. 1213; thence Southerly, 27.04 feet along said West line, to the north lines of Lots 1 and 2 of said CSM 1213 and the Southerly right-of-way of Old Sauk Road; thence Easterly, 330.14 feet along the southerly right-of-way of Old Sauk Road and the north lines of Lots 1 and 2 of said Certified Survey Map No. 1213, to the East line of said CSM 1213; thence Northerly, 27.04 feet along said East line of Certified Survey Map No. 1213, to the southerly right-of-way of Old Sauk Road; thence Easterly, 824 feet, more or less, along the southerly right-of-way of said Old Sauk Road, being parallel with and 33 feet south of the North line of the said NW ¼ of Section 21, to the point of beginning.

And

CSM 9672 and part of the NE ¼ of the NE ¼ of Section 20, T7N, R8E, Town of Middleton, Dane County, WI, more particularly described as follows: Commencing at the N¼ Corner of said Section 20, thence S 01°36'50" W, along the west line of the NE ¼ said Section, 592.78 feet; thence N 89°40'34" E, 1254.80 feet; thence S 01°27'11" W, 3.47 feet, to the point of beginning; thence South 01°27'12" West, 554.5 feet, more or less; thence easterly, 906.5 feet, more or less, to the intersection of the southerly extension of the East right-of-way line of Schewe Rd and the south line of CSM 9672; thence North 01°01'55" East, along said southerly extension and East right-of-way, 502.16 feet, to the North line of Lot 1, CSM# 9672; thence N89°13'33"E, along the said North line of Lot 1, 488.44 feet, to the northeast corner of said Lot 1, also being on the East line of the said NE ¼; thence S 01°17'39" W, along the East Line of said Lot 1, and East line of the said NE ¼, 502.66 feet, to the southeast corner of said Lot 1; thence South, along said East line of the NE ¼, 14 feet, more or less, to the North line of the south 10 acres of the North ½ of said NE ¼; thence S 89°59'30" W, along the said North line of the south 10 acres, 1396 feet, more or less; thence N 01°36'50" E, 562.07 feet; thence N 89°50'04" E, 1.68 feet, to the point of beginning.

Excepting therefrom Wards 140 and 141.

Polling place at Blackhawk Church, 9620 Brader Way.

(119) Ward 119. Beginning at the point of intersection of the centerline of Old Sauk Road with the centerline of North Pleasant View Road; thence Northerly along the centerline of North Pleasant View Road to the centerline of Blackhawk Road; thence Westerly along the centerline of Blackhawk Road to the Northerly prolongation of the Westerly line of Seventh Addition to Blackhawk Subdivision; thence Southerly and Westerly along said Northerly prolongation and Westerly line to the Easterly line of Pope Farm Estates Plat; thence Northerly along the said Easterly Plat line to the Northerly line thereof; thence Westerly, Northerly, Westerly, Southerly and Westerly along the said Northerly Plat line to the Westerly line thereof; thence Southerly, Southwesterly and Southerly along said Westerly Plat line to the centerline of Old Sauk Road; thence Easterly along the

centerline of Old Sauk Road to the point of beginning. Excepting therefrom the three (3) remaining Town of Middleton islands described as follows:

All of CSM 2041, being part of the W½ of the SW¼ of Section 15, T07N R08E, Town of Middleton, Dane County, Wisconsin, except the right-of-way of relocated Pleasant View Road, which was annexed to the City of Madison.

And

Part of the SE¼ of the SW¼ of Section 16, T07N R08E, Town of Middleton, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest Corner of said Section 16; thence East, 1344.02 feet along the South line of the said SW ¼ of Section 16 to the West line of CSM 4321; thence N00°26'25"E, 40.00 feet along said West line to the Northerly right-of-way line of Old Sauk Road and the Southwest corner of Lot 1, CSM 4321, and the point of beginning of this description; thence continuing N00°26'25"E, 333.01 feet along the Westerly lines of Lot 1 and Outlot 1, CSM 4321, to the Westernmost Northwesterly corner of said Outlot 1; thence continuing N00°26'25"E, 125.00 feet; thence S78°45'25"E, 125.00 feet to the Northernmost Northwesterly corner of Outlot 1, CSM 4321; thence continuing S78°45'25"E, 315.56 feet to the westerly line of lands described in Document No. 3244647, Dane County Registry; thence S03°00'00"W, 372.60 feet along said westerly line to the Northerly right-of-way of Old Sauk Road; thence N90°00'00"W, 34.37 feet along said right-of-way to the Southwest corner of Lot 2, CSM 4321; thence N00°28"45"E, 20 feet along the Westerly line of Lot 2, CSM 4321, being also the Easterly line of CSM 1280, to the Southeast corner of Lot 1, CSM 1280; thence N90°00'00"W, 191 feet along the northerly right-of-way of Old Sauk Road and the south line of said Lot 1, CSM 1280, to the Southwest corner thereof; thence S00°28"45"W, 20 feet along the Westerly line of CSM 1280, being also the Easterly line of Outlot 2, CSM 4321, to the Southeast corner of Outlot 2, CSM 4321 and the Northerly right-of-way of Old Sauk Road; thence N90°00'00W, 190.82 feet along the northerly right-of-way of said Old Sauk Road, being also the South lines of Outlot 2 and Lot 1 of CSM 4321, to the point of beginning.

And

Part of the Southwest ¼ of the Southwest ¼ of Section 16, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin and parts of CSM #3977, 6608 and 9607, more particularly described as follows: Beginning at the Southwest corner of Lot 1, CSM #9607, thence North 00°58'03" East, along the West line of said Lot 1, (N 00°40'17" E, 364.72 feet), 364.70 feet to the Northwest corner thereof; thence North 89°36'37" East, along the Northerly lines of Lots 1 and 2, said CSM 9607 and Lot 2, CSM 3977, 560.79 feet to a Northwest corner of Lot 2, CSM 3977 and the East line of the said SE¼; thence North 00°09'51" East, along a West line of said Lot 2, CSM 3977 (N 05°08'40" E) and the East line of the said SE¼, 103.87 feet to a Northwest corner of said Lot 2; thence continuing North 00°09'51" East, along the East line of the said SE¼, 10 feet, more or less, to a Southwest corner of the Eighth Addition to Blackhawk Subdivision and following the South line of said plat for the next eleven courses; thence North 89°59'15" East, 88.00 feet; thence South 00°14'20" West, 10.00 feet to the North line of CSM 3977; thence North 89°59'15" East (recorded as S85°05'50"E), along said North line and its Easterly prolongation, 341.45 feet; thence South 00°16'46" West, 112.59 feet; thence North 90°00'00" East, 226.11 feet; thence North 00°15'11" East, 55.00 feet; thence North 83°25'40" East, 127.73 feet; thence South 81°06'19" East, 132.54 feet; thence South 10°20'37" East, 208.92 feet; thence South 66°19'52" East, 86.13 feet; thence South 22°31'00" East, 185.72 feet to the original North right-of-way line of four rod Old Sauk Road, which is 33.00 feet North of, measured at right angles to, the South line of the Southwest ¼ of Section 16; thence S89°37'47"W, 457.19 feet along said North right-of-way line, being 33 feet North of and parallel with the South line of the Southwest ¼ of said Section 16 to the East line of Certified Survey Map No. 6608; thence N00°08'52"W,

7.00 feet, continuing along said North right-of-way line on the East line of said Certified Survey Map No. 6608; thence S89°37'47"W, 645.66 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southwest ¼ of said Section 16, as shown on Certified Survey Map No. 6608 and Certified Survey Map No. 3977; thence S89°16'30"W, 190.03 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 17, as shown on Certified Survey Map No. 3977 to the West line of Certified Survey Map No. 3977; thence S89°16'30"W, 375.52 feet, continuing along said North right-of-way line, being 40 feet North of and parallel with the South line of the Southeast ¼ of said Section 17, as shown on Certified Survey Map No. 9607, to the point of beginning. Polling place at Middleton United Church of Christ, 645 Schewe Road.

(120) Ward 120. Lot 2, Certified Survey Map 7007, Town of Middleton, Dane County, Wisconsin, located in the SE¼ of the SW¼ of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows: Commencing at the South ¼ of said Section 35; thence S88°54'11"W, 1087.78 feet along the South line of said SW¼; thence N01°05'49"W, 743.63 feet to the Northeast corner of Lot 1, Certified Survey Map 7007, also being the Point of Beginning; thence N88°42'56"W, 158.82 feet along the North line of said Lot 1, also being along the existing Corporate boundary of the City of Madison, to a point on the East right-of-way line of S High Point Road; thence N01°17'10"E, 124.28 feet along said Corporate boundary and East right-of-way line, to a point on a Southerly line of Lot 1, Certified Survey Map 5020, also being the Northwest corner of said Lot 2; thence N88°59'17"E, 158.91 feet along the Northerly line of said Lot 2, to the Northeast corner of said Lot 2; thence S01°16'13"W, 130.65 feet along an East line of said Lot 2, to the Point of Beginning.

And

That portion of the High Point Road right-of-way West of the above-described lands, to the centerline of High Point Road. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(121) Ward 121. Beginning at a point on the centerline of Cottage Grove Road (C.T.H. BB) approximately 468 feet, more or less, Northeasterly of the intersection of Harrington Drive and Cottage Grove Road; thence approximately 860 feet, more or less, Northeasterly along the centerline of Cottage Grove Road to the prolongation of the Easterly boundary of CSM 4845; thence Northerly along the East line of said CSM 4845, approximately 2186 feet, more or less; thence Westerly along the Northerly boundary of CSM 4845, approximately 882 feet, more or less, to the Northwesterly corner of CSM 4845; thence Southerly to the point of beginning.

And

Lands described in Warranty Deed recorded in Vol. 8245 of Records, Page 27 as Document No. 1940147, Dane County Registry, except for that part within the right-of-way of Cottage Grove Road (County Trunk Highway BB), located in the SW ¼ of the NW ¼ of Section 12, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the West ¼ corner of Section 12, T7N R10E; thence N88°25'19"E along the East-West ¼-line of Section 12 and center line of Cottage Grove Road (County Trunk Highway BB), 740 feet, more or less, to the west line of lands described in said Document No. 1940147; thence N01°02'05"W, 60 feet along said west line to the north right-of-way of Cottage Grove Road and the point of beginning of this description; thence continuing N01°02'05"W, 10.00 feet along said east line and an existing (2005) jog in said north right-of-way, to the southeast corner of Outlot 26, First Addition to Reston Heights; thence along the exterior boundary of First Addition to Reston Heights for the next four courses: (1) N01°02'05"W, 276.52 feet; (2) N88°11'00"E, 230.60 feet; (3) N00°51'32"W, 622.48 feet; and (4) N88°08'49"E, 350.12

feet to the southeast corner of Lot 214, First Addition to Reston Heights and the east line of the SW ¼ of the NW ¼ of Section 12, being also the west line of Door Creek Subdivision; thence S00°54'15"E along said line, and along the west line of Lot 1, Certified Survey Map No. 8851, 907.3 feet to the north right-of-way of Cottage Grove Road; thence S88°25'19"W, 580.56 feet along said north right-of-way, being 60 feet northerly of, as measured parallel to, the East-West ¼-line of Section 12, to the point of beginning

And

Part of the NE¼ of the NE¼ of Section 11, being part of S. Sprecher Road right-of-way acquired in Document No. 3143977, and also part of the West ½ of the NW¼ of Section 12, including part of S. Sprecher Road right-of-way, part of Lot 2, Dane County Certified Survey Map No. 582, recorded on Volume 3 of Certified Surveys, pages 89-91 as Document No. 1296483, all being in Town 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more particularly described as follows: Commencing at the East ¼ corner of Section 11, Township 7 North, Range 10 East; thence N87°36'14"E, along an Easterly extension of the East-West ¼-line of Section 11 to the southerly extension of the East right-of-way line of that part of Sprecher Road lying north of said East-West ¼ line, said right-of-way line being parallel to and 33 feet easterly of, measured at right angles to, the East line of Section 11; thence Northerly along said extension and parallel line, 118 feet, more or less, to said East right-of-way line and the point of beginning of this description; thence continuing northerly along said East right-of-way line and parallel line, 2,330 feet, more or less, to a point which is 208.80 feet South of, measured at right angles from, the North line of said Section 11; thence Westerly parallel with the North line of said Section 11, 33 feet, more or less, to a point on the East line of the Northeast ¼ of Section 11; thence N00°52'52"W, along said East line, 198.80 feet; thence S87°21'03"W, parallel with and 10.00 feet South of, measured at right angles to, the North line of the Northeast ¼ of said Section 11, 10.00 feet; thence N00°52'52"W, parallel with and 10.00 feet West of, measured at right angles to, the East line of the NE ¼ of said Section 11, 10.00 feet to the North line of said Northeast ¼; thence N 87°21'03" E, along the North line of said NE ¼, 10.00 feet, to the NE Corner of said Section 11; thence N89°02'23"E, along the South line of the SW ¼ of said Section 1, 43.00 feet; thence S00°55'20"E, parallel with and 43.00 feet East of, measured at right angles to, the West line of the NW ¼ of Section 12, 723.59 feet; thence N89°54'45"E, along the North line of said Lot 2, Certified Survey Map Number 582, 167 feet more or less, to a point 90.00 feet West of perpendicular measure to the East line of said Lot 2; thence S00°53'15"E, parallel to the East line of said Lot 2, 100.00 feet to a point on the South line of said Lot 2; thence S89°54'45"W, along the South line of said Lot 2, 167 feet more or less to a point which is 43.00 feet East of, measured at right angles to, the West line of the NW ¼ of Section 12; thence S00°55'20"E, parallel with and 43.00 feet East of, measured at right angles to, the West line of the NW ¼ of Section 12, 696.84 feet to a point of curve; thence Southeasterly 153.95 feet along the arc of a 600.00 feet radius curve to the left whose long chord bears S30°03'43"E, 153.53 feet; thence S37°24'45"E, 628.44 feet to a point of curve; thence Southerly 453.56 feet along the arc of a 800.00 feet radius curve to the right whose long chord bears S21°10'14"E, 447.51 feet, to the North right-of-way line of County Trunk Highway BB, also referred to as Cottage Grove Road, as presently located (1998); thence S88°25'17"W, 323.81 feet along said North right-of-way line; thence S01°34'43"E, 20.00 feet along said right-of-way line; thence S88°25'17"W along said right-of-way line, 223.30 feet; thence N46°10'18"W, 93.98 feet to the Easterly right-of-way line of Sprecher Road and the point of beginning.

And

The Northerly half of the Cottage Grove Road right-of-way between the centerline of South Sprecher Road and the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 12, T7N, R10E.

And

Beginning at a point on the East line of the said NE ¼ of Section 1, that is Northerly, 777.01 feet, as measured along said East line, from the East ¼ Corner of said Section 1, also being the Northeast Corner of Outlot 9, The Meadowlands; thence S87°51'21"W, 1320.50 feet along the north lines of said Outlot 9 and also Outlot 15 of Second Addition to the Meadowlands; thence Northerly along the East line of said Outlot 15 to the centerline of the westbound lanes of Interstate 94; thence Easterly along the centerline of the westbound lanes of Interstate 94 to the limits of the City of Madison; thence Southerly along said City boundary with the Town of Cottage Grove to the point of beginning. Polling place at Door Creek Church, 6602 Dominion Drive.

(122) Ward 122. Beginning at the point of intersection of the centerline of Cottage Grove Road (C.T.H. BB) with the extension of the West line of a parcel of land described in Volume 787 of Deeds, Page 207, and Volume 83 of Records, Page 53, Dane County Registry; thence North 01°01'48" West, along said extension, 352.79 feet to the Northwest corner of said parcel; thence North 87°36'14" East. 300.09 feet; thence South 01°01'48" East, 337.79 feet to a point on the South right-of-way line of said Cottage Grove Road, which is 45.00 feet South of, measured at right angles to, the EastWest ¼-line of Section 11; thence Southerly along the prolongation of the East line of said parcel of land described in Volume 787 of Deeds, Page 207, and Volume 83 of Records, Page 53, Dane County Registry to the centerline of Cottage Grove Road; thence Westerly to the point of beginning.

And

That part of the Northeast ¼ of the Southeast ¼ and Northwest ¼ of the Southeast ¼ of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, hereinafter described as follows: Beginning at the East ¼ corner of said Section 2; thence S00°04'34"E along the East line of the said Southeast ¼ of Section 2, 466.92 feet; thence S81°43'18"W, 466.88 feet along the South line of lands described in Warranty Deed recorded as Document No. 4027395, Dane County Register of Deeds; thence N00°03'35"W, 433.94 feet, more or less, along the West line of said lands described in Document No. 4027395 to the southerly right-of-way line of Milwaukee Street; thence S87°19'46"W, along said southerly right-of-way line, 853 feet more or less, to a point on the East line of the Northwest ¼ of the Southeast ¼ of said Section 2; thence S00°05'45"W, along said East line and the easterly line of Lot 2, Certified Survey Map No. 814, 207 feet, more or less, to the southeast corner of said Lot 2; thence S87°19'46"W, along the southerly line of said Lot 2, 200.00; thence N00°05'45"E, 240.04 feet, more or less, to a point on the North line of the said SE ¼ of said Section 2; thence N87°19'46"E, along said North line, 1518.74 feet, more or less, to the Point of Beginning.

And

Beginning at a point on the East line of the said NE ¼ of Section 1, that is Northerly, 777.01 feet, as measured along said East line, from the East ¼ Corner of said Section 1, also being the Northeast Corner of Outlot 9, The Meadowlands; thence S87°51'21"W, 1320.50 feet along the north lines of said Outlot 9 and also Outlot 15 of Second Addition to the Meadowlands; thence N00°34'06"W, 977.25 feet along the east line of said Outlot 15 and its northerly extension to the North right-of-way line of Interstate Highway 94, also being a point on a curve; thence Westerly along said North right-of-way line on a curve concave to the North, having a radius of 11,319.19 feet and a long chord which bears S81°25'58"W, 1060.32 feet; thence along said right-of-way line S80°44'45"W, 496.34 feet; thence Westerly along said right-of-way line on a curve concave to the

North, having a radius of 11,359.19 feet and a long chord which bears S88°30'53"W, 752.24 feet; thence Northerly 170 feet, more or less, parallel with the NorthSouth Quarter line to a point which is 1,000.10 feet Southerly, on the same line, from the North line of said Section 1; thence Westerly, parallel with said North line, 717.50 feet; thence Northerly, parallel with the West line of the NW ¼ of said Section 1, 1,009 feet, more or less, to the North line of the NW ¼ of said Section 1; thence easterly, along said North line, 1692 feet, more or less, to the North ¼ Corner of said Section 1; thence Easterly, along the North line of said NE ¼ of Section 1, 2635 feet, more or less, to the NE Corner of said Section 1; thence southerly, along the East line of the said NE ¼, 1980.75 feet, more or less, to the point of beginning.

Excepting therefrom the adjacent portion of Ward 121.

Polling place at Steamfitters Local 601 Training Center, 6310 Town Center Drive.

(123) Ward 123. Commencing at the point of intersection of Wisconsin Interstate Highway 94 reference line and the east line of Section 1, Town 7 North, Range 10 East; thence northerly, along the East line of said Section 1, 900 feet more or less to the Northeast Corner of said Section 1; thence westerly, along the North line of the Northeast ¼ of said Section 1, 2634.53 feet, to the North ¼ corner of said Section 1; thence continuing westerly, along the north line of the Northwest ¼ of said Section 1, 1602 feet, more or less to the Point of Beginning of this description; thence N00°21'09"W, 71 feet, more or less, to the Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence easterly, along said Northerly right-of-way line, 328 feet (measures 289 +/- on a chord), more or less, to the East line of the Southwest ¼ of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence easterly, along said Northerly right-of-way line, 607 feet (measures 615 +/- on a chord), more or less, to the point of intersection with the West line of Michigan-Wisconsin Pipe Line Company lands (Volume 1046, Page 359 of Records & Volume 756, Page 130 of Deeds); thence N01°32'42"W, along said West line, 144 feet, more or less, to the Northwest corner thereof; thence N88°27'18"E, along the North line of said lands, 75 feet more or less, to the Northeast corner thereof; thence S01°32'42"E, along the East line of said lands, 133 feet, more or less, to a point on the existing Northerly right-of-way line of County Trunk Highway T (also known as Commercial Avenue); thence N 77°52'43" E, along said Northerly right-of-way line, 644 feet (measures 639 +/- on a chord), more or less, to the point of intersection with the East line of the Southwest ¼ of Section 36, Town 8 North, Range 10 East; thence N00°17'44"E, along said West line, 730.8 feet; thence S 89°06'02"E, 352.10 feet; thence S00°36'02"E, 371.10 feet; thence N89°06'02"W, 16.50 feet; thence S00°36'02"E, 253.25 feet to the northerly right-of-way line of County Trunk Highways T & TT and a point on a curve; thence northeasterly 241.41 feet along said northerly right-of-way line and the arc of a curve to the left said curve having a radius of 7525.00 feet, through a central angle of 01°50'17", having a long chord that bears N70°54'56"E, 241.40 feet; thence N70°00'00"E along said northerly right-of-way line, 82.36 feet to the westerly line of Lot 2, Certified Survey Map 1179; thence N20°00'00"W along said westerly line, 63.00 feet to the northerly line of said Lot 2; thence N51°38'31"E along said northerly line, 239.04 feet to the easterly line of said Lot 2 and a point of non-tangential curvature; thence southeasterly 142.91 feet along the arc of a curve to the right, said curve having a radius of 322.80 feet through a central angle of 25°22'00"having a long chord that bears S32°41'00"E, 141.75 feet, to the northerly right-of-way line of County Trunk Highways T & TT; thence N70°00"00"E along said northerly right-of-way line, 66.00 feet to the westerly line of Lot 1 of said Certified Survey Map 1179 and a point of non-tangential curvature; thence northwesterly 172.13 feet along said westerly line and the arc of a curve to the left, said curve having a radius of 388.80 feet through a central angle of 25°21'59", having a long chord that bears N32° 41'00"W, 170.73 feet to the northerly line of said Lot 1 and a point of non-tangential curvature;

thence northeasterly 138.78 feet along said northerly line and the arc of a curve to the right, said curve having a radius of 266.68 feet through a central angle of 29°49'01", having a long chord that bears N59°32'30"E, 137.22 feet; thence N74°27'00"E along said northerly line, 14.50 feet to the easterly line of said Lot 1; thence S16°25'09"E along said easterly line, 190.73 feet to the northerly right-of-way line of said County Trunk Highways T & TT; thence N70°00'00"E along said right-of-way line, 284.38 feet; thence continuing along said right-of-way line N00°54'16"W, 10.36 feet; thence N70°00'00"E along said County Trunk Highway right-of-way line, 571.88 feet; thence N15°52'00"W, 176.31 feet; thence N73°25'00"E, 166.66 feet; thence N01°03'25"W, 674.25 feet to a point on the centerline of said Bunny Hollow Road; thence S87°22'00"W, 203.01 feet; thence N01°03'25"W, 181.88 feet; thence N87°22'00"E, 203.01 feet to the centerline of Bunny Hollow Road; thence N01°03'25"W along said centerline, 177.44 feet; thence S87°22'00"W, 203.01 feet; thence N01°03'25"W, 192.98 feet to the centerline of Forest Oaks Drive; thence S87°21'31"W along said Forest Oaks Drive centerline and its westerly extension thereof, 449.38 feet; thence N00°34'30"W, 1007.72 feet to the South line of Certified Survey Map 9456; thence S87°21'30"W along said south line and its prolongation, 654.14 feet to the centerline of Forest Oaks Drive; thence N00°35'16"W along said centerline, 355.26 feet; thence S87°21'30"W, 648.90 feet to the north-south quarter line of said Section 36; thence N00°17'44"E, along the north-south ¼ line of said Section 36, 360 feet, more or less, to the Southwest corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N88°15'18"E, along the South line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1303 feet, more or less, to the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 36; thence N00°15'26"E, along the East line of the Northwest ¼ of the Northeast ¼ of said Section 36, 1330 feet, more or less, to the North line of the Northeast ¼ of Section 36; thence N88°15'17"E, along said North line, 1119 feet, more or less, to the Southwest corner of lands described in Document No. 2806507, Dane Co. Registry; thence N00°40'10"E, along the West line of said lands, 205 feet, more or less, to the Northwest corner thereof; thence N89°22'58"E, along the North line of said lands, 185 feet, more or less, to the East line of the Southeast ¼ of Section 25, Town 8 North, Range 10 East; thence N00°40'10"E, along said East line, 422 feet, more or less, to the point of intersection with the centerline of Thorson Road; thence N18°55'55"W, along said centerline, 645 feet, more or less, to a point of curve; thence Northwesterly along the arc of a 279.60 feet radius curve to the left having a long chord bearing N29°37'58"W, 103.84 feet to a point of intersection with the North line of the Southeast ¼ of the Southeast ¼ of Section 25; thence S88°04'32"W, along said North line, 2340 feet, more or less, to a point on the West line of the Southeast ¼ of Section 25; thence N00°39'20"E, along said West line, 1324 feet, more or less, to the Center of Section 25, Town 8 North, Range 10 East; thence S87°52'19"W, 1319.2 feet, more or less, along the South line of the Northwest ¼ of said Section 25, to the East line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence N0°37'59" E, 1336 feet, more or less, along said East line, to the Northeast corner of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S 87°39'37" W, 1024 feet, more or less, along the North line of the Southwest ¼ of the Northwest ¼ of said Section 25, to the East line of Certified Survey Map 9850; thence S00°37'10"W, 305 feet, more or less, along the East line of Certified Survey Map 9850, to the South line of Certified Survey Map 9850; thence N89°22'50"W, 296 feet, more or less, along the South line of Certified Survey Map 9850 and the extension thereof, to the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S00°37'10"W, 224 feet, more or less, along the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S89°12'52"E, 292 feet, more or less; thence S00°37'10"W, 350 feet, more or less; thence N89°12'52"W, 292 feet, more or less, to the West line of the Southwest ¼ of the Northwest ¼ of said Section 25; thence S00°37'10"W, 118 feet, more or less, along the West line of the Southwest ¼ of the

Northwest ¼ of said Section 25, to the North line of Certified Survey Map 1483; thence N87°52'19"E, 217.80 feet, more or less, along the North line of Certified Survey Map 1483, to the Northeast corner of said Certified Survey Map 1483; thence S00°37'10"W, 350 feet, more or less, along the East line of Certified Survey Map 1483 and its southerly prolongation, to the South line of the Northwest ¼ of said Section 25; thence S87°52'19"W, 217.80 feet, more or less, along the South line of the Northwest ¼ of said Section 25, to the West ¼ Corner of said Section 25; thence S00°03'09"W, along the West line of the Southwest ¼ of said Section 25, 2645 feet, more or less, to the Southwest corner thereof; thence S00°19'29"W, along the East line of the Northeast ¼ of Section 35, Town 8 North, Range 10 East, 614.95 feet to the Northeast corner of Certified Survey Map 9866; thence S89°21'22"W, 1317.52 feet to the Northwest corner of Certified Survey Map 9866; thence S00°12'06"W, 563.02 feet to the Southwest corner of said Certified Survey Map 9866; thence continuing S 00°12'06" W, 1474 feet, more or less, to the South line of the Northeast ¼ of said Section 35; thence S89°00'16"W, along the said South line of the Northeast ¼, 1312 feet, more or less, to the Center of said Section 35, also being the centerline of the Felland Road right-of-way; thence S00°49'57"W, along the said centerline and East line of the Southwest ¼ of said Section 35, 679.56 feet, to the centerline of Bridle Way; thence N89°14'01"W, along the said centerline of Bridle Way, 659.09 feet, to the centerline of Walking Way; thence S00°51'57"W, along the said centerline of Walking Way, 119.97 feet, to a South line of the plat of Bridle Downs; thence N89°14'20"W, along the said South plat line, 230 feet, more or less; thence N00°26'14"E, along said South plat line, 309.92 feet; thence N89°33'46"W, along said South plat line, 300.00 feet; thence N00°26'14"E, along said South plat line, 200.00 feet to the south right-of-way of Canter Drive; thence N89°33'46"W, along said South plat line and the Canter right-of-way, 122.38 feet, to the West line of the East ½ of the Southwest ¼ of said Section 35; thence S00°24'55"W, along said West line, 1601.94 feet, to the Northwest corner of Certified Survey Map 5458; thence N89°46'18"E, along the North line of Certified Survey Map 5458, 512.70 feet, to the Northeast corner thereof; thence S00°26'14"W, along the East line of said Certified Survey Map 5458, 156.50 feet, to the Northwest corner of CSM 1799; thence S89°33'46"E, along the North line of Certified Survey Map 1799, 250.00 feet, more or less, to a point on the Westerly line of Outlot 1 of the plat of Jannah Village; thence S00°26'14"W, along the Westerly line of Outlot 1, 258.70 feet to the Southwest corner of said Outlot 1; thence S893°12'02"E, along the Southerly line of said Outlot 1 and its prolongation, 548 feet, more or less to the said East line of Southwest ¼ of Section 35, and the centerline of Felland Road; thence N00°49'57"E, along the said centerline and East line of the Southwest ¼ of said Section, 270 feet, more or less; thence North 89°43'19" East, 457.1 feet, more or less; thence S 01°41'53" W, 608.02 feet, more or less, to the South line of Section 35, Town 8 North, Range 10 East and approximate centerline of County Trunk Highway T; thence N89°23'27"E along said South line of Section 35, 2179.65 feet, more or less, to the East line of said Section 35, also being located at the Northeast corner of Section 2, Town 7 North, Range 10 East; thence Southerly along the East line of Northeast ¼ of the Northeast ¼ of said Section 2, 1176 feet, more or less, to a point of intersection with Wisconsin Interstate Highway 94 reference line; thence Easterly along said Interstate Highway 94 reference line to a point on the East line of the Northwest ¼ of the Northeast ¼ of Section 1, Town 7 North, Range 10 East; thence N00°34'064"W along said East line, 132.8 feet, more or less, to the North right-of-way line of Interstate Highway 94, also being a point on a curve; thence Westerly along said North right-of-way line on a curve concave to the North, having a radius of 11,319.19 feet and a long chord which bears S81°25'58"W, 1060.32 feet; thence along said right-of-way line S80°44'45"W, 496.34 feet; thence Westerly along said right-of-way line on a curve concave to the North, having a radius of 11,359.19 feet and a long chord which bears S88°30'53"W, 752.24 feet; thence

Northerly 170 feet, more or less, parallel with the North-South ¼ line to a point which is 1000.1 feet Southerly, more or less, on the same line, from the North line of said Section 1; thence Westerly, parallel with said North line, 717.50 feet, more or less; thence Northerly, parallel with the West line of the Northwest ¼ of said Section 1, 1009 feet, more or less, to the North line of said Section 1; thence easterly along said North line, 53 feet, more or less, to the Point of Beginning.

Except the following Town of Burke Island along Felland Rd located in the SE ¼ of Section 35, Town 8 North, Range 10 East, described as follows: Part of the SW ¼ of the SE ¼ of Section 35, T8N, R10E, more particularly described as follows: Commencing at the South ¼ Corner of said Section 35, thence N00°49'57"E, along the West line of the Southeast ¼, also being the centerline of Felland Road, 1327.80 feet, to the North line of the Southwest ¼ of the Southeast ¼ and the Point of Beginning; thence N89°20'18"E, along said North line, 290.40 feet, more or less; thence S00°34'14"W, parallel with the West line of the Southwest ¼ of the Southeast ¼, 600 feet, more or less; thence S89°12'36"W, parallel with said North line, 290.4 feet, more or less, to a point on the West line of the Southeast ¼, also being centerline of Felland Road; thence northerly, along said West line and centerline, 600 feet, more or less, to the Point of Beginning.

And

Part of Lot 3, Certified Survey Map Number 1472, recorded in Volume 6 on Pages 165 and 166 of Certified Survey Maps, Dane County Register of Deeds, located in the SE ¼ of the NW ¼ of Section 35, T8N, R10E, Township of Burke, Dane County, Wisconsin, more fully described as follows: Commencing at the North ¼ corner of said Section 35, thence S00°19'36"W, along the North-South ¼ line of said Section 35, 1911.71 feet to the point of beginning; thence continuing S00°19'36"W, along said line, 33.00 feet; thence S89°29'07"W, along the north line of Lot 2 of said CSM, 1308.91 feet to the west line of said Lot 3; thence N00°12'13"W, along said west line, 361.00 feet; thence N89°29'07"E, 210.00 feet; thence S35°38'52"E, 344.35 feet; thence along the arc of a curve to the left whose radius is 700.00 feet and whose long chord bears S51°16'59"W, 74.96 feet; thence N89°29'07"E, 955.61 feet to the point of beginning. Polling place at Steamfitters Local 601 Training Center, 6310 Town Center Drive.

(124) Ward 124. Beginning at the point of intersection of the centerlines of Portage Road and Diloreto Avenue; thence Easterly to the centerline of the Southbound lanes of Interstate 90/94; thence Southeasterly along said centerline to the prolongation of the northernmost lot line of lots 84 and 85 of the Village Green Woods plat; thence Westerly along said prolongation, said lot line, and the Northerly lot lines of lots 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, and 97, Village Green Woods plat, and the prolongation of said Northerly lot lines to the intersection of the centerlines of Portage Road and Hayes Road; thence Northerly along the centerline of Portage Road to the point of beginning. Polling place at Sandburg Elementary School, 4114 Donald Drive.

(125) Ward 125. All of Lot 2 of Certified Survey Map Number 12909, recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in part of the SW ¼ of the NW ¼ of Section 22, Township 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows: Commencing at the West Quarter Corner of said Section 22; thence N01°10'06"E, 544.91 feet along the west line of said NW ¼ to the intersection with the westerly extension of the south line of said Lot 2; thence S88°49'46"E, 40.00 feet along said westerly extension to the southwest corner of said Lot 2, being the Corporate Boundary of the City of Madison and the Point of Beginning; thence N01°10'06"E, 395.14 feet (previously recorded as N01°10'02"E, 395.06 feet) along said Corporate Boundary and the east right-of-way of Portage Road to a north line of said Lot 2; thence N88°47'23"E, 268.14 feet (previously recorded as N88°47'39"E, 268.18 feet) along said north line to a west line of said Lot 2; thence N01°09'46"E, 212.10 feet (previously recorded as

N01°10'02"E, 212.18 feet) along said west line to the northwest corner of said Lot 2; thence N88°46'45"E, 431.07 feet (previously recorded as N88°47'39"E, 431.02 feet) along the north line of said Lot 2 to the northeast corner thereof, being on said Corporate Boundary and the westerly right-of-way of Interstate Highway 39, 90 and 94; thence S35°06'25"E, 112.79 feet (previously recorded as S35°07'40"E) along said westerly right-of-way and said Corporate Boundary; thence S26°18'31"E, 614.80 feet (previously recorded as S26°18'18"E, 614.75 feet) along said Corporate Boundary and said westerly right-of-way to the southeast corner of said Lot 2; thence N88°49'46"W, 1048.99 feet (previously recorded as N88°49'30"W, 1048.95 feet) along said Corporate Boundary and the south line of said Lot 2 to the Point of Beginning. Polling place at Sandburg Elementary School, 4114 Donald Drive.

(126) Ward 126. Lake Monona, including Monona Bay. Polling place at Madison Municipal Building, 215 Martin Luther King Junior Boulevard.

(127) Ward 127. Beginning at the point of intersection of the centerline of North Fair Oaks Avenue and the centerline of East Washington Avenue; thence southerly along the centerline of North Fair Oaks Avenue to the centerline of State Highway 30; thence Westerly along the centerline of State Highway 30 to the centerline of East Washington Avenue; thence Northeasterly along the centerline of East Washington Avenue to the point of beginning. Polling place at Hy-Vee, 3801 East Washington Avenue.

(128) Ward 128. Beginning at the point of intersection of the centerline of Anderson Street and the centerline of Wright Street; thence Southerly along the centerline of Wright Street to the centerline of East Washington Avenue; thence Southwesterly along the centerline of East Washington Avenue to the centerline of Aberg Avenue; thence Northwesterly and Westerly along the centerline of Aberg Avenue to the centerline of Packers Avenue; thence Northerly along the centerline of Packers Avenue to the centerline of International Lane; thence Northeasterly along the centerline of International Lane to the centerline of Anderson Street; thence Southeasterly and Easterly along the centerline of Anderson Street to the point of beginning. Polling place at East Madison Community Center, 8 Straubel Court.

(129) Ward 129. A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, being more particularly described as follows: beginning at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 1953.82 feet to a point lying South 87°59'37" East, 153.00 feet from the Southwest Corner of said Section 19; thence, parallel with the West line of said fractional Southwest one-quarter, North 01°19'24" East, 1311.12 feet to a point on the North line of said South one-half of the fractional Southwest one-quarter, said point lying South 88°04'42" East, 153.00 feet, along said North line, from the Northwest corner of said South one-half of the fractional Southwest one-quarter; thence, along said North line, South 88°04'42" East, 1961.80 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter, lying on the centerline of Packers Avenue; thence, along the East line of said fractional Southwest one-quarter and said centerline, South 01°40'21" West, 1313.95 feet to the point of beginning.

And

Part of the Southwest ¼ of the Northwest ¼ and part of the Southeast ¼ of the Northwest ¼, Section 19, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows: Beginning at the West ¼ Corner of said Section 19; thence S88°09'28"E (recorded as S88°33'36"E), 2117.17 feet along the South line of said Northwest ¼, said South line also being the existing corporate boundary line of the City of Madison, to the Center ¼ Corner of said Section 19; thence N02°17'10"E (recorded as N02°16'57"E), 385.59 feet along the East line of the Northwest ¼ of said Section 19;

thence N89°12'39"W, 174.45 feet; thence N02°03'16"E, 250.82 feet; thence N02°07'43"E, 492.04 feet (recorded as North); thence N87°48'17"W, 125.00 feet; thence N02°09'06"E (recorded as North), 143.08 feet to the South right-of-way line of Wheeler Road, said right-of-way line also being the existing corporate boundary line of the City of Madison; thence N88°48'12"W (recorded as N88°48'14"W), 1130.65 feet along said right-of-way line and corporate boundary line; thence continuing along said right-of-way line and corporate boundary line N88°59'41"W, 701.62 feet (recorded as N89°23'08"W, 700 feet) to the West line of said Northwest ¼, said West line also being the existing corporate boundary line of the City of Madison; thence S01°30'36"W (recorded as South), 586.04 feet along said West line and corporate boundary line; thence S88°30'31"E, 164.84 feet (recorded as 165 feet); thence S01°30'23"W, 132.03 feet (recorded as 132 feet); thence N88°31'56"W, 164.85 feet (recorded as 165 feet) to said West line and corporate boundary line; thence S01°30'36"W, 527.97 feet (recorded as South, 528 feet) along said West line and corporate boundary line to the aforesaid West ¼ Corner and the point of beginning. Polling place at Black Hawk Middle School, 1402 Wyoming Way.

(130) Ward 130. Beginning at the East Quarter Corner, of said Section 12, also being the Southeast Corner of Government Lot 2; thence along said south line of said Government Lot 2, S 89°43'47" W, 1092.46 feet, more or less, to the centerline of Sherman Avenue; thence along said centerline of Sherman Avenue, also being the Corporate Limits of the Village of Maple Bluff, Northeasterly, 1724 feet, more or less, to the intersection with the centerline of McGuire Street; thence Southeasterly, along the said centerline of McGuire Street and the Corporate Limits of Maple Bluff until the intersection with the southeasterly right-of-way of Sherman Avenue and continuing therefrom, 165 feet, more or less; thence S 24°52'30" W, 164.92 feet, to the North line of said Government Lot 2; thence S 89°49'35" E, along said North line, 38.18 feet; thence S 00°02'15" W, 210.42 feet; thence S 89°57'35" E, 232.74 feet to the East line of said Government 2 and the centerline of Fordem Avenue (also being the East line of the said NE ¼); thence southerly along said East line of said Government 2, 1104 feet, more or less, to the Point of Beginning. Polling place at Tenney Park Pavilion, 402 North Thornton Avenue.

(131) Ward 131. Beginning at the intersection of the shoreline of Lake Mendota with the north line of Government Lot 1, (Northwest ¼) of Section 1, Township 7N, Range 9E; thence West, 11,450 feet; thence South, 5,370 feet; thence West 15,950 feet, more or less, to the intersection of the shoreline of Lake Mendota with the north line of Government Lot 1, (Northwest ¼) of Section 12, Township 7N, Range 8E; thence Northeasterly, Easterly and Southerly along the original shoreline of Lake Mendota to the point of beginning. Polling place at Mendota Elementary School, 4002 School Road.

(132) Ward 132. Commencing at the Center of said Section 35; thence Easterly, 1319.7 feet, more or less, along the South line of the SW ¼ of the NE ¼ of said Section 35 to a point on said South line located 33.02 feet, more or less, south of the Southwesterly corner of Lot 1, CSM 4571, said point of intersection being the Point of Beginning of this description; thence N01°18'48"W along the Westerly line of said Lot 1 and its Southerly prolongation, 957.7 feet, more or less; thence continuing N00°37'09"W along the Westerly line of said Lot 1, 305.25 feet (per CSM 4571) to the northwestern corner of said Lot 1; thence continuing N00°37'09"W along the Easterly line of the right-of-way of the former Chicago and Northwestern Transportation Company (now owned by the Wisconsin Department of Transportation-Leased to Wisconsin and Southern Railroad), 45.2 feet, more or less, said line also being the Westerly line of the right-of-way of Nygard Street; thence Easterly along the Northerly line of said Nygard Street right-of-way, 18.6 feet, more or less, thence N00°06'09"W along the Westerly line of said Nygard Street right-of-way a distance of 22 feet, more or less, to the Southwesterly corner of Lot 2 of CSM 12892; thence continuing N00°06'09"W the along said West line, 308.32 feet

to the Northwesterly corner of said Lot 2; thence Northerly, along the various courses of said Easterly railroad right-of-way line, 371.7 feet, more or less, to the South line of Lot 24, Hammersley Heights; thence Easterly, along the said South line and its Easterly prolongation, 530 feet, more or less, to a line that is parallel to and 30 feet East of, as platted in said Hammersley Heights and measured at right angles to, the West line of Sundstrom Street; thence Southerly, on said parallel line, 522 feet, more or less, to its point of intersection with the Easterly prolongation of the North line of Lot 17, Hammersley Heights; thence Westerly, along said Easterly prolongation and North line of Lot 17, 162 feet, more or less, to the Northwest corner of said Lot 17; thence Southerly, along the West line of said Lot 17 and its Southerly prolongation, 332.75 feet, more or less, to the centerline of Nygard Street, as platted in said Hammersley Heights; thence Easterly, along the said centerline, 956 feet, more or less, to a point on the East line of said Section 35; thence Northerly, along said East line, 1654 feet, more or less, to the Northeast corner of said Section 35, also being the Southeast Corner of said Section 26; thence N89°06'16"W along the South line of said Section 26, 396.42 feet; thence N00°53'40"E, 351.35 feet, to a point of curve; thence along a curve to the right, convex to the Northwest, having a radius of 650.00 feet and a long chord that bears N36°40'10"E, 759.99 feet; thence N72°26'40"E, 154.03 feet, to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius of 650.00 feet and a long chord that bears N47°20'10"E, 551.63 feet; thence N22°13'40"E, 250.00 feet to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius of 375.00 feet and a chord that bears N06°32'20"E, 202.81 feet; thence N09°09'00"W, 277.98 feet, to a point of curve; thence along a curve to the right, convex to the Northwest having a radius of 375.00 feet and a long chord that bears N05°05'10"E, 184.44 feet; thence N19°19'20"E, 200.00 feet, to the centerline of E Olin Avenue (also formerly known as the City Route for US Highways 12 and 18); thence Southeasterly, along said centerline of E Olin Avenue/John Nolen Drive (being said former U.S. Highways 12 and 18) 2819 feet, more or less, to its point of intersection with the West line of the SE ¼ of said Section 25; thence S00°23'29"W, along the said West line of the SE ¼, 468 feet, more or less, to the South Quarter corner of said Section 25, also being the North Quarter corner of said Section 36; thence continuing S00°23'29"W along the East line of the NW ¼ of said Section 36, 1161.71 feet, to the Northeast corner of CSM 14819; thence N89°05'27"W along said north line of CSM 14819, 329.30 feet, more or less; thence S00°23' 51"W,160.91 feet, more or less, to the intersection with the south line of the said NE ¼ of the NW ¼ of said Section 36; thence N89°05'27"W along said south line of the NE ¼ of the NW ¼ of said Section 36, 544.65 feet, more or less, to the intersection with the original centerline of Rimrock Road as shown in Right-of-Way Plat-Project F04-2(30); thence Southwesterly along said centerline, 993.44 feet, more or less, to the intersection with the easterly extension of the southern right-of-way of the W Beltline Highway (US Highways 12 and 18) lying southerly of Reference Line "F" as established in State of Wisconsin Right-of-Way Project No. 1206-03-24 ("Project"); thence N82°59'58"W, along said southern Project right-of-way and its easterly extension, 390 feet, more or less; thence S82°29'58"W, along said southern Project right-of-way, 146.05 feet; thence S70°10'43"W, along said Project right-of-way, 144.11 feet; thence 206.61 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,569.16 feet and a long chord that bears S67°33'47"W, 206.60 feet; thence S00°03'47"W along said Project right-of-way, 21.57 feet; thence 388.62 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,589.16 feet and a long chord that bears S69°04'31"W, 388.60 feet; thence S70°02'09"W, along said Project right-of-way, 158.44 feet, to a line that is parallel to and 33 feet North of, measured at right angles to, the South line of the Northwest ¼ of said Section 36; thence westerly, along said parallel line, 143 feet, more or less, to the intersection with a line lying 68 feet southeasterly of and parallel with the main Reference Line of said State of

Wisconsin Right-of-Way Project No. 1206-03-24 and northwesterly of the existing pavement of E Badger Road (a frontage road); thence Southwesterly, 132 feet, more or less, parallel with and 68 feet southwesterly of the said Reference Line to a point at station 577+25, 68 feet right, (southeast) of said Reference line and lying northwesterly of said pavement; thence Southwesterly, 325.15 feet to a point at station 574+00, 78 feet right, (southeast) of said Reference Line and lying northwesterly of said pavement; thence Southwesterly, 533 feet, more or less, parallel with and 78 feet southwesterly of said Reference Line, and lying northwesterly of said pavement, to the intersection with the northwesterly prolongation of the easterly line of Lot 1, said CSM 6493; thence Northwesterly, along said northwesterly prolongation, 344 feet, more or less, to the intersection with the North line of the SE ¼ of said Section 35; thence Westerly, along the said North line of the SE ¼, 289 feet, more or less, to the Point of Beginning. Polling place at Catholic Multicultural Center, 1862 Beld Street.

(133) Ward 133. Beginning at the Center of said Section 36; thence N89°10'07"W along the South line of the NW ¼ of said Section 36, also being the centerline of E Badger Road, 596 feet, more or less, to the centerline of Nob Hill Road; thence continuing N89°10'07"W along said South line of the NW ¼ and centerline, 271.60 feet, more or less; thence N02°36'42"W, 33.33 feet to the Northerly right-of-way line of E Badger Road; thence N02°36'42"E, 332.98 feet, more or less; thence S89°11'01"E, 227.32 feet to a point on the East line of Lot 5, Block 1 of W.H. Jacobs and E.S. Barker's Subdivision; thence continuing N00°22'39"E along said East line of said Lot 5, 51.07 feet, more or less, to the intersection with the South line of Lot 3, Block 1 of said Barker's Subdivision; thence continuing along said South line of Lot 3, S89°09'51"E, 18.30 feet, more or less, to the centerline of Nob Hill Road; thence continuing along said South line of said Lot 3, Block 1 of said Barker's Subdivision; thence East 382.5 feet, more or less, to a point that is 192.5 feet West of the West line of Badger Lane; thence North 200.5 feet along a line that is parallel to and 192.5 feet West of the West line of Badger Lane; thence East 226.5 feet, more or less, along a line that is parallel with and 200.5 feet North of the South line of said Lot 3 to the West line of the Northeast ¼ of said Section 36; thence North along the last mentioned West line of the said NE ¼, 636 feet, more or less, to the center line of the W Beltline Highway, (US Highways 12 and 18); thence Northeasterly along the center line of said W Beltline Highway, 1453 feet, more or less, to the East line of the West ½ of the NE ¼ of said Section 36; thence North along the last mentioned East line, 202 feet, more or less, to its point of intersection with the previous center line of former Olin Avenue (City route US Highways 12 and 18); thence Southeasterly, along the former center line curve of the former Olin Avenue, 710 feet, more or less, to the point of intersection of the centerline of former Olin Avenue (aka the City route for U.S. Highways 12 and 18) with the West line of the East ½ of the East ½ of the NE ¼ of said Section 36; thence Southerly, along the said West line, 117 feet, more or less to the southerly right-of-way of the W Beltline Highway thence S 85°52'22" W, 7.76 feet along said right-of-way; thence S58°07'33" W, along said southerly right-of-way, 106.02 feet; thence S 31°38'18" W, along said southerly right-of-way, 231.95 feet, to the north right-of-way of Nob Hill Road; thence S01°12'55"E, 33 feet to the centerline of Nob Hill Road; thence N88°47'05"E, 216.87 feet along the said centerline to the West line of the East ½ of the East ½ of the Northeast ¼ of said Section 36, said point also being the northerly prolongation of the east line of Lot 2, CSM 13930; thence S00°28'24"W, on said West line of the East ½ of the East ½ of the NE ¼, 1503 feet, more or less, to the South line of the said NE ¼; thence Westerly, along said South line of the said NE ¼ of Section 36, 1415 feet, more or less, to a point lying 570.8 feet East of the West line of the NE ¼ of said Section 36 (also from the Center of said Section 36); thence Southerly on a straight line 660.8 feet to a point lying 571.2 feet East of the West line of the said SE ¼ of Section 36; thence S88°50' E, 185.2 feet; thence S01°10'W, 499 feet, more or less, (recorded as 464.9 feet) to the centerline of Moorland Road (formerly

Badger Road); thence Southeasterly, 1171 feet more or less following along the centerline of said Moorland Road to a point being 880.3 Northwesterly, as measured along said centerline, of the East line of said Section 36; thence Southerly, 1108 feet, more or less, on a straight line to a point in the South line of the said SE ¼ of Section 36, said point being 776.58 feet West of the Southeast Corner of said Section 36 as measured along the said South line of the SE ¼ of Section 36; thence Westerly, 728 feet, along the said South line of the SE ¼ of Section 36 to the southwest corner of the Danner-Stein Plat; thence N01°29'52" E, 1369.09 feet along the west line of said Danner-Stein Plat to the intersection with the southerly right-of-way of said Moorland Road; thence N77°33'54" W, 494.77 feet along the said southerly right-of-way of Moorland Road, to the East right-of-way line of Longview Lane (presently 30.00 feet in width); thence S01°27'13"W, 626.36 feet, to the northeast corner of Outlot 1 of said CSM 3370; thence N89°42'58"W, 346.29 feet along the northerly most lines of said Outlot 1 of CSM 7730, and their extension across Warner Lane, to the intersection with the east line of the plat of First Addition to Palatial Heights; thence Northerly, 738 feet, more or less, along a line that is parallel with and 297 feet East of the West line of the said SE ¼ of Section 36 to the center line of said Moorland Road; thence Northwesterly, along the center line of said Moorland Road, 305 feet, more or less, to its point of intersection with the said West line of the SE ¼ of said Section 36; thence Northerly, along the said West line of the SE ¼ of Section 36, 1000 feet, more or less, to the Center of said Section 36 and the Point of Beginning. Polling place at Badger Rock Neighborhood Center, 501 East Badger Road.

(134) Ward 134. Beginning at the point intersection of the centerline of University Avenue and the centerline of North Park Street; thence Northerly along the centerline of North Park Street and the prolongation of the centerline of North Park Street to the shoreline of Lake Mendota; thence Easterly along the shoreline of Lake Mendota to the centerline of North Lake Street; thence Southerly along the centerline of North Lake Street to the centerline of University Avenue; thence Westerly along the centerline of University Avenue to the point of beginning. Polling place at Memorial Union, 800 Langdon Street.

(135) Ward 135. Beginning at the point of intersection of the centerline of Old Sauk Road and the centerline of Old Middleton Road; thence Southeasterly along the centerline of Old Middleton Road to the centerline of North Rosa Road; thence Southerly along the centerline of North Rosa Road to the centerline of Mineral Point Road; thence Westerly along the centerline of Mineral Point Road to the centerline of Island Drive; thence Northerly along the centerline of Island Drive and the centerline of Inner Drive to the Southwesterly prolongation of the Northwesterly lot line of Lot 107 of the Third Addition to Faircrest; thence Northeasterly along said prolongation, said lot line, and the Northwesterly and Northerly lot lines of Lots 106, 105, 104, 103, 102, 101, 100, and Outlot A of the Third Addition to Faircrest to the Easterly boundary of Section 24 of Township 7 North, Range 8 East; thence Northerly along said Section 24 boundary to the centerline of Old Sauk Road; thence Easterly along the centerline of Old Sauk Road to the point of beginning. Polling place at Wellspring United Methodist Church, 5702 South Hill Drive.

(136) Ward 136. A parcel of land located in the NE¼ of the NE¼ of Section 36, T7N, R8E, Town of Middleton, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17, White Oaks, recorded in Volume 56-42B of Plats on Pages 118-119, Dane County Registry and the point of beginning; thence the following 5 courses along the existing City of Madison Corporate Boundary: S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the northwesterly line of Outlot 4, said White Oaks; thence S89°15'33"W, 140.42 feet along

the north line of Outlot 3, said White Oaks; thence N00°52'52"E, 259.68 feet along the east line of 2nd Addition to Green Tree Hills recorded in Volume 24 of Plats on Pages 31-32, Dane County Registry; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the point of beginning. Polling place at Anana Elementary School, 6323 Woodington Way.

(137) Ward 137. A parcel of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section 23 Township 7 North, Range 8 East, Town of Middleton, bounded and described as follows: Commencing at the South ¼ Corner of said Section 23; thence S88°09'30"W along the south line of said Southwest ¼, 1244.52 feet; thence N01°02'27"E, 100.03 feet along the west line of lands described in Warranty Deed recorded as Document No. 1233531 to the Point of Beginning; thence continuing along said west line of said parcel N01°02'27"E, 218.27 feet; thence N89°09'30E, 137.00 feet along the north line of said parcel; thence S01°02'27"W, 218.27 feet along the east line of said parcel; thence S88°09'30"W, 137.00 feet along a line that is 100 feet north of and parallel with the said south line of the southwesterly to the Point of Beginning. Polling place at Lussier Community Education Center, 55 South Gammon Road.

(138) Ward 138. Lands located in the SW¼ of the SE¼ and the NW¼ of the SE¼ of Section 34, T7N, R8E, Town of Middleton, Dane County, bounded and described as follows: Commencing at the South ¼ corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE¼ to the Center of said Section 34; thence N89°10'54"E, 70.05 feet along the North line of said SE¼ to the point of beginning; thence N89°10'54"E, 1245.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Drive; thence S73°17'55"W, 148.65 feet; thence S18°26'15"W, 363.16 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'21"W, 261.01 feet; thence N01°26'38"E, 330.00 feet; thence N88°33'22"W, 5.00 feet; thence N01°26'38"E, 360.00 feet; thence S88°33'22"E, 25.00 feet; thence N01°26'38"E, 955.63 feet to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive.

(139) Ward 139. A parcel of land located in the NW¼ of the SE¼ of Section 28, Township 7 North, Range 8 East in the Town of Middleton, Dane County, Wisconsin, described as follows: Commencing at the South ¼ corner of said Section 28; thence N00°47'47"E, 2643.59 feet to the Center of said Section 28; thence N89°57'06"E, 16.50 feet along the North line of said SE¼, to a point on the East right-of-way line of South Point Road and the South right-of-way line of Harvest Moon Lane, also being the Point of Beginning; thence N89°57'06"E, 318.57 feet along said North and South lines; thence S00°49'10"W, 299.66 feet along a jog in the South right-of-way line of Harvest Moon Lane and the West line of Lot 18, Acacia Ridge and the West line of Lot 2, Certified Survey Map 15284, to the Northeast corner of Lot 1, Certified Survey Map 15284; thence S89°51'04"W, 318.46 feet along the North line of said Lot 2 and the Westerly extension thereof, to a point on the East right-of-way line of South Point Road; thence N00°47'47"E, 300.22 feet along said East right-of-way line to the Point of Beginning. Polling place at Fire Station #12, 400 South Point Road.

(140) Ward 140. Part of the Southwest Quarter of the Northwest Quarter of Section 21, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, described as follows: Beginning at the West Quarter corner of said Section 21; thence N 01°17' 16" E 682.95 feet along the west line of said Southwest Quarter of the Northwest Quarter to the intersection with the south line of Lot 4, Certified Survey Map No. 6407, recorded in Volume 31 of Certified Survey Maps, on Pages 120-122, as Document No. 2263459; thence N 89°19'18" E, 1320.17 feet along the south line of said Lot 4 to the intersection with the east line of said Southwest Quarter of the Northwest Quarter; thence S 01°24'07" W, 683.00 feet along the east line of said Southwest Quarter of the

Northwest Quarter to the intersection with the East-West Quarter line of said Section 21; thence S 89°19'18" W, 1318.81 feet along said East-West Quarter line to the Point of Beginning.

And

Lot 1, Dane County Certified Survey Map No. 7671, recorded in Volume 40 of Certified Survey Maps on pages 96-99 as Document Number 2649094, a portion of Schewe Road and other lands located in all Quarters of the NE¼ of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows: Beginning at the East ¼ corner of said Section 20; thence N89°41'23"W, 2349.11 feet along the South line of said NE¼ to the Southeast corner of Lot 1, Certified Survey Map No. 2519, recorded in Volume 10 of Certified Survey Maps on pages 68-69 as Document Number 1532233 and corrected by Document Number 1736219; thence N01°36'31"E, 149.73 feet along the East line of and to the Northeast corner of said Lot 1; thence N89°37'45"W, 298.06 feet along the North line of said Lot 1 and the Westerly extension thereof to the West line of said NE¼; thence N01°36'46"E, 1329.67 feet along the West line of said NE¼ to the Northwest corner of the South 10 acres of the North ½ of said NE¼; thence N89°59'30"E, 2649.26 feet along the North line of the South 10 acres of the North ½ of said NE¼ to a point on the East line of said NE¼; thence S01°40'41"W, 1494.50 feet along said East line also being on the West line of Outlot 3 of The Willows II and Outlot 1 of Autumn Ridge Reserve, and the existing corporate boundary of the City of Madison, to the point of beginning.

And

All that part of the Northwest ¼, Northeast ¼, Southwest ¼ and the Southeast ¼ of the Southeast ¼ of Section 20, Town 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the East ¼ Corner of said Section 20; said point being the place of beginning of lands hereinafter described; thence South 01°19'36" West and along the East line of the said Southeast ¼ Section, 2584.44 feet to a point on the North Right-of-Way line of "W. Mineral Point Road"; thence North 89°52'41" West and along the said North Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the South line of the said Southeast ¼ Section, 1323.47 feet to a point; thence South 00°29'09" West, 110.00 feet to a point on the South Right-of-Way line of said "W. Mineral Point Road"; thence North 89°52'41" West and along the said South Right-of-Way line being parallel to and at a right angle distance of 60.00 feet from the said South line of the said Southeast ¼ Section, 1158.69 feet to a point; thence North 01°26'54" East and along the East line of Unplatted Lands and its Southerly extension, 324.02 feet to a point; thence North 89°52'41" West and along the North line of said Unplatted Lands and its Westerly extension and being parallel to the said South line of the said Southeast ¼ Section, 165.75 feet to a point on the West line of the said Southeast ¼ Section; thence North 01°17'06" East and along the said West line of the said Southeast ¼ Section, 1076.16 feet to a point; thence South 89°41'26" East and along the South line of Unplatted Lands and its Westerly extension and being parallel to the North line of the said Southeast ¼ Section, 583.46 feet to a point; thence North 01°26'54" East and along the East line of said Unplatted Lands, 1303.00 feet to a point on the said North line of the said Southeast ¼ Section; thence South 89°41'26" East and along the said North line of the said Southeast ¼ Section, 2060.00 feet to the point of beginning of this description. Polling place at Blackhawk Church, 9620 Brader Way.

(141) Ward 141. A parcel of land located in the Northwest ¼ of the Northeast ¼ of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, bounded and described as follows: Commencing at the Northwest Corner of the Northeast ¼ of said Section; thence S 01°36'50" W 592.78 feet along the West line of said ¼ Section to the Point of Beginning of lands to be described; thence N 89°40'34" E

1254.80 feet along the existing corporate boundary of the City of Madison to the West line of a parcel owned by QRS Company, LLC and the said existing corporate boundary; thence S 01°27'11' W 3.47 feet along the said existing corporate boundary; thence S 89°50'04" W 1.68 feet along the North line of Quit Claim Deed Document No. 5594761; thence S 01°30'50" W 562.07 feet to the North line of Eagle Trace subdivision; thence S 89°59'30" W 1252.92 feet along said North line to the West line of said ¼ Section; thence N 01°36'50" E 558.63 feet along the said West line to the Point of Beginning. Polling place at Blackhawk Church, 9620 Brader Way.

(142) Ward 142. Lot 1, Certified Survey Map 7007, recorded in Volume 35 of Certified Survey Maps on pages 139-142 as Document Number 2438401, Dane County Register of Deeds Office and other lands all located in the SE¼ of the SW¼ of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin, bounded and described as follows: Commencing at the South ¼ of said Section 35; thence S88°54'11"W, 1119.78 feet along the South line of said SW¼; thence N01°17'46"E, 33.03 feet to a point on the North right-of-way line of Mid Town Road, also being the Point of Beginning, the following four courses being along the existing Corporate boundary of the City of Madison; thence S88°54'11"W, 164.91 feet along said North right-of-way line to a point on the East right-of-way line of S High Point Road; thence N01°17'10"E, 489.82 feet along said East right-of-way line; thence N88°35'50"E, 7.01 feet along said East right-of-way line; thence N01°17'10"E, 228.00 feet along said East right-of-way line to the Southwest corner of Lot 2, said Certified Survey Map 7007; thence S88°42'56"E, 158.82 feet along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being on the West line of Lot 1, said Certified Survey Map 5202; thence S01°16'13"W, 84.70 feet along the West line of said Lot 1 to a point on the North line of Lot 1, Certified Survey Map 9504; thence S88°54'11"W, 0.97 feet along said North line to the Northwest corner of said Lot 1 and the existing Corporate boundary of the City of Madison; thence S01°17'46"W, 626.56 feet along the West line of said Lot 1 and the Southerly extension thereof and the existing Corporate boundary of the City of Madison, to the Point of Beginning.

And

That portion of the High Point Road right-of-way West of the above-described lands, to the centerline of High Point Road.

And

That portion of the Mid Town Road right-of-way South of the above-described lands, to the centerline of Mid Town Road. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(143) Ward 143. Lot 1 of Certified Survey Map 13765, Recorded in Volume 91 of Certified Surveys, Pages 44-46 as Document No. 5086431 and also being a part of the Northeast ¼ of the Northwest ¼, Section 35, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 35; thence S00°36'58"W, 295.16 feet along the East line of said Northwest ¼ to the Point of Beginning; thence continuing S00°36'58"W, 702.87 feet along said East line to the northeast corner of Certified Survey Map 3312; thence S89°35'27"W, 1312.24 feet along the North line of said Certified Survey Map to the West line of said Northeast ¼ of the Northwest ¼; thence N00°17'07"E, 989.73 feet to the North line of said Northwest ¼; thence N89°14'01"E, 1022.87 feet along said North line; thence S00°36'58"W, 295.16 feet; thence N89°14'01"E, 295.26 feet to the East line of said Northwest ¼ and the Point of Beginning. Said described parcel contains 1,219,786 square feet, or 28.00 acres, or 0.04375 square miles. Polling Place at Fire Station 11, 4011 Morgan Way.

(144) Ward 144. Commencing at the Southwest Corner of said Section 35; thence Easterly, 2013.8 feet, more or less, along the south line of the said SW ¼ to the southeast corner of Belt Line Projects Plat, recorded in Vol. 16 of Plats on Pg. 27 as Document No. 874258, and the Point of Beginning of this description; thence N04°10'00"W, along the east line of said Belt Line Projects Plat, 1324 feet, more or less, to the northeast corner of said Belt Line Projects Plat, also being on the North line of the said Southeast ¼ of the Southwest ¼ of said Section 35; thence Easterly, along the said North line, 635 feet, more or less, to the intersection with the East line of the said Southwest ¼ of said Section 35; thence Southerly, along said East line, 700 feet, more or less, to a point on the said East line which is 622.8 feet North of the South line of said Section 35, measured along said East line of the Southwest ¼ of said Section 35; thence Easterly, along a line that is parallel to and 622.8 feet North of said South line, 650 feet, thence Southerly, 622.8 feet on a line parallel with and 650 feet east of the East line of said Southwest Quarter to the South line of the said Southeast ¼ of Section 35; thence Westerly, 650 feet along said South line of the Southeast ¼ to the South ¼ Corner of said Section 35; thence Westerly, along the South line of the said Southwest ¼ of said Section 35, 171 feet, more or less, to the North ¼ Corner of Section 2, Town 6 North, Range 9 East; thence continuing Westerly, along the said South line of the Southwest ¼, 484 feet, more or less, to the Point of Beginning. Said described area contains approximately: 28.29 acres, 1,232,209 square feet and 0.044 square miles, more or less. Polling place at Madison College-Goodman South Campus, 2429 Perry Street.

(145) Ward 145. Commencing at the Northeast Corner of said Section 34; thence Southerly, 710.91 feet, more or less, along the West line of the NW ¼ of Section 35 until its intersection with and continuing along the west line of the said NW ¼ of to the intersection with the North line of the plat of Sunnyslope extended Westerly, said point of intersection being the Point of Beginning of this description; thence N89°36'50"E along said North line extended, 941.0 feet, more or less, to the center line of the right-of-way of the former Chicago and Northwestern Transportation Company (now owned by the Wisconsin Department of Transportation and leased to Wisconsin and Southern Railroad); thence Northeasterly along said center line, 593 feet, more or less, to the point of intersection with the Northwesterly prolongation of the Southwesterly line of "Parcel A" as described in Volume 31068, Page 20 as Document No. 2711179, Dane County Registry; thence Southeasterly, at right angles to the center line of the Chicago and Northwestern Transportation Company along the said Southwesterly line of "Parcel A" and its northwesterly prolongation thereof, 50 feet, to the most southerly corner of said "Parcel A" on the former southeasterly right-of-way of the former Chicago and Northwestern Transportation Company and also being on the northwesterly line of said Second Addition to Oak Ridge Subdivision; thence Northeasterly, along the said northwesterly line of said Second Addition to Oak Ridge Subdivision, also being the said southeasterly right-of-way of the former Chicago and Northwestern Transportation Company, 125 feet, more or less, to the point of intersection with the center line of North Avenue as platted 50 feet wide by said First and Second Addition to Oak Ridge Subdivisions; thence Easterly, along the said center line, 614 feet, more or less, to the point of intersection with the Northerly prolongation of the east right-of-way line of Taylor Street; thence Southerly along the said Northerly prolongation and East right-of-way line, 112 feet, more or less; thence Easterly, perpendicular to the West line of Lot 17, Block 7, First Addition to Oak Ridge Subdivision, 50 feet to the West line of said Lot 17; thence Southerly, along the said West line of Lot 17, 40 feet to the Southwest corner of said Lot 17 thereof; thence Easterly, along the South lines of Lots 17, 18, 19, 20 and 21, Block 7, First Addition to Oak Ridge Subdivision, 250 feet, to the Northwest corner of Lot 9, Block 7 of said First Addition to Oak Ridge Subdivision; thence Southerly along the west line of said Lot 9, Block 7, First Addition to Oak Ridge Subdivision, 120 feet, to the North right-of-way line of Burr Oak Lane (platted as Oak Street); thence continuing Southerly, 50

feet across said Burr Oak Lane, to the Northwest corner of Lot 21, Block 1, Oak Ridge Subdivision; thence Southerly, along the West line of said Lot 21, 120 feet to the northeast corner of Lot 9, Block 1, Oak Ridge Subdivision; thence Westerly along the North line of Lots 9 and 10, Block 1, Oak Ridge Subdivision, 100 feet to the Northwest corner of said Lot 10; thence Southerly along the West line of said Lot 10 and its southerly prolongation, 145 feet, to the center line of Dane Street (originally platted as Fitch Street); thence Easterly along the center line of Dane Street, 150 feet to the point of intersection with the Northerly prolongation of the East line of Lot 30, Block 2, Oak Ridge Subdivision; thence Southerly along the said Northerly prolongation and East line of Lot 30 and the East line of Lot 7, Block 2, Oak Ridge Subdivision, and its Southerly prolongation, 290 feet, to the center line of Ridgewood Way (platted as Ridgewood Street); thence Westerly along the center line of Ridgewood Way, 350 feet, more or less, to the point of intersection with the Northerly prolongation of the West line of Lot 10, Block 5, Oak Ridge Subdivision; thence Southerly, along the said Northerly prolongation and West line, 145 feet to the Southwest corner of said Lot 10, also being a point on the South line of Oak Ridge Subdivision; thence Westerly, along the said South line of Oak Ridge Subdivision and the South line of Second Addition to Oak Ridge Subdivision and the North line of the NW ¼ of said Section 35, 1,900 feet, more or less, to the Southeasterly right-of-way line of the said former Chicago and Northwesterly Transportation Company; thence Southwesterly, along said right-of-way line, 302 feet, more or less, to the West line of the said NW ¼ of Section 35; thence North, along said West line, 799 feet, more or less, to the Point of Beginning. Said described area contains approximately 1,953,273 square feet, 44.841 acres, and 0.0700640625 square miles, more or less. Polling place at Village on Park, 2300 S Park Street.

(146) Ward 146. Commencing at the West Quarter Corner of said Section 35; thence Easterly, 298 feet, more or less, along the North line of the said SW ¼ of Section 35, also being the centerline of W Badger Road, to its intersection with the Northerly prolongation of the east line of the Rauch-Petersen Apartment Plat and the Point of Beginning; thence continuing Easterly, 1502 feet, more or less, along the said North line and centerline to a point lying 478.5 feet east of the northwest corner of the said Northeast ¼ of the Southwest ¼, also being the intersection with the northerly prolongation of the west line of CSM 106; thence Southerly, along the said northerly prolongation and the said west line of CSM 106, 299 feet to the southwest corner of said CSM 106; thence S00°06'38"W, 270.2 feet; thence Westerly, 35.8 feet; thence Southerly, 109 feet, more or less, to the intersection with the north line of CSM 8914 (currently the north line of CSM 14730; thence along the said north line of CSM 8914 S00°22'28"W, 14.55 feet; thence N89°13'48"W, 442.94 feet; thence N 00°57'06" W, 33.00 feet, to the southeast corner of said Assessor's Plat No. 5 Town of Madison; thence N 89°41' W, along the south line of said Assessor's Plat No. 5 Town of Madison, 825.72 feet, to the southwest corner of said Assessor's Plat No. 5 Town of Madison; thence North, along the west line of said Assessor's Plat No. 5 Town of Madison, 393 feet, more or less, to the northeast corner of the plat of First Addition to Haase Gardens; thence N 88°42'30" W, along the north line of said First Addition to Haase Gardens, 200.04 feet, to the northwest corner of said First Addition to Haase Gardens, also being a point on the east line of Rauch-Petersen Apartment Plat; thence N00°02'00"E, along the said east line of Rauch-Petersen Apartment Plat and its northerly prolongation, 261 feet, more or less, to the North line of the Southwest ¼ of said Section 35 and the Point of Beginning. Polling place at Madison College-Goodman South Campus, 2429 Perry Street.

(147) Ward 147. Commencing at the Northeast Corner of said Section 34; thence Southerly, 1042.46 feet along the east line of the said NE ¼ of Section 34; thence Westerly, 918.19 feet along the south line of Martin Street and its easterly extension to the Northwest corner of said CSM 12181 and the Point of Beginning; thence N89°23'22"W, 2030.77 feet; thence N32°54'23"W along the southwesterly edge of Martin Street, 473.32 feet to

a point on a curve; thence northeasterly, northwesterly and southwesterly on a curve to the left which has a radius of 200.00' and a chord which bears N34°43'38"W, 393.40 feet; thence N32°54'23"W, 318.75 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N67°09'27"W, 45.03 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 213.60 feet and a chord which bears N73°35'23"W, 199.37 feet to the southeasterly edge of Rowan Street; thence S56°20'10"W, along said southeasterly edge of Rowan Street, 544.25 feet to the southerly edge of Stoner Street; thence N77°59'07"W, 233.74 feet; thence N12°00'53"E, 50.00 feet to the southwest corner of CSM 4531; thence N15°34'27"W, along the edge of said CSM 4531, 171.93 feet to a point on a curve; thence northeasterly on a curve to the left which has a radius of 353.00 feet and a chord which bears N12°56'50"E, 38.90 feet; thence S89°40'13"E, 1.41 feet to the centerline of Arboretum Drive; thence N15°28'08"W, along said centerline, 670.55 feet to a point of curve; thence northeasterly continuing along said centerline, on a curve to the right which has a radius of 200.00 feet and a chord which bears N19°31'40"E, 229.41 feet; thence N54°31'28"E, continuing along said centerline, 112.56 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the right which has a radius of 618.10 feet and a chord which bears N65°39'56"E, 230.03 feet to a point of curve; thence southeasterly continuing along said centerline on a curve to the right which has a radius of 385.60 feet and a chord which bears S88°42'16"E, 160.55 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the left which has a radius of 498.30 feet and a chord which bears N83°23'48"E, 252.05 feet; thence N70°46'31"E, continuing along said centerline, 870.42 feet; thence S19°13'29"E, 40.05 feet to the southeasterly edge of Arboretum Drive; thence S70°46'31"W, along said southeasterly edge, 116.10 feet to the southeasterly edge of Covall Street; thence S41°44'39"W, along said southeasterly edge, 331.57 feet to the most northerly corner of CSM 93; thence S30°56'45"E, 130.80 feet to the most easterly corner of said CSM 93; thence S31°05'54"E, 313.20 feet; thence S18°29'07"E, 141.00 feet; thence S26°26'23"W, 148.20 feet to the northeasterly edge of Balden Street; thence southeasterly along said edge on a curve to the right which has a radius of 1251.38 feet and a chord which bears S22°20'29"E, 126.44 feet to a point of curve; thence southeasterly continuing along said edge on a curve to the left which has a radius of 859.70 feet and a chord which bears S30°23'22"E, 317.83 feet; thence S52°12'02"E, 120.00 feet to the southeasterly edge of Balden Street; thence S37°47'58"W, along said edge, 275.45 feet to a point on a curve; thence southeasterly along the northwesterly edge of Carver Street on a curve to the right which has a radius of 260.00 feet and a chord which bears S22°30'00"E, 147.90 feet; thence S89°20'58"E, along the northerly edge of Carver Street, 428.85 feet to the southwest corner of Lot 1, Block 3, of the plat of Lake Forest; thence N00°39'02"E, 130.71 feet to the northerly edge of said plat; thence S87°52'49"E, along said northerly edge, 350.12 feet; thence N87°19'01"E, along said northerly edge, 224.33 feet; thence N84°31'24"E, continuing along said northerly edge, 140.30 feet; thence S84°36'05"E, continuing along said northerly edge 141.89 feet; thence N87°18'15"E, continuing along said northerly edge, 78.63 feet; thence S86°39'07"E, continuing along said northerly edge, 58.27 feet; thence S87°49'54"E, continuing along said northerly edge, 56.14 feet; thence N89°30'00"E, continuing along said northerly edge 229.86 feet; thence N87°06'15"E, continuing along said northerly edge, 244.76 feet to the east line of Lot 26, Block 3, Lake Forest; thence S00°39'02"W, along said east line, 158.12 feet to the north edge of Carver Street; thence S89°20'58"E, along said north edge, 1089.16 feet to the centerline of Fish Hatchery Road; thence Southerly, 272 feet, more or less, along said centerline of Fish Hatchery Road until its intersection with and continuing along the west line of the said NW ¼ of to the intersection with the North line of the plat of Sunnyslope; thence S00°21'20"E, 600 feet, more or less, along said centerline of Fish Hatchery Road;

thence N89°13'27"W, along the South line of the North ½ of the said Northeast ¼ of said Section 34, 930 feet, more or less, to the intersection with the southerly prolongation of the west line of said CSM 12181 and also the intersection with the said "Arboretum Annexation"; thence northerly, along said west line of CSM 12181, its southerly prolongation, 275 feet, more or less, to the Point of Beginning. Polling place at Arboretum Visitor Center, 2880 Longnecker Drive.

(148) Ward 148. Commencing at the East Quarter Corner of said Section 34; thence N89°20'42"W, 1355.80 along the North line of said Section 34; thence S22°00'03"W, 823.91; thence S89°55'37" E, 330.40 feet along the north line of CSM 5555 and the south line of Emil Street to the northwest corner of vacated and discontinued Ida Street; thence Southerly, 334.5 feet along the west line of the Madison Shops Plat recorded in Vol. 15 of Plats on Pg. 14, as Document No. 847298 to the intersection with the most southerly line of said Madison Shops plat and the Point of Beginning; thence Southerly, along the southerly extension of the West line of said vacated Ida Street and Madison City Limits, 316 feet, more or less, to the centerline of the W Beltline Highway as laid-out by the State Highway Commission of Wisconsin, Plat of Right-of-Way Required, Project T 04-2(42); thence Westerly, along said centerline, 666 feet, more or less, to the intersection with a line that is 650 feet east of and parallel with the West line of the East ½ of said Section 34, also being the northerly extension of the east line of CSM 14729; thence Southerly, along the said parallel line, northerly extension of the east line of CSM 14729, 87 feet, more or less, to a point on a line that is parallel with and 19 feet north of, measured at right angles to the reference line "FS" of the W Beltline Highway as laid-out by said project plat T 04-2(42), said line also being parallel with and 53 feet north of, measured at right angles to, the south right-of-way line of the W Beltline Highway South Frontage Road; thence Easterly, 2.5 feet more or less, parallel with and 19 feet northerly of said reference line "FS" and the arc of a curve to the right having a radius of 2883.79 feet, to the point of tangency thereof; thence S87° 21'E, 388.5 feet, more or less, parallel with and 19 feet northerly of said reference line "FS"; thence Southeasterly, 281 feet, more or less, parallel with and 19.5 feet northeasterly of said reference line "FS" and the arc of a curve to the right having a radius of 319 feet to the point of tangency thereof; thence S36° 50'E, 549 feet more or less, along a line parallel with and 19 feet Northeasterly of a tangent of said reference line "FS" lying between Curves 36 and 37, and its southeasterly prolongation thereof to the intersection with the centerline of Fish Hatchery Road; thence Northeasterly, along the said centerline, 680 feet, more or less, to the centerline of the W Beltline Highway as laid-out by the State Highway Commission of Wisconsin, Plat of Right-of-way Required, Project T 04-2(42); thence Westerly, along said centerline, 92 feet, more or less, to its point of intersection with a line which is perpendicular to the most southerly line of said Madison Shops Plat and 250 feet west of the center line of Fish Hatchery Road, as measured along said most southerly line of said Madison Shops plat; thence Northerly, along said perpendicular line and Madison City Limits, 340 feet, more or less, to the intersection with said most southerly line of Madison Shops Plat; thence Westerly, along said most southerly line and Madison City Limits, 535 feet, more or less, to the Point of Beginning. Said described parcel contains approximately: 10.75 acres, 468,379 square feet, or 0.017 square miles, more or less. Polling place at Arboretum Visitor Center, 2880 Longnecker Drive.

(149) Ward 149. Beginning at the West quarter corner of said Section 34, also being the Northwest corner of the Johannsen Plat; thence Easterly, along the north line of the said SW ¼ of said Section 34, also being the north line of said Johannsen Plat and said CSM 1536, 1327.41 feet, to the Northeast corner of said CSM 1536; thence Southerly, along the east line of said CSM, 40.30 feet, to the Northwest corner of the Whalen Plat; thence, Easterly, along the north line of said Whalen Plat (now re-platted by said CSM 6205), 480.73 feet (recorded as 481 feet), to the Northeast corner thereof; thence Southerly, along the east line of said Whalen Plat and its southern prolongation, 1279

feet, more or less, to the North line of the S ½ of the SW ¼ of said Section 34; (Note: Said North line is the Northerly line of a two foot-wide connector strip for this Town of Madison island located in the right-of-way of the West Beltline Highway); thence Easterly, along the said North line, 825 feet, more or less, to the intersection with the West line of the said SE ¼ of said Section 34; thence Northerly, along the said West line of the SE ¼, 326 feet, more or less, to the intersection with the Southeasterly right-of-way line of the former Chicago and Northwestern Transportation Company, now owned by the City of Madison; thence Northeasterly, along the said Southeasterly right-of-way line, 399 feet, more or less, to a point the intersection with a line that is parallel with and 313.5 feet East of, as measured by right angles to, the said West line of the SE ¼; thence Southerly, along said parallel line, 578 feet, more or less, to the intersection with the said North line of the S ½ of the said SE ¼ of said Section 34; thence Westerly, along the said North line, 257.2 feet, more or less, to a point which is 56.3 feet East of the West line of the SE ¼ of said Section 34; thence South 05°35'35" East, 2 feet, more or less, to a point on a line that is parallel with and 2 feet south of, as measured at right angles to, the North line of the S ½ of the S ½ of said Section 34; thence Westerly, along said parallel line, 592 feet, more or less, to the intersection with the Northwesterly right-of-way line of the former Chicago and Northwestern Transportation Company, now owned by the City of Madison; thence Southwesterly, along said Northwesterly right-of-way line, 170 feet, more or less, to the South right-of-way line of U.S. Highways 12, 14 and 18, as formerly located per State Highway Commission Project T 04-2(1); thence Westerly, along said former highway right-of-way line, 1572 feet, more or less, to the intersection with a North-South line of which the southerly endpoint is the Northeast corner of CSM 8548, (now re-platted by CSM 12388, also being a point on the south right-of-way of the West Beltline Highway, and, the northerly endpoint of said North-South line lies on the south line of CSM 1553, 60 feet east of the southwest corner of said Lot 3 as measured along the south line of said Lot 3 (also being a point on the north right-of-way of the West Beltline Highway); thence Northerly, along said North-South line, 163 feet, more or less, to a point on a line that is parallel with and 10 feet Northerly of, as measured at right angles to, the existing (2004) North edge of pavement of the existing US Highways 12, 18 and 151, West Beltline Highway; thence Easterly, along said parallel line, 165 feet, more or less, to the southerly prolongation of the East line of said CSM 1553; thence N00°28'40"W, along the said East line and its southerly prolongation, 503 feet, more or less, to the North line of Lot 2, said CSM 1553; thence N89°26'12"W, along the said North line and its westerly extension, 262 feet, more or less, to the centerline of Todd Drive; thence Southerly, along the said centerline, 110 feet, more or less, to the easterly prolongation of the South line of Lot 1, CSM 3000; thence N87°44'35"W along said Easterly prolongation and said South line, 329 feet, more or less, to the Southwest corner of said Lot 1; thence N00°18'48"W, along the West line of said CSM 3000, and the West line of said Johannsen Plat, also being the West line of the SW ¼ of said Section, 823 feet, more or less, to the Point of Beginning. Polling place at Arboretum Visitor Center, 2880 Longnecker Drive.

(150) Ward 150. Beginning at the South Quarter Corner of said Section 33; thence Westerly, along the South line of the said SW ¼, 311 feet, more or less, to the North Quarter Corner of Section 4, T 6 N, R 9 E; thence continuing Westerly, along the said South line of the SW¼ and along the existing Corporate Limits of the City of Fitchburg, 362 feet, more or less, to the southwest corner of Assessor's Plat No. 4 Town of Madison; thence N00°49'09"W, 1171.57 feet to the Southerly right-of-way of the South frontage road of the West Beltline Highway (US Highways 12, 18 and 151); thence N84°57'49"E, along said Southerly right-of-way, 961.25 feet to a point of curve; thence Northeasterly, continuing along said Southerly right-of-way, 256 feet, more or less, along a curve to the right which has a radius of 5,579.58 feet, to the Northwest corner of Certified Survey Map 9539, thence S00°43'00" W, along the West line of said CSM 9539, 353.64 feet to

the Southwest corner thereof, also being the North line of said Arbordale subdivision; thence S89°15'05" E, along the South line of said CSM 9539, North line of Arbordale, 311.84 feet, to a bend point in said South line of CSM 9539 also being the West line of said CSM 9218; thence N00°41'00" E along said South line and West line, 23.62 feet, to the North line of said CSM 9218; thence S 89°21'09" E, along said South line of CSM 9539 and the North line of said CSM 9218, 341.83 feet, to a bend point in said lines; thence S77°50'26" E, along the said North and South CSM lines, 120.07 feet to the west line of Outlot 1 (West right-of-way line of Landmark Place as dedicated) of Certified Survey Map 4653; thence S00°30'39" E, along said west line of Outlot 1, 411 feet, more or less, to the southwest corner of said Outlot 1; thence N88°58'39" W, along the easterly side of Lot 7, Arbordale Professional Center, also being the westerly extension of the south line of said Outlot 1, 49.1 feet, to the most westerly lot corner along the east line of said Lot 7; thence S00°23'34"W, along said east line of Lot 7, 530.1 feet, to the south line of the SE ¼ of said Section 33; thence westerly, along the said south line of the SE ¼, 1255 feet, more or less, to the Point of Beginning. Polling place at Leopold Elementary School, 2602 Post Road.

(151) Ward 151. Part of the Northwest ¼ of the Northwest ¼ of Section 31, Town 7 North, Range 9 East, Dane County, Wisconsin, (including right-of-way of Hampshire Place) more fully described as follows: Commencing at the Northwest Corner of said Section 31; thence Southerly 791 feet, more or less, along the west line of the said Northwest ¼ to the southwest corner of Kingsbury Addition, recorded in Volume 25 of Plats on Page 50 as Document No. 1050246, Dane County Register of Deeds, also being the Point of Beginning of this description; thence Easterly, along the south line of said Kingsbury Addition and its easterly extension thereof, 378.35 feet (recorded as 379.75 feet), more or less, to the intersection with the westerly most line of Sherwood Forest Subdivision, recorded in Volume 22 of Plats on Page 11 as Document No. 970993, Dane County Register of Deeds; thence Southerly, along the said westerly most line of Sherwood Forest Subdivision, 60 feet, more or less; thence Easterly, 235.25 feet, more or less, (recorded as 230 feet) along the south line of Lot 1 of said Sherwood Forest Subdivision and its westerly extension thereof, to a bend point in said westerly side of said Sherwood Forest Subdivision; thence Southerly, along the westerly line of said Sherwood Forest Subdivision, 450 feet, more or less, to the intersection with the south line of the said Northwest ¼ of the Northwest ¼, also being the north line of Sunridge subdivision, recorded in Volume 47 of Plats, on Page 35, as Document No. 1544529, Dane County Register of Deeds; thence Westerly, 613 feet, more or less, along the said South line of the Northwest ¼ of the Northwest ¼ to the intersection with the West line of the said Northwest ¼, also being the east line of White Oaks subdivision, recorded in Vol. 56-42B of Plats on Pages 118-119 as Document No. 2076991, Dane County Register of Deeds; thence Northerly, 510 feet, more or less, along the said West line of the Northwest ¼ to the Point of Beginning. Polling place at Anana Elementary School, 6323 Woodington Way.

(152) Ward 152. Located in part of the NW ¼ of the NW ¼ of Section 31, Town 7 North, Range 9 East, Dane County, Wisconsin, described as follows: Beginning at the Northwest Corner of said Section 31; thence Southerly, 233 feet along the west line of the said NW ¼ of the NW ¼ to the Point of Beginning; thence Easterly, 189.75 feet parallel with the north line of the said NW ¼ of the NW ¼; thence Southerly, 200 feet, parallel with the west line of the said NW ¼ of the NW ¼; thence Westerly, 189.75 feet, parallel with the said north line of the NW ¼ of the NW ¼; thence Northerly, 200 feet, along the said west line of the NW ¼ of the NW ¼ to the Point of Beginning. Polling place at Anana Elementary School, 6323 Woodington Way.

(153) Ward 153. Commencing at the Center of said Section 35; thence Easterly, 592.55 feet, more or less, along the South line of the SW ¼ of the NE ¼ of said Section 35 to a point

on said South line located 62 feet, more or less, east of the east line of Lot 2 of CSM 2347, said point of intersection being the Point of Beginning of this description; thence Northerly parallel to the east line of said Lot 2, 290.5 feet, more or less; thence Westerly, along the north line of said lands per Document No. 3928527 and lands conveyed by Document No. 3133493, 270 feet, more or less, to the Southeast corner of lands conveyed by Document No. 3160144; thence Northerly, 894 feet, more or less, along the east line of said lands per Document No 3160144 and northerly passing 100 feet east of the northwest corner of lands conveyed by Document No. 2265627 to the centerline of Buick Street; thence Easterly, along said centerline, including the vacated portion thereof, 1013 feet, more or less, to the Easterly right-of-way line of the former Chicago and Northwestern Transportation Company (now owned by the Wisconsin Department of Transportation-Leased to Wisconsin and Southern Railroad), said Easterly line also being the West line of Lot 2, CSM 12892; thence S00°06'09"E along said West line, 168 feet, more or less, to a point on the North line of Nygard Street; thence continuing S00°06'09"E along the Westerly line of said Nygard Street right-of-way a distance of 22 feet, more or less; thence Westerly along the Northerly line of said Nygard Street right-of-way, 18.6 feet, more or less, to a point on the Easterly line of said Chicago and Northwestern Transportation Company right-of-way; thence S00°37'09"E along said railroad right-of-way, 45.2 feet, more or less, to the northwestern corner of Lot 1, CSM 4571; thence continuing S00°37'09"E along the Westerly line of said Lot 1, 305.25 feet (per CSM 4571); thence S01°18'48"E along the Westerly line of said Lot 1 and its Southerly prolongation, 957.7 feet, more or less, to the South line of the SW ¼ of the NE ¼ of said Section 35; thence Westerly along said South line, 719.4 feet, more or less, to the Point of Beginning. Polling place at Madison College-Goodman South Campus, 2429 Perry Street.

(154) Ward 154. Being a part of the NW ¼-NW ¼ of Section 4, the NE ¼-NE ¼ of Section 5, and the SE ¼-NE ¼ of Section 5, all in Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:
Beginning at the East ¼ Corner of said Section 5, said corner also being on the centerline of Milwaukee Street as platted in said Section 5 (formerly known as CTH "T"), said corner also lying on the Reference Line for State of Wisconsin State Highway Commission of Wisconsin Plan and Profile of Proposed Milwaukee Street Starkweather Creek Bridge & Approaches, County Trunk Highway "T", Dane County, Project S 0632 (2), also known as Project B-300-04; thence along said centerline and said Reference Line; thence N89°42'21"W along the South line of the NE ¼ of said Section 5, 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', a central angle of 34°57'00", 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, a central angle of 06°39'00", 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 ½ of the NE ¼ of said Section 5, said line also being the West line of the East ½ of the NE ¼ of said Section 5 as depicted on said Project B-300-04 and as platted on Sauthoff Plat, as recorded in Volume 4 of Plats, on Page 9A, as Document Number 342008, Dane County Registry; thence N01°59'51"E along said line and the East line of said Sauthoff Plat, 332.34 feet to Reference Point "A"; thence continuing N01°59'51"E along said line and the East line of said Sauthoff Plat, 106.64 feet, more or less, to the centerline of Starkweather Creek as located on February 24, 2022, said centerline also being the Southernmost point of Lot 1 of Certified Survey Map 13140 and a point on the East line of Sauthoff Plat; thence, along said East line of Sauthoff Plat and the West line of Lot 1 of CSM 13140, N01°59'51"E, 657.17 feet more or less; thence along an extension of the northerly line of said Lot 1 of CSM 13140, and continuing along said line, N53°54'46"E, 629.65 feet more or less, to the Northeast corner of said Lot 1 of CSM 13140, also being a point on the

centerline of Starkweather Creek; 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 NE ¼ of said Section 5, said point also lying on the West line of said Section 4; thence S01°36'15"W along the West line of said Section 4, 554.82 feet to a point lying N01°36'15"E, 2181.75 feet from the West ¼ corner of said Section 4; thence N87°59'08"E, 581.68 feet; thence S01°37'30"W, 599.76 feet; thence S87°59'08"W, 581.46 feet to a point that is N01°36'15"E, 1582.00 feet from the West ¼ corner of said Section 4, said point also being the East ¼ corner of said Section 5; thence S01°36'15"W along the West line of said Section 4, 1582.00 feet to the Point of Beginning. Polling Place: Hawthorne Library, 2707 E Washington Avenue.

(155) Ward 155. Part of the Fractional SW ¼ of the SW ¼, and a part of the SE ¼ of the SW ¼ of Section 19; and also a part of the Fractional NW ¼ of the NW ¼, a part of the NE ¼ of the NW ¼, a part of the SE ¼ of the NW ¼, a part of the NW ¼ of the NE ¼, a part of the NE ¼ of the NE ¼, a part of the SW ¼ of the NE ¼, a part of the SE ¼ of the NE ¼, and a part of the NW ¼ of the SE ¼ of Section 30, all being in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West Quarter corner of said Section 30; thence North 00°24'05" East, along the West line of the Fractional SW ¼ of the NW ¼ of said Section 30 and also being the centerline of County Trunk Highway AB, 657.55 feet to the intersection with the centerline of Luds Lane; thence North 87°19'45" East, along said centerline of Luds Lane, 1,121. 2 feet, more or less; thence N 00°49'02" E, 354.78 feet, more or less, to the Southeast Corner of Lot 1 of Certified Survey Map 7090; thence continuing N 00°49'02" E, along the East line of said Lot 1, 323.44 feet to the Northeast Corner of said Lot 1; thence S 86°33'11" W, along the North line of said Lot 1, 794.30 feet; thence N 00°24'00" E, 940.55 feet to the Southeast Corner of the Rodefeld Addition to Hope Cottage Grove Cemetery plat; thence continuing N 00°24'00" E, along the East line of said Rodefeld Addition, 293.58 feet to the Southeast Corner of the Second Addition to Hope Cottage Grove Cemetery; thence continuing N 00°24'00" E, along the Easterly line of said Second Addition, 86.27 feet to the North line of the Northwest Quarter of said Section 30; thence N 86°22'42" E, along said North line, 5.66 feet; thence N 01°11'17" E, along the Easterly line of said Second Addition, 122.86 feet; thence N 45°16'53" E, 186.24 feet; thence N 77°01'27" E, 63.28 feet; thence N 33°20'38" W, 33.96 feet; thence N 45°16'53" E, 139.62 feet; thence N 86°22'21" E, 349.49 feet to the centerline of Femrite Drive; thence S 51°34'30" E, along said centerline 562.06 feet to the North line of the Northwest Quarter of Section 30; thence N 86°22'42" E along said North line, 522.48 feet to the North ¼ Corner of Section 30; thence N 86°37'25" E, along the North line of the Northeast Quarter of said Section 30, 1491.14 feet; thence along the Northeasterly line of Lot 1 of Certified Survey Map 12140 and the centerline of Hope Road, and along an arc of a 257.69 foot curve to the Right, said curve having a radius of 415.00 feet, and a long chord which bears South 64°57'14" East for 253.57 feet; thence continuing along said Northeasterly line and the centerline of Hope Road, S47°09'55" E, 482.51 feet to the Southeasterly line of said Lot 1; thence S 20°58'05" W along said Southeasterly line, 1405.25 feet to the Northerly line of Lot 1 of Certified Survey Map 3721; thence S 86°32'36" W along said Northerly line, 28.80 feet to the Westerly line of Lot 1 of said Certified Survey Map 3721; thence S 51°41'55" E, along said Westerly line and the centerline of Femrite Drive, 27.47 feet to the centerline of Door Creek, thence S 20°38'08" W along the centerline of Door Creek, 680.94 feet to the East line of the Southwest Quarter of the Northeast Quarter of Section 30; thence S 00°12'39" W, along said East line, 248.35 feet to the Northeast corner of the said Northwest Quarter of the Southeast Quarter of Section 30; thence S 00°30'48" W, 199.06 feet; thence S 86°32'43"

W, 13.61 feet; thence S87°01'01" W, 46.64 feet; thence S 86°26'51" W, 63.84 feet; thence N 78°25'57" W, 88.56 feet; thence N 48°21'02" W, 57.59 feet; thence N 20°27'32" W, 58.20 feet; thence N 00°30'48" E, 79.09 feet to the South line of the Northeast Quarter of Section 30; thence S 86°32'43" W, along said South line, 1060.17 feet to the Center Quarter Corner of said Section 30; thence S 86°32'40" W, along the South line of the said Northwest Quarter of said Section 30, 743.29 feet to the centerline of a new roadway reference line as described in Transportation Project Plat 3080-01-25-4.02; thence S 00°51'14" W along said centerline 293 feet, more or less; thence along an arc of a 85.68 foot curve to the Right, said curve having a radius of 1,490.00 feet and whose long chord bears S 02°30'04" W for 85.66 feet; thence S 04°08'54" W, 98.76 feet; thence South 31°29'32" West, 238.95 feet; thence S 17°57'44" W, 159.11 feet to the intersection with the reference line of US Highway 12 and 18; thence N 72°01'28" W, along said reference line of US Highway 12 and 18, 1,053.42 feet to the West line of the Fractional NW ¼ of the SW ¼ of said Section 30 and also being the centerline of County Trunk Highway AB; thence N 00°24'10" E along said West line and centerline, 397.94 feet to the Point of Beginning. Polling place at Westminster Senior Apartments, 6160 Dell Drive.

(156) Ward 156. Lot 1, Certified Survey Map 1949, recorded in Volume 8 of Certified Survey Maps of Dane County, Pages 75—77, as Document No. 1461518, located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 08 East, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, aforesaid; thence North 89 degrees 01 minutes 53 seconds East along the North line of the Northwest Quarter, aforesaid, a distance of 1306.30 feet; thence South 00 degrees 58 minutes 07 seconds East, 934.38 feet to a point on the former East right-of-way line of S High Point Road, also being the Point of Beginning; thence South 87 degrees 14 minutes 36 seconds East along the South line of the plat of High Point Estates a distance of 487.46 feet; thence South 01 degrees 05 minutes 49 seconds West along the West line of the plat of Valley Ridge a distance of 467.66 feet; thence South 89 degrees 00 minutes 07 seconds West along the North line of Valley Ridge, aforesaid, 487.69 feet to the said former East right-of-way line of S High Point Road; thence North 01 degrees 06 minutes 34 seconds East along said former East right-of-way line, 499.61 feet to the Point of Beginning. Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(157) Ward 157. Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of said Section 15; thence North 01 degree 16 minutes 43 seconds East, along the west line of said Northwest Quarter, 527.71 feet to the Point of Beginning; thence continuing along said west line, and the existing corporate boundary of the City of Madison, North 01 degree 16 minutes 43 seconds East, 100.08 feet; North 88 degrees 59 minutes 58 seconds East, 825.29 feet; thence North 01 degrees 18 minutes24 seconds East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence along said North line, and the North line of the said Southeast Quarter of the Northwest Quarter and the existing corporate boundary of the City of Madison, North 88 degrees 50 minutes 35 seconds East, 1150.65 feet; thence South 01 degree 15 minutes 20 seconds West, 802.41 feet along the existing corporate boundary of the City of Madison; thence South 88 degrees 59 minutes 58 seconds West, 1976.48 feet along the existing corporate boundary of the City of Madison, to the west line of the Northwest Quarter of said Section 15 and the Point of Beginning. This description contains approximately 1,003,483 square feet or 23.04 acres or 0.0360 square miles. Polling place at Oakwood Village Prairie Ridge, 5560 Tancho Drive.

(158) Ward 158. Lot 2 and a portion of dedicated Woods Road, Certified Survey Map 16202, located in part of the Southeast ¼ of the Southwest ¼ of Section 4, T6N, R8E in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 4; thence N00°50'08"E, 660.11 feet along the East line of the said Southwest ¼; thence N87°46'56"W, 33.00 feet to the intersection with a line lying 33 west of and parallel with the said East line of the Southwest ¼ and the Point of Beginning; thence continuing N87°46'56"W, 7.00 feet to the intersection with the West right-of-way of Woods Road; thence N00°50'08"E along said West right-of-way line, 384.96 feet to the South line of said Lot 2; thence N87°46'39"W along said South line, 1265.72 feet to the West line of Lot 2; thence N01°05"43"E along said West line, 273.99 feet to the North line of Lot 2; thence S87°46'39"E along said North line and its easterly extension, 1271.48 feet; thence S00°50'08"W along a line lying 33 west of and parallel with the said East line of the Southwest ¼, 658.98 feet to the Point of Beginning. Polling Place at Olson Elementary School, 801 Redan Drive.

(159) Ward 159. A parcel of land located in the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 2, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 2; thence S00°30'54"W, 33.04 feet along the West line of said NW ¼ to a point on the South right-of-way line of Mid Town Road and the Point of Beginning; thence N89°36'46"E, 37.73 feet along said South right-of-way line; thence N88°54'29"E, 2212.01 feet along said South right-of-way line; thence S02°22'16"W, 216.61 feet along said South right-of-way line and the West line of Lot 1, Certified Survey Map No. 4332 to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 138.68 feet along the South line of said Lot 1 to the Westerly right-of-way line of Marty Road as dedicated by Certified Survey Map No. 11145; thence N01°56'59"E, 197.53 feet along said West right-of-way line; thence S85°44'51"E, 4.79 feet along the West right-of-way line of Marty Road to a point on the Southerly extension of the West right-of-way line as dedicated by Certified Survey Map No. 4332; thence N02°13'54"E, 420.27 feet along said West right-of-way line; thence N88°15'37"E, 59.27 feet to the East right-of-way line of Marty Road; thence N01°56'59"E, 33.00 feet along said East right-of-way line to the South right-of-way line of Mid Town Road; thence N88°54'29"E, 179.73 feet along said South right-of-way line; thence N88°13'54"E, 23.16 feet along said South right-of-way line; thence N89°04'11"E, 1002.67 feet along said South right-of-way line to the Northwest corner of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 544.05 feet along said West line of said Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S56°30'55"W, 1577.58 feet 60 feet Northeast and parallel with the centerline of Raymond Road to a point on the West right-of-way line of Marty Road; thence N01°56'59"E, 104.49 feet along said West right-of-way line; thence S88°53'55"W, 2372.44 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the Northwest corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1288.60 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and along the

West line of said NW ¼ to the Point of Beginning. Polling Place at Point of Grace Church, 7026 Raymond Road.

(160) Ward 160. A parcel of land located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 35; thence N01°20’58”W, 33.00 feet to a point on the North right-of-way line of Mid Town Road, also being the Point of Beginning; thence S88°13’54”W, 23.25 feet along said North right-of-way line; thence S88°54’29”W, 192.94 feet along said North right-of-way line to the Southeast corner of Outlot 1, Certified Survey Map 9504; thence N00°13’02”E, 626.27 feet along the East line of said Outlot 1 to the Northeast corner of said Outlot 1; thence N00°14’44”E, 664.12 feet along the East line of Lot 2, Certified Survey Map 5020; thence N88°55’49”E, 239.69 feet along the South line of Lot 4, Certified Survey Map 2664 and the North line of the said SE 1/4 of the SW 1/4; thence N89°07’57”E, 998.56 feet along the North line of the said SW 1/4 of the SE 1/4; thence S01°15’31”W, 690.00 feet; thence N89°07’57”E, 282.89 feet to a point on the West right-of-way line of S Gammon Road; thence S02°08’09”W, 599.78 feet along said West right-of-way line to a point on the North right-of-way line of Mid Town Road; thence S89°04’11”W, 1272.69 feet along said North right-of-way line to the Point of Beginning.

Polling place at Elver Park Shelter, 1250 McKenna Boulevard.

(161) Ward 161. Part of Certified Survey Map 2225 and other lands located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4, Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin described as follows:

Beginning at the East Quarter Corner of said Section 24; thence S02°04'46"W (recorded as S02°04'50"W), 469.76 feet along the East line of said Southeast 1/4 to the plat line of The Turn subdivision; thence N87°55'38"W (recorded as N87°55'10"W), 108.13 feet along said plat line; thence continuing along said plat line S05°39'33"W (recorded as S05°38'36"W), 246.09 feet; thence continuing along said plat line S45°03'18"W (recorded as S45°03'50"W), 290.57 feet; thence continuing along said plat line S18°57'44"W (recorded as S18°56'32"W), 196.71 feet; thence continuing along said plat line S50°26'53"W, 68.54 feet (recorded as S50°25'23"W, 68.71 feet); thence continuing along said plat line S02°55'50"E, 69.52 feet (recorded as S02°44'24"E, 69.34 feet); thence continuing along said plat line S43°04'00"E (recorded as S43°03'24"E), 239.42 feet; thence continuing along said plat line S15°03'52"W (recorded as S14°38'16"W), 56.76 feet; thence continuing along said plat line S75°20'36"E (recorded as S75°21'44"E), 239.51 feet to the West right-of-way line of North Sherman Avenue; thence S02°00'56"W (recorded as S02°04'43"W), 105.27 feet along said right-of-way line; thence continuing along said right-of-way line S02°04'36"W (recorded as S02°02'46"W), 218.40 feet to the North line of Golf Parkway, a private road; thence N88°03'24"W, 567.06 feet along said North line; thence continuing along said North line N82°56'19"W (recorded as N82°57'11"W), 175.25 feet to the Easterly line of Certified Survey Map 13029, said Easterly line also the Easterly line of Cherokee Golf View Condominium; thence N00°33'48"E (recorded as N00°33'02"E), 254.69 feet along said Easterly line to the Northerly line of said Certified Survey Map 13029, said Northerly line also the Northerly line of said Golf View Condominium; thence N48°49'14"W, 168.86 feet (recorded as N48°48'27"W, 168.71 feet) along said Northerly line; thence continuing along said Northerly line S40°57'59"W (recorded as S40°59'35"W), 140.30 feet; thence continuing along said Northerly line and its Westerly extension S86°03'30"W (recorded as S86°03'20"W), 152.90 feet, said Westerly extension being the Northerly line of lands

owned by Cherokee Townhouse Condominium Homes, Inc.; thence N71°40'47"W, 921.38 feet (recorded as N72°04'51"W, 921.23 feet) along said Northerly line, the Westerly 738.71 feet of which also being the Northerly line of Certified Survey Map 1361; thence S25°46'16"W (recorded as S25°20'05"W), 187.00 feet along the Westerly line of said CSM 1361 and said Cherokee Townhouse Condominium Homes, Inc., lands; thence along the Westerly line of said CSM 1361, said Westerly line also being the Westerly line of Cherokee Townhouse Condominium Homes, S08°02'53"W (recorded as S07°40'40"W), 456.14 feet; thence continuing along said Westerly line S21°16'30"W (recorded as S20°52'37"W), 220.34 feet; thence continuing along said Westerly line S67°42'14"W, 205.42 feet (recorded as S67°19'57"W, 205.00 feet) to the Easterly line of the plat of First Addition to Cherokee Park; thence N22°14'44"W, 364.60 feet (recorded as N22°41'W, 364.82 feet) along said Easterly line; thence continuing along said Easterly line N13°27'21"W (recorded as N14°01'W), 49.09 feet; thence N76°32'39"E (recorded as N75°59'E), 50.00 feet; thence N13°33'36"W (recorded as N14°01'W), 160.00 feet; thence S76°29'12"W (recorded as S75°59'W), 50.00 feet to said Easterly line; thence N13°30'48"W (rec as N14°01'W), 300.00 feet along said Easterly line to the Southeast corner of Outlot B, Cherokee Park; thence N12°47'26"W (recorded as N12°47'W), 102.65 feet along the Easterly line of said Outlot B to the Southeast corner of Lot 22 and the Easterly line of said First Addition to Cherokee Park; thence N12°58'52"E (recorded as N12°33'E), 384.90 feet along said Easterly line; thence continuing along said Easterly line N01°42'26"E (recorded as N01°19'E), 748.15 feet; thence continuing along said Easterly line N24°00'57"E, 124.93 feet (recorded as N23°34'E, 125.05 feet) to the Southeast corner of Lot 150, Second Addition to Cherokee Park; thence N41°22'30"E, 55.06 feet (recorded as N40°57'37"E, 54.87 feet) along the Easterly line of said Lot 150 to the Southeast corner of Outlot 7 and the Easterly line of Fourth Addition to Cherokee Park; thence along said Easterly line of Fourth Addition to Cherokee Park for the next 21 courses, N37°33'58"E, 110.35 feet (recorded as N37°00'E, 110.00 feet); thence N61°11'09"E, 331.51 feet (recorded as N60°47'E, 332.0 feet); thence N57°52'38"E, 339.81 feet (recorded as N57°34'E, 340.0 feet); thence S41°56'15"E, 150.38 feet (recorded as S42°13'E, 150.0 feet); thence S82°58'04"E, 164.48 feet (recorded as S83°18'E, 164.0 feet); thence N27°26'06"E, 229.51 feet (recorded as N27°14'E, 230.0 feet); thence N80°03'10"E, 211.84 feet (recorded as N79°39'E, 212.0 feet); thence S83°19'27"E (recorded as S83°50'E), 123.00 feet; thence N69°33'48"E, 240.66 feet (recorded as N69°22'E, 240.0 feet); thence N37°49'21"E, 131.87 feet (recorded as N37°33'E, 132.0 feet); thence N05°44'52"E, 70.43 feet (recorded as N05°07'E, 71.0 feet); thence N38°09'20"W, 141.80 feet (recorded as N38°31'W, 142.0 feet); thence N64°19'07"W, 110.72 feet (recorded as N64°57'W, 110.0 feet); thence S76°47'00"W (recorded as S76°27'W), 320.00 feet; thence N13°08'51"W (recorded as N13°33'W), 95.00 feet; thence N64°54'42"W (recorded as N65°15'W), 195.00 feet; thence S61°03'28"W (recorded as S60°50'W), 111.00 feet; thence S76°51'58"W (recorded as S76°27'W), 100.00 feet; thence N18°22'58"W (recorded as N18°46'W), 830.00 feet; thence N34°52'02"W (recorded as N35°15'W), 153.76 feet; thence N66°21'16"W (recorded as N66°52'W), 26.98 feet; thence N23°38'44"E (recorded as N23°08'E), 10.00 feet along said Easterly line to the Southerly line of Certified Survey Map 14531; thence S66°25'18"E (recorded as S66°28'19"E), 137.79 feet along said Southerly line; thence N10°59'39"E (recorded as N10°58'48"E), 300.17 feet along the Easterly line of said Certified Survey Map 14531 and the Easterly line of Outlot 4, Certified Survey Map 12879; thence N53°11'17"E (recorded as N53°11'38"E), 117.12 feet along the Southerly line of said Outlot 4; thence continuing along said Southerly line S81°03'05"E (recorded as S81°10'16"E), 40.85 feet; thence continuing along said Southerly line S81°21'54"E (recorded as S81°13'24"E), 162.79 feet; thence continuing along said Southerly line S16°44'50"E, 645.69 feet (recorded as S16°45'44"E, 645.49 feet); thence continuing along said Southerly line S44°24'53"E (recorded as

S44°22'38"E), 143.37 feet; thence continuing along said Southerly line S87°43'21"E (recorded as S87°42'41"E), 479.89 feet; thence continuing along said Southerly line S72°43'04"E (recorded as S72°44'00"E), 1020.59 feet to the East line of said Northeast 1/4; thence S01°37'04"W, 220.34 feet along said East line to the West Quarter Corner of Section 18, T8N, R10E; thence continuing along said East line S01°36'22"W (recorded as S01°36'30"W), 973.84 feet to the aforesaid East Quarter Corner of Section 24 and the Point of Beginning.

Polling Place at TPC Wisconsin, 5000 N Sherman Avenue."

2. Section 15.03 entitled "Alder Districts" of the Madison General Ordinances currently reads as follows:

"**15.03 ALDER DISTRICTS.**

For the purpose of local elections beginning May 25, 2022, Alder Districts are established as follows by combining wards and as shown on a map entitled "City of Madison Alder Districts and Wards, Effective May 25, 2022" on file in the Office of the City Clerk:

(1) First Alder District. Wards 108, 109, 110, 111, 112, 113, 114, 138, 139, 158 and 159.

(2) Second Alder District. Wards 46, 47, 48, 49, and 50.

(3) Third Alder District. Wards 8, 9, 10, 11, 12, 13, 122, and 123.

(4) Fourth Alder District. Wards 51, 52, 53, 54, 55, 56, and 126.

(5) Fifth Alder District. Wards 62, 63, 64, 65, 66, and 67.

(6) Sixth Alder District. Wards 40, 41, 42, 43, 44, and 45.

(7) Seventh Alder District. Wards 103, 104, 105, 106, and 107.

(8) Eighth Alder District. Wards 57, 58, 59, 60, 61, 131, and 134.

(9) Ninth Alder District. Wards 115, 116, 117, 118, 119, 137, 140, and 141.

(10) Tenth Alder District. Wards 79, 80, 81, 82, 83, 84, and 150.

(11) Eleventh Alder District. Wards 85, 86, 87, 88, 89 and 90.

(12) Twelfth Alder District. Wards 26, 27, 28, 29, 30, 31, 32, 127, 128, and 130.

(13) Thirteenth Alder District. Wards 68, 69, 70, 71, 72, 73, and 147.

(14) Fourteenth Alder District. Wards 74, 75, 76, 77, 78, 132, 133, 144, 145, 146, 148, 149, and 153.

(15) Fifteenth Alder District. Wards 14, 15, 16, 17, 18, 19, and 154.

(16) Sixteenth Alder District. Wards 1, 2, 3, 4, 5, 6, 7, 121, and 155.

(17) Seventeenth Alder District. Wards 20, 21, 22, 23, 24, 25, 124, 125, 143, and 157.

(18) Eighteenth Alder District. Wards 33, 34, 35, 36, 37, 38, 39, 129, and 161.

(19) Nineteenth Alder District. Wards 91, 92, 93, 94, 95, 96, and 135.

(20) Twentieth Alder District. Wards 97, 98, 99, 100, 101, 102, 120, 136, 142, 151, 152, 156, and 160."

City of Madison

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

Master

File Number: 83476

File ID:	83476	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	05/14/2024
File Name:	North Whitney Way Rezone			**Final Action:**	

Title: Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11)

Notes: 6687NWhitneyWayRZ

		CC Agenda Date:	05/21/2024
		Agenda Number:	63.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	515 N Whitney Way	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Michael Haas	Approved as to Form	6/4/2024
1	2	5/15/2024	Ryan Pennington	Delegated	
Notes:	Delegated: Out Of Office				
1	3	5/16/2024	Robert Mulcahy	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/14/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)					

Text of Legislative File 83476

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00673 of the Madison General Ordinances to change the zoning of property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District. (District 11)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 515 North Whitney Way from NMX (Neighborhood Mixed Use) District to TSS (Traditional Shopping Street) District to allow redevelopment of site with a five-story, 40-unit apartment building.

****

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

1. Map Amendment 00673 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00673. The following described property is hereby rezoned to TSS (Traditional Shopping Street) District.

All of Lot 11, Block 44, University Hill Farms North Hill Addition, City of Madison, Dane County, Wisconsin and all of Lot 10, Block 44, said University Hill Farms North Hill Addition except the following described area: Commencing at the southeast corner of said Lot 10; thence N82°15'00"W, 43.00 feet to the Point of Beginning; thence continuing N82°15'00"W, 136.30 feet to the southwest corner of said Lot 10 and a point on a curve; thence northeasterly on a curve to the right which has a radius of 514.89 feet and a chord which bears N05°08'10"E, 34.00 feet; thence S68°24'42"E, 142.00 feet to the Point of Beginning. Said described parcel lest exception contains 23,097 square feet (0.53 acres).”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

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

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

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

See Attachment(s): ____

Date to be Presented: 21 May 2024

Referral(s): Plan Commission: 10 June 2024; Common Council: 18 June 2024

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 515 N Whitney Way Alder District 11

From NMX District To TSS District

Proposed Use: Rezone to allow redevelopment of site with a five-story, 40-unit apartment building

By Direction Of: _____ Date: 14 May 2024

City of Madison

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

Master

File Number: 83477

File ID:	83477	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	05/14/2024
File Name:	Old Sauk Road Rezone			**Final Action:**	

Title: Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

Notes: 6868OldSaukRZ

		CC Agenda Date:	05/21/2024
		Agenda Number:	64.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	6610-6706 Old Sauk Road	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Michael Haas	Approved as to Form	6/4/2024
1	2	5/15/2024	Ryan Pennington	Delegated	
Notes:	Delegated: Out Of Office				
1	3	5/16/2024	Robert Mulcahy	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/14/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)					

Text of Legislative File 83477

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00672 of the Madison General Ordinances to change the zoning of property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) District. (District 19)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 6610-6706 Old Sauk Road from SR-C1 (Suburban Residential-Consistent 1) District and SR-C3 (Suburban Residential-Consistent 3) District to TR-U2 (Traditional Residential-Consistent 2) to allow development of site with a three-story, 138-unit apartment building.

****

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

1. Map Amendment 00672 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00672. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Consistent 2) District.

A parcel of land located in the West Half of the SE 1/4 of the SW 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the South Quarter Corner of said Section 13; thence along the South Line of the SW 1/4 of said Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 659.65 Feet to the Southeast Corner of the West Half of the SE 1/4 of the SW 1/4 of said Section 13, also being the Point of Beginning; thence continuing along the South Line of said SW 1/4 of Section 13, North 89 Degrees 34 Minutes 11 Seconds West, 553.00 Feet to the southerly extension of the east line of Woodland Hills subdivision; thence along the extension of and the east line of said Woodland Hills, North 01 Degrees 07 Minutes 31 Seconds East, 396.38 Feet to the northeast corner of Lot 13 of said Woodland Hills, also being a point on the southerly line of First Addition To Woodland Hills subdivision; thence along said southerly line of First Addition To Woodland Hills, South 85 Degrees 24 Minutes 29 Seconds East, 107.70 Feet; thence continuing along said southerly line, South 70 Degrees 22 Minutes 01 Seconds East, 350.01 feet; thence continuing along said southerly line of First Addition To Woodland Hills, South 89 Degrees 34 Minutes 11 Seconds East, 113.87 Feet to the East Line Of The West Half of the SE 1/4 of the SW 1/4 of Section 13, also being the southeast corner of said First Addition To Woodland Hills, and also being a point on the west line of the plat of Saukborough; thence along said west line of Saukborough, and the East Line of said West Half, South 01 Degrees 11 Minutes 30 Seconds West, 273.44 feet to the Point of Beginning. Said described parcel contains 183,145 square feet or 4.20 acres, including land in Old Sauk Road."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

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

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

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

See Attachment(s): ____

Date to be Presented: 21 May 2024

Referral(s): Plan Commission: 10 June 2024; Common Council: 18 June 2024

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 6610-6706 Old Sauk Road Alder District 19

From SR-C1 and SR-C3 District To TR-U2 District

Proposed Use: Rezone to allow development of site with a three-story, 138-unit apartment building

By Direction Of: _____ Date: 14 May 2024

City of Madison

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

Master

File Number: 83478

File ID:	83478	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	05/14/2024
File Name:	South Stoughton Road Rezone			**Final Action:**	

Title: Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3)

Notes: 6868StoughtonRZ

		CC Agenda Date:	05/21/2024
		Agenda Number:	65.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	205 S Stoughton Road	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Michael Haas	Approved as to Form	6/4/2024
1	2	5/15/2024	Ryan Pennington	Delegated	
Notes:	Delegated: Out Of Office				
1	3	5/16/2024	Robert Mulcahy	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/14/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/10/24), Common Council (6/18/24)					

Text of Legislative File 83478

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District to build a future tiny house village.

****

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

1. Map Amendment 00674 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00674. The following described property is hereby rezoned to THV (Tiny House Village) District.

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 4, T7N R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of said SW 1/4 of the SE 1/4 of Section 4; thence Easterly 403.9 feet along the North line of the SW 1/4 of the SE 1/4 of Section 4 to the easterly right of way line of South Stoughton Road (US Highway 51); thence Southeasterly along said easterly right of way line a distance of 335.1 feet; thence N87º07'00"E 51.2 feet to the Point of Beginning; thence Southeasterly along a line parallel to and 50 feet northeasterly of and measured at right angles to the easterly right of way line a distance of 197.5 feet to a point of curve; thence on a curve to the left having a radius of 100 feet and a long chord bearing S54º13'00"E, 125.32 feet; thence N87º07'00"E 64.6 feet; thence N05º03'00"W to a point N87º07'00"E, 197.63 feet from the Point of Beginning; thence S87º07'00"W 197.63 feet to the Point of Beginning. Said described parcel contains 45,604.12 square feet (1.05 acres), more or less."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

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

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

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

See Attachment(s): _____

Date to be Presented: 21 May 2024

Referral(s): Plan Commission: 10 June 2024; Common Council: 18 June 2024

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 201-205 S Stoughton Road Alder District 3

From IL District To THV District

Proposed Use: Rezone for future tiny house village

By Direction Of: _____ Date: 14 May 2024

City of Madison

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

Master

File Number: 83189

File ID:	83189	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/30/2024
File Name:	A Resolution authorizing the noncompetitive purchase of $118,450 in goods and services from Lake City Glass, Inc. for the manufacture and installation of windows at Monona Terrace Community and Convention Center (Monona Terrace). (District 4)			**Final Action:**	

Title: Authorizing the noncompetitive purchase of $118,450 in goods and services from Lake City Glass, Inc. for the manufacture and installation of windows at Monona Terrace Community and Convention Center (Monona Terrace). (District 4)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	66.
Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:	Lake City Glass - Non-Competitive Selection Request - CC Approval Required April 2024.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	scarrizal@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/13/2024	Ryan Pennington	Approve	5/30/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Monona Terrace	05/10/2024	Referred for Introduction		05/21/2024		
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/28/24), Common Council (6/4/24)					

Text of Legislative File 83189

Fiscal Note

The proposed resolution authorizes the noncompetitive purchase of windows and installation at Monona Terrace Community and Convention Center. The cost is $118,450 and will be funded from the Building and Building Improvements capital program within Monona Terrace's 2024 adopted capital budget.

Title

Authorizing the noncompetitive purchase of $118,450 in goods and services from Lake City Glass, Inc. for the manufacture and installation of windows at Monona Terrace Community and Convention Center (Monona Terrace). (District 4)

Body

WHEREAS, the City owns and operates Monona Terrace; and

WHEREAS, Monona Terrace requires windows to function as a community and convention center and some of the windows require replacement; and

WHEREAS, Monona Terrace has been utilizing the skill and expertise of Lake City Glass, Inc. for 9 years in both competitively selected and noncompetitively selected smaller purchases; and

WHEREAS, Monona Terrace has identified Lake City Glass, Inc. as the best available company for the manufacture and installation of windows due to their familiarity with the building the individual window measurements, dimensions and glass composition, for the reasons explained in the attached Noncompetitive Selection Request Form; and

WHEREAS, MGO 4.26(2) requires goods to be purchased using a competitive process approved by the Finance Director, and under the Finance Director's Purchasing Guidelines, Common Council approval is required to purchase goods of $50,000 or more without a competitive process;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby authorizes the Finance Director/designee to sign a contract for the purchase of $118,450 in goods and services as described above.

PURCHASING VIEW

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 04/18/2024

Requisition Number: 24001572 (8 characters)

Requestor Name: Rundle, Dwaine

Requestor Phone Number: 608-261-4154

Requestor Email: drundle@mononaterrace.com

Fund: 2140 CONVENTION CENTER

Agency: 80 MONONA TERRACE COMM CONV CTR

Major:

- [x] 53*** Supplies/Goods
- [ ] 541** Utilities
- [x] 542** Building/Facility Maintenance/Repair
- [ ] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [ ] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $118,450.00

Vendor Name: Lake City Glass

Product/Service Description: Monona Terrace Windows and Installation

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [ ] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [x] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [ ] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

☐ 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. Explain:

☐ If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

Lake City Glass has been the vendor that has provided the windows and installation at Monona Terrace. Their familiarity with the building, the measurements and dimensions of the products we are wishing to replace, and their ability to install is the reason for this sole source request.

COMMENTS REGARDING PURCHASES OVER $50,000

Since 2015, the City of Madison has paid Lake City Glass a total of $136,784. Of that, $44,500 was competitively selected, $6,280 was non-competitively selected, and $86,004 was made up of small purchases that fell under the threshold requiring competitive selection.

Date: 04/19/2024

Submit

City of Madison

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

Master

File Number: 83285

File ID:	83285	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/06/2024
File Name:	Police Grants - WDOJ Project Safe Neighborhoods ($12,888) and Justice Assistance Grant ($40,000)			**Final Action:**	

Title: Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $12,888 and a Byrne Justice assistance grant of $40,000 from the State of Wisconsin Department of Justice for overtime for patrol-level problem-oriented policing initiatives and National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings investigative cases

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	67.
Sponsors:	Derek Field And Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Asst. Chief J. Patterson	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/14/2024	Elizabeth York	Approve	6/3/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	05/06/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/28/24), Public Safety Review Committee (6/12/24), Common Council (6/18/24)

Text of Legislative File 83285

Fiscal Note

The proposed resolution amends the Police Department's 2024 operating budget and authorizes the acceptance of a Project Safe Neighborhoods grant award of $12,888 and a Byrne Justice assistance grant of $40,000 from the State of Wisconsin Department of Justice. Grant funds will be used for overtime for patrol-level problem-oriented policing initiatives and National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings investigative cases. The Police Department will absorb the retirement portion of overtime benefits in its operating budget since the funder will not reimburse this expense ($5,583).

Title

Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $12,888 and a Byrne Justice assistance grant of $40,000 from the State of Wisconsin Department of Justice for overtime for patrol-level problem-oriented policing initiatives and National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings investigative cases

Body

WHEREAS, the U.S. Department of Justice has developed a nationwide Project Safe Neighborhoods (PSN) initiative to reduce violent crime, gun violence and gang activity, by linking together federal, state, and local law enforcement, prosecutors, and community leaders, to provide a multifaceted approach to deterring and punishing these illegal activities; and,

WHEREAS, this ongoing effort will allow local law enforcement to combat violent crime by building on the effective strategies and partnerships developed under PSN; and,

WHEREAS, the Wisconsin Department of Justice has made a subaward to the Police Department in the amount of $12,888 to address violence and gun violence through an overtime initiative for patrol-level problem-oriented policing efforts.

WHEREAS, the Wisconsin Department of Justice has made a subaward to the Police Department in the amount of $40,000 from its USDOJ Byrne Justice assistance Grant to address violence and gun violence through an overtime initiative for to expedite investigative cases that have had firearms processed through the Department's National Integrated Ballistic Information Network (NIBIN) ballistic casings system.

NOW THEREFORE BE IT RESOLVED that the Mayor and Chief of Police (or designee) are authorized to accept a Project Safe Neighborhoods grant award in the amount of $12,888 and a Justice Assistance Grant in the amount of $40,000 from the Wisconsin Department of Justice.

BE IT FURTHER RESOLVED that the Police Department will absorb the retirement portion of overtime benefits into its operating budget, since the funder will not reimburse the Department for this expense for the Project Safe Neighborhood grant ($1,591) or the Justice Assistance Grant ($3,992).

BE IT FURTHER RESOLVED that the Police Department's operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that grant funds not expended as of December 31, 2024, be carried forward until fully utilized.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83301

File ID:	83301	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/07/2024
File Name:	Amending the Parks Division 2024 Capital Budget to receive $10,000 in private funding support and transferring $50,000 in existing GO authority from Madison Senior Center Courtyard project to the Lake Monona Waterfront project; and Authorizing the Mayor a			**Final Action:**	

Title: Amending the Parks Division 2024 Capital Budget to receive $10,000 in private funding support and transferring $50,000 in existing GO authority from Madison Senior Center Courtyard project to the Lake Monona Waterfront project; and Authorizing the Mayor and City Clerk to enter into a contract for Purchase of Services with Sasaki Associates, Inc., to provide professional design consultant services for the first phase of implementation for the Lake Monona Waterfront (District 4, District 13, and District 14).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	68.
Sponsors:	Tag Evers And Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Mike Sturm	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/8/2024	Robert Mulcahy	Approve	5/27/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	05/07/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					

Notes: Finance Committee (5/28/24), Common Council (6/4/24)

Text of Legislative File 83301

Fiscal Note

The proposed resolution amends the Parks Division's 2024 Capital Budget and transfers $50,000 in existing GO authority from the Madison Senior Center Courtyard project (MUNIS# 12728) to the Lake Monona Waterfront (MUNIS# 17362). The Senior Center Courtyard project was substantially complete on April 24, 2024, and the proposed transfer leaves sufficient funding for project close out. Additionally, the proposed resolution authorizes the acceptance of $10,000 in private funding support from the Friends of Nolen Waterfront to the Lake Monona Waterfront project. The proposed budget amendments align sufficient resources for design development and staff support for the first phase of master plan implementation in 2024.

The proposed resolution also authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services with Sasaki Associates, Inc., for professional consultant services for the first phase of implementation of the Lake Monona Waterfront to include the Community Causeway improvements as identified in the adopted master plan. The Purchase of Services contract amount is $600,000. If approved, funding will be available in Munis #17362.

Title

Amending the Parks Division 2024 Capital Budget to receive $10,000 in private funding support and transferring $50,000 in existing GO authority from Madison Senior Center Courtyard project to the Lake Monona Waterfront project; and Authorizing the Mayor and City Clerk to enter into a contract for Purchase of Services with Sasaki Associates, Inc., to provide professional design consultant services for the first phase of implementation for the Lake Monona Waterfront (District 4, District 13, and District 14).

Body

WHEREAS, in 2022, the Common Council authorized the formation of the Lake Monona Waterfront Ad-hoc Committee and approved a Design Challenge to select a professional consultant team for the Lake Monona Waterfront planning initiative (Legislative file# 68974 <https://madison.legistar.com/LegislationDetail.aspx?ID=5367173&GUID=6662C705-B11D-43D1-92EF-35AC1B9D1ACD&Options=ID|Text|&Search=lake+monona+waterfront>); and

WHEREAS, the City issued a Request for Qualifications for professional consultant team submissions to participate in the Lake Monona Waterfront Design Challenge; and

WHEREAS, the Ad-hoc Committee evaluated the consultant team submissions, the teams' performance in the Design Challenge, and public survey responses; and

WHEREAS, based on the Ad-hoc Committee evaluation and scoring, the City contracted with Sasaki Associates, Inc. ("Sasaki") to proceed with master plan development for the Lake Monona Waterfront (Legislative file# 77669 <https://madison.legistar.com/LegislationDetail.aspx?ID=6197523&GUID=C968C1B0-9DA1-4BB6-86C0-8D5C124E37ED>); and

WHEREAS, the Ad-hoc Committee and Sasaki refined the Lake Monona Waterfront master plan based on committee, project stakeholder, and public comments; and

WHEREAS, the Ad-hoc Committee submitted a draft Lake Monona Waterfront master plan to

the Common Council with the recommendation for adoption (Legislative file#81653 <https://madison.legistar.com/LegislationDetail.aspx?ID=6483377&GUID=0C50EA30-4995-42D2-A77B-0304349FE5FD&Options=ID|Text|&Search=sasaki>); and

WHEREAS, the Common Council adopted the Lake Monona Waterfront master plan (Legislative file#81653 <https://madison.legistar.com/LegislationDetail.aspx?ID=6483377&GUID=0C50EA30-4995-42D2-A77B-0304349FE5FD&Options=ID|Text|&Search=sasaki>); and

WHEREAS, the adopted Parks Division 2024 Capital Budget includes funding authorization for design development for the first phase of master plan implementation; and

WHEREAS, there are financial and logistic benefits to the City to have the Community Causeway improvements be the first phase of implementation due to their proximity to the John Nolen Drive reconstruction project; and

WHEREAS, the Community Causeway construction needs to begin in 2026 to align in succession with the timing of the John Nolen Drive reconstruction project; and

WHEREAS, Sasaki was selected for the Lake Monona Waterfront master plan design based on its expertise and experience with waterfront development through an open Request for Qualifications and Ad-hoc Committee competitive scoring process; and

WHEREAS, Sasaki has specialized knowledge of the design and construction considerations for the first phase of implementation based on their prior experience working with the Lake Monona Waterfront Ad-hoc Committee during the master plan development and during the Lake Monona Design Challenge; and

WHEREAS, Sasaki, through their on-going involvement in the Lake Monona Waterfront master plan development, has a detailed understanding of project factors necessary to successfully complete the proposed Community Causeway improvements within the identified timeframe; and

WHEREAS, the Sasaki contract total of $600,000 includes design development and community engagement for the proposed improvements; and

WHEREAS, the Friends of Nolen Waterfront have pledged $10,000 in private support for design services; and

WHEREAS, the Parks Division seeks to transfer $50,000 in existing GO authority from the Madison Senior Center Courtyard (MUNIS# 12728), to the Lake Monona Waterfront project (MUNIS# 17362), to align sufficient resources for contract issuance; and

NOW THEREFORE BE IT RESOLVED, that the Parks Division 2024 Capital Budget is amended to accept $10,000 in private support and the transfer $50,000 in existing GO authority from the Madison Senior Center Courtyard (MUNIS# 12728), to the Lake Monona Waterfront project (MUNIS# 17362), and

BE IT FURTHER RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services a form to be approved by the City Attorney, with Sasaki Associates, Inc. for professional consultant services for the first phase of

implementation of the Lake Monona Waterfront to include the Community Causeway improvements as identified in the adopted master plan.

City of Madison

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

Master

File Number: 83413

File ID:	83413	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/10/2024
File Name:	2024 Milwaukee Republican National Convention law enforcement services intergovernmental government agreement			**Final Action:**	

Title: Authorizing the Mayor, Police Chief and City Clerk to sign an intergovernmental agreement with the City of Milwaukee to provide support to City of Milwaukee law enforcement from July 13, 2024 through July 20, 2024; and amending the Police Department's operating budget to receive reimbursement for said expenses

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	69.
Sponsors:	Satya V. Rhodes-Conway And Derek Field	**Effective Date:**	
Attachments:	2024 Madison and Milwaukee Police IGA - Final	**Enactment Number:**	
Author:	Asst. City Attorney A. Schauer	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Elizabeth York	Approve	5/31/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	05/10/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/28/24), Common Council (6/4/24)					

Text of Legislative File 83413

Fiscal Note

Fiscal note pending.

Title

Authorizing the Mayor, Police Chief and City Clerk to sign an intergovernmental agreement with the City of Milwaukee to provide support to City of Milwaukee law enforcement from July 13, 2024 through July 20, 2024; and amending the Police Department's operating budget to receive reimbursement for said expenses

Body

WHEREAS, the City of Milwaukee and the City have jointly determined that the Milwaukee Police Department will require aid to provide law enforcement services from July 13, 2024 through July 20, 2024, and that it is mutually beneficial to the general public that the Madison Police Department provide such aid when possible; and,

WHEREAS, an intergovernmental agreement would allow MPD officers to provide such supplemental law enforcement services; and,

WHEREAS, Wisconsin Statutes provide that any Wisconsin law enforcement agency may assist a requesting Wisconsin law enforcement agency with their law enforcement efforts within the requesting agency's jurisdiction; and,,

WHEREAS, under the intergovernmental agreement, the City of Milwaukee will reimburse the City for wages and benefits of Madison Police Department staff providing such law enforcement services, and will also provide a food per diem, as well as lodging and transportation during this period, using its USDOJ grant to provide security for the convention; and,

WHEREAS, the City of Madison desires to enter into an intergovernmental agreement with the City of Milwaukee for the specified 8-day period to provide law enforcement support.

NOW, THEREFORE, BE IT RESOLVED that upon the approval of the City Attorney and Risk Manager, the Mayor, Police Chief and City Clerk are authorized to sign an intergovernmental agreement with the City of Milwaukee to provide law enforcement aid for an 8-day period from July 13, 2024 to July 20, 2024.

BE IT FURTHER RESOLVED that any grant funds received are appropriated to the Police Department to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that the Police Department's operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant (expected to be up to $500,000).

CONTRACT NUMBER: **See Exhibit A**
CONTRACTOR: **See Exhibit A**
COMMON COUNCIL RESOLUTION: **231078**

Distribution via DocuSign in this order:

- Assisting agency signatories – Signature/final copy
- Chief (Fire or Police) – Signature/final copy
- Aaron Robinette – Initials/final copy
- Claudia Orugbani – Initials/final copy
- "Comptroller Senior Management" (see DocuSign address book) – Signature/final copy
- City Attorney (ACA Foundos) – Signature/final copy
- Andrea Fowler – final copy (no signature)

Intergovernmental Agreement for Law Enforcement Services for the 2024 Republican National Convention

I. Definitions. The following definitions apply to this Agreement.

1. **Agreement** means this Intergovernmental Agreement for Law Enforcement Services for the 2024 Republican National Convention.
2. **Assisting Personnel** means those personnel provided by Contractor to assist Milwaukee pursuant to this Agreement.
3. **Convention** means the 2024 Republican National Convention to be held in the City presently scheduled for July 15-18, 2024.
4. **In Writing** means a written communication via the official Milwaukee email account (@milwaukee.gov) of the MPD Chief, MPD Chief of Staff, or the Chief's designees.
5. **MPD** means the City of Milwaukee Police Department.
6. **Milwaukee** means the City of Milwaukee, Wisconsin.
7. **Parties** means Milwaukee and Contractor; **Party** means Milwaukee or Contractor.
8. **Security Plan** means the security plan developed for the Convention by the U.S. Secret Service, in consultation with the Milwaukee Police Department, the Milwaukee Fire Department, and other local, state and federal agencies.
9. **Security Grant** means the grant provided to Milwaukee by the U.S. Department of Justice and/or the U.S. Department of Homeland Security to provide security for the Convention.
10. **Contractor** means the name of the Contractor identified in Exhibit A.

II. Background.

1. Milwaukee has been chosen as the host city for the Convention. Milwaukee has various security obligations for the Convention pursuant to the Security Plan and an agreement between Milwaukee, the Convention host committee, and the Republican National Committee.
2. Milwaukee requires the assistance of non-Milwaukee police personnel in support of its Convention security obligations.
3. Milwaukee expects to and/or has received the Security Grant to pay for costs associated with securing the Convention, including the law enforcement services described in this Agreement.

IV. Exhibits. Exhibits A and B are incorporated into the Agreement, and contain information and forms specific to Contractor. Contractor agrees to provide the personnel and/or equipment listed in Exhibit B, at the times as listed in Exhibit B, and with all information required of Exhibits A and B. Contractor shall submit a "Final" version of Exhibit B at the appropriate times as specified in this Agreement.

V. Additional Terms of Agreement.

1. **Authority to Execute.** The Parties each represent that they, and their signatories, possess the legal authority to enter into the Agreement and to validly and legally bind their respective Party to all terms of the Agreement.

2. **Term.** The term of the Agreement shall begin on the date of final execution of the Agreement by both Parties and shall end upon the completion of all obligations of the Agreement and participation in administrative proceedings and/or criminal and/or civil trials and/or audits by Milwaukee or Federal auditors.

3. **Amount.** Contractor shall not be paid more than the amount set forth in Exhibit B titled "Total Cost," in the section entitled "Total Request for Reimbursement" which is the estimated total cost for Contractor's performance under the Agreement. The amount may be increased or decreased only by written amendment of the Agreement or In Writing.

4. **Payment.**

4.1 Costs Reimbursed. Contractor shall be reimbursed for costs that are all of the following, as applicable: (1) properly supported by the documentation set forth below in the section entitled "Payment Requests" and in Exhibit B; (2) included in the Agreement budget or otherwise approved In Writing; (3) for personnel time, time spent in an "on duty" status between the time Assisting Personnel check in with MPD and the time that they check out with MPD at the end of their shift, in accordance with duty assignments distributed by MPD, and in training assigned by MPD, at the rates provided in Exhibit B; (4) for transportation, mileage or airfare at current United States General Services Administration rates and policies as set forth in Exhibit B; and (5) for equipment at the rates set forth in Exhibit B and at market rate repair costs for any damage to such equipment.

Consistent with the Contractor's collective bargaining agreement, the Parties agree that the "on duty" status of Assisting Personnel also includes the following:

1. A demobilization period of eight (8) minutes following the end-time of any shift that is at least 8 consecutive hours.
2. Time while traveling to or from their place of lodging to the duty station to which they are assigned by MPD or to the location of any training.

4.2 Costs Not Reimbursed. Irrespective of any costs set forth in the budget, Contractor shall not be paid for any of the following:

4.2.1 Milwaukee shall permit Contractor to conduct a 15-minute meeting with Contractor's Assisting Personnel prior to when Assisting Personnel check in with MPD personnel

either at their assigned Convention facility location or when Assisting Personnel get on the MPD-provided transportation to the Convention facilities, whichever occurs earliest. Such 15-minute time period is not reimbursable by Milwaukee to Contractor; should Contractor wish to compensate its Assisting Personnel for such 15-minute period, it shall use its own funds for such purpose.

4.2.2 Costs in violation of any federal, state, or local law, regulation, or rule, or this Agreement.

4.2.3 Costs in violation of the terms of the Security Grant award letter to Milwaukee, which shall be provided to Contractor under separate cover and which shall be incorporated into the Agreement at the time the document is provided to Contractor.

4.2.4 Rates of pay that exceed the contractual salary and benefits of Assisting Personnel.

4.2.5 Hours worked outside those established by MPD unless approved In Writing. In Writing approval may be pre-approved or provided retroactively if Assisting Personnel are acting on a direct command from MPD or responding to an emergency situation which, in their professional judgment, reasonably requires them to provide services outside of their assigned work hours to protect public safety. In such instances, Assisting Personnel shall seek approval from Milwaukee MPD command at the earliest reasonable time.

4.2.6 Costs of personal entertainment, miscellaneous items, additional food, or transportation beyond that provided or authorized In Writing.

4.3 Payment Requests. Payment requests for work done or expenses occurred on or before August 16, 2024 shall be submitted to Milwaukee no later than September 16, 2024, and must include the following supporting documentation demonstrating that the costs being invoiced are both allowable and allocable to the grant. Failure to include this information in a payment request may result in the denial of the payment request:

4.3.1 "Final" version of Exhibit B, and all documentation required therein.

4.3.2 If requested, copies of the relevant portion of a collective bargaining agreement, employment contract, ordinance, law, requiring Assisting Personnel to be paid for travel time and overtime.

4.3.3 Such other documentation as Milwaukee may reasonably request, or which has been requested by the U.S. Department of Justice, local, state, or federal auditors.

4.3.4 If Contractor is budgeted to procure any items or services, it must follow the procurement rules set forth at 2 C.F.R. 200, and must maintain records and make such records available to Milwaukee upon request and must be sufficient to establish (1) the rationale for the method of purchase, (2) selection of the contract type, (3) contractor selection or rejection, and (4) the basis of the contract price (*see* 2 C.F.R. § 200.318(i)).

4.3.5 A completed W-9 form.

4.4 Timing of payments and recoupment.

4.4.1 Payment requests shall be reviewed in the order received. Payment is anticipated to be made within 45 days after a complete reimbursement package is received by Milwaukee. A reimbursement package is deemed to be complete after any/all requests for information made by Milwaukee to Contractor have been received and no further questions remain.

4.4.2 Final payment under the Agreement shall be predicated, at Milwaukee's option, on a final audit of Contractor's documentation by Milwaukee, state, or federal officials.

4.4.3 Contractor shall reimburse Milwaukee for any disbursed funds that Milwaukee, or local, state or federal auditors determine have been misused or misappropriated, or for which such auditors determine were not properly supported or were not properly allocable to the Security Grant. Such reimbursement of funds shall be due upon Milwaukee's written demand to Contractor.

5. **Records, Audit, and Information Requests.**

5.1 Information requested pursuant to payment requests and audit. Contractor shall furnish Milwaukee with such statements, records, reports, data, and information as Milwaukee may reasonably request to substantiate and/or investigate the basis of payment requests, and/or to meet the requirements of Milwaukee, local, state, or federal audits.

5.2 Federal Grant Record Retention Requirements. Contractor will retain those records required by 2 C.F.R. § 200.334 for a period of three years after it receives notice from Milwaukee that Milwaukee has submitted final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

5.3 Wisconsin Public Records Law. The Parties understand and agree that they are each Authorities under the Wisconsin Public Records Law, Wis. Stat. § 19.21, et seq. Irrespective of any other term of this Agreement, Contractor is obligated to retain Records for seven years from the date of the Record's creation. The requirements of this section are in addition to, and not in place of, the retention requirements of any other section or paragraph. This term shall survive for a period of seven years after termination or expiration of this Agreement.

6. **Security Information.** Contractor shall comply with all privilege and confidentiality requirements and procedures set forth by the U.S. Department of Homeland Security, the U.S. Secret Service or any other governmental entity. If Contractor has custody of a record (broadly construed to include paper or electronic formats) that contains details of security arrangements or investigations relevant to the Convention, Contractor shall, as soon as practical and without delay, notify Milwaukee of any request to disclose such record.

7. **Choice of Law and Venue.** The Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. Contractor and Wisconsin agree that for any claim or suit or other dispute relating to the Agreement that cannot be mutually resolved, jurisdiction and venue shall be in an appropriate court of competent jurisdiction sitting in Milwaukee County, Wisconsin. Contractor agrees to submit itself to the jurisdiction of said courts, to the exclusion of any other court that may have jurisdiction over such a dispute according to any other law, except that, if another party obtains jurisdiction over Milwaukee for claims or other actions involving or related to the Agreement in a different forum or venue, Contractor agrees that it shall submit to the jurisdiction of such forum or venue.

8. **Liability.** Except as required under section 13 (Indemnification), each Party agrees that it will be responsible for its own acts and/or omissions and those of its Assisting Personnel, officials, employees, representatives, and agents in carrying out the terms of this Agreement to the extent authorized by law and shall not be responsible for the acts and/or omissions of the other Party.

9. **Non-Discrimination**. Each Party agrees that it will not discriminate against any qualified employee, or qualified applicant for employment, on the basis of a person's protected class

membership, or based upon affiliation, or perceived affiliation, with any protected class. To the extent not in conflict with the foregoing, the Parties agree to abide by their own respective non-discrimination policies and procedures during the Term of this Agreement.

10. **No Waiver.** Irrespective of any term of this Agreement, nothing contained in this Agreement shall waive or amend, nor be construed to waive or amend any privilege, defense, limitation of liability, or immunity that either Party, their respective officials, agents, or employees may have under any applicable federal, state, local, or common law.

11. **Sam.gov profile.** Contractor is required to maintain an active profile on SAM.GOV and a Unique Entity Identification number during the term of the Agreement.

12. **Independent legal entities and employment.**

12.1 Independent Legal Entities. Contractor is an independent legal entity, and neither Contractor, nor Contractor's employees, agents, and/or Assisting Personnel are employees of City, nor are they entitled to any fringe benefits or any other benefits to which City's salaried employees are entitled to or are receiving. Personal income tax payments, social security contributions, insurance, and all other governmental reporting and contributions required as a consequence of Contractor receiving payment under this Agreement shall be the sole responsibility of Contractor.

City and Contractor form no joint venture or legal partnership under this Agreement.

12.2 Assisting Personnel Remain Employees of Contractor. Contractor acknowledges and affirms that Contractor remains fully responsible for any and all obligations as the employer of its Assisting Personnel, including among other things: responsibility for the payments of: (i) earnings; (ii) overtime earnings; (iii) withholdings; (iv) insurance coverage; (v) workers' compensation; (vi) death benefits; (vii) medical and legal indemnity where lawful and appropriate; and (viii) all other requirements by law, regulations, ordinance, or contract. Assisting Personnel remain employees of Contractor. Contractor shall be responsible for the payment of any compensation or death benefits to Assisting Personnel who are injured or killed while providing services to City under the terms of this Agreement. City shall reimburse Agency for those expenses to the extent required by state law. Contractor shall enter 0.00% in for the Regular and Overtime Workers' Comp. Benefit Rate in Line 15 of Exhibit B hereto.

13. **Indemnification.** The City shall indemnify Contractor and Assisting Personnel for liability to third parties incurred while Assisting Personnel are acting within the scope of their employment to fulfill the terms of this Agreement to the extent required by Wis. Stat. § 66.0313.

14. **Notices.** Any notices to be given under these terms and conditions unless otherwise stated shall be submitted via certified mail, return receipt requested, and shall be deemed delivered upon receipt of electronic delivery notice to the persons at the addresses identified "Contractor Contact Information" and "Milwaukee Contact Information" in Exhibit A.

15. **Remedies for noncompliance.** If Contractor fails to comply with any term of the Agreement Milwaukee may take one or more of the following actions:

15.1 Temporarily withhold reimbursement pending correction of the deficiency or breach;
15.2 Deny both use of funds for all or part of the activity or action not in compliance;

15.3 Wholly or partially suspend the Agreement;
15.4 Withhold further reimbursement;
15.5 Terminate the Agreement;
15.6 Take other remedies that may be legally available.

16. **Termination.**

16.1 Termination by Milwaukee. Milwaukee may terminate the Agreement at any time for any reason upon written notice to Contractor. Contractor will be reimbursed for its costs to date of termination and non-cancelable obligations properly incurred as set forth in the Agreement budget prior to the date of termination under the following circumstances: (1) such costs are properly documented as required in the Agreement; (2) such costs do not exceed the amount allowed under the Agreement; and (3) a report of progress to date of termination has been submitted to Milwaukee. Upon notice of termination, Contractor shall cease to incur or obligate new costs under this program. Milwaukee may terminate the Agreement without payment of costs if Contractor fails to comply with or perform any material term, condition, or obligation contained in the Agreement, and either such breach cannot be cured or, if such breach may be cured, Contractor fails to cure such breach within seven (7) calendar days after Milwaukee provides Contractor with notice of such failure.
16.2 Termination by Contractor. Contractor may terminate the Agreement if Contractor is not able to both fulfil the terms of the Agreement and ensure the public safety of its own jurisdiction due to an emergent circumstance as solely determined by the Contractor's Chief of Police. Upon Contractor's termination of the Agreement, Contractor shall fully refund to Milwaukee all costs, funds, or other prepayments that Milwaukee may have paid to Contractor pursuant to the Agreement (if any). Contractor shall be reimbursed according to the procedures set forth in the Agreement for costs incurred during any provision of Agreement services to Milwaukee. Contractor shall provide notice of termination to Milwaukee as soon as practical upon discovery of conditions requiring the termination.

17. **Amendment.** The Agreement may be amended only by joint written agreement between the Parties.

18. **Headings.** The captions and headings of paragraphs and sections in this Agreement are for convenience of reference only and shall not be construed as defining or limiting the terms.

19. **Survival.** The terms of the Agreement and any exhibits and attachments that by reasonable implications contemplate continued performance, rights, or compliance beyond expiration or termination of the Agreement survive the Agreement and will continue to be enforceable.

20. **Lobbying.** Contractor agrees that no federal appropriated funds have been reimbursed or will be reimbursed, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. Funds provided pursuant to the Agreement may not be used to influence federal contracting or financial transactions.

21. **Debarment.** By executing the Agreement, Contractor certifies neither it, nor any of its respective principals are debarred, suspended, or proposed for debarment for federal financial assistance (e.g. General Services Administration's List of Parties Excluded from Federal Procurement and NonProcurement Programs), and that Contractor will not enter into any transactions with any subrecipients, contractors, or any of their principals who are debarred, suspended or proposed for debarment using funds provided by this Agreement. Contractor agrees that it will take all steps necessary to ensure that it and its respective principals do not become debarred, suspended or proposed for debarment for federal financial assistance. If Contractor becomes disbarred, it will immediately notify Milwaukee, and such disbarment may be grounds for termination of the Agreement.

22. **Entire agreement, amendments, severability.**

22.1 Entire Agreement. The Agreement constitutes the entire agreement between Milwaukee and Contractor concerning its subject matter and supersedes all prior agreements, discussions, representations, warranties and covenants between them concerning the subject matter of the Agreement.

22.2 Severability. If any term of the Agreement is, to any extent, held invalid or incapable of being enforced, such term shall be excluded only to the extent of such invalidity or unenforceability. All other terms of the Agreement shall remain in full force and effect and, to the extent possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term as determined by mutual agreement of the parties or, if mutual agreement fails, a Wisconsin court of competent jurisdiction.

23. **Certifications and incorporation of federally required terms.** The following terms and conditions are incorporated into the Addendum:

23.1 Amendment Permitted. This list of federally required contract terms may be amended by Milwaukee in the event that the Security Grant contains additional required terms.

23.2 Record Retention. Contractor certifies that it will comply with the record retention requirements detailed in 2 C.F.R. § 200.334. Contractor further certifies that it will retain all records as required by 2 C.F.R. § 200.334 for a period of three (3) years after the Term.

23.3 Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. If this Agreement exceeds one hundred fifty thousand dollars ($150,000), Contractor must comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency (the U.S. Department of Justice) and the Regional Office of the Environmental Protection Agency (EPA).

23.4 Energy Efficiency. Contractor certifies that it will be in compliance with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

23.5 Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). If the Agreement exceeds one hundred thousand dollars ($100,000), Contractor certifies that:

23.5.1 No federal appropriated funds have been paid or will be paid, by or on behalf of Contractor, to any person for influencing or attempting to influence an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

23.5.2 If any funds other than federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, Contractor shall request from Milwaukee and provide, completed, to Milwaukee the "Disclosure Form to Report Lobbying," in accordance with its instructions as amended by "Governmentwide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96).

23.5.3 Contractor shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-contractors shall certify and disclose accordingly.

23.5.4 This certification is a material representation of fact upon which reliance was placed
when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction by 31 U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than ten thousand dollars ($10,000) and not more than one hundred thousand dollars ($100,000) for each such failure. Contractor certifies and affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, et seq., apply to this certification and disclosure, if any. FAR 52.203-12, “Limitation on Payments to Influence Certain Federal Transactions” is hereby incorporated by reference into this certification.

23.6 DHS Seal, Logo, and Flags. Contractor shall not use the Department of Homeland Security (DHS) seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific Federal Emergency Management (FEMA) pre-approval.

23.7 Federal Government is Not a Party. The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to any party pertaining to any matter resulting from the Agreement.

23.8 Domestic preferences for procurements. Pursuant to 2 C.F.R. §200.322, as appropriate and if applicable, and to the extent consistent with law, Contractor should, to the greatest extent practicable under the Agreement, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this

section must be included in all subcontracts and purchase orders for work or products under the Agreement.

23.9 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. Contractor shall not knowingly use funds under this Agreement to purchase, or enter into subcontracts to purchase, any equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of a system that is subject to 2 C.F.R. § 200.216. In the event Contractor identifies covered telecommunications equipment or services that constitute a substantial or essential component of any system, or as critical technology as part of any system that is subject to 2 C.F.R. § 200.216, during Agreement performance, Contractor shall alert Milwaukee as soon as possible and shall provide information on any measures taken to prevent recurrence.

23.10 Prohibition on confidentiality agreements. Contractor may not require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

23.11 All terms found in 2 C.F.R. § 200, Appendix II, if not incorporated elsewhere in this Addendum.

24. **Organizational Structure and Law Enforcement Procedures.**

24.1 Unified Incident Command. At all times while operating under this Agreement, Assisting Personnel shall be subject to the structure of supervision, command, and control coordinated by MPD through a unified incident command structure, irrespective of the rank or job title normally held by any member of Assisting Personnel within their own agency.
24.2 Lead Local Law Enforcement Agency and Assignments. MPD is the lead local law enforcement agency for purposes of the Convention Security Plan. The Milwaukee Police Chief, or their designee, will communicate the specific assignments for Assisting Personnel to Contractor's commanding officer. Should Contractor object to any specific assignment, it shall make an objection to MPD and MPD shall reasonably attempt to accommodate the objection. The decision of the MPD regarding the objection and the requirements of the Security Plan shall control.

24.3 Policies and Law to Apply. Assisting Personnel will abide by applicable MPD policies, the lawful commands of the MPD Chief of Police and their designees, City of Milwaukee Municipal Code of Ordinances, Wisconsin law, and the United States Constitution. Rules of engagement and applicable standard operating procedures are available at https://milw.sharepoint.com/:f:/r/sites/MPDRNCInformationCenter/Shared%20Documents/Gen eral?csf=1&web=1&e=KpTEFq (see "Outside Agency Documents" ❼ "Files" ❼ "Wisconsin Intergovernmental Agreements Documents" folder) and must be complied with at all times by Assisting Personnel. All other documents are available from Milwaukee upon request. To activate this link, and access these documents, please request access by contacting the MPD RNC Planning Unit by email at MPD_RNC2024@milwaukee.gov or by telephone at (414) 935-7171.

24.4 Police Authority. Most Assisting Personnel duty assignments shall include the assignment of at least one MPD officer. Should an arrest or stop be required, the MPD officer shall

conduct the arrest, and Assisting Personnel shall assist as directed. Assisting Personnel shall not conduct arrests or stops unless required to do so by emergent circumstances in which an MPD officer is not available or capable of conducting the arrest or stop. In such cases, the arresting officer shall include an MPD officer at his/her earliest opportunity and shall provide that MPD officer with all relevant and/or requested information. This Agreement is a request for assistance pursuant to Wis. Stat. §§ 66.0301, 66.0313, and 66.0513 pursuant to which a responding Wisconsin officer may assist with an arrest, notwithstanding any other jurisdictional provision.

24.5 Conformance to Security Plan. All functions and duties to be performed by Assisting Personnel shall conform to the Security Plan, as relayed by the MPD Chief of Police and their designees.

25. **Assisting Personnel and Responsibilities.**

25.1 Assisting Personnel to Participate in Training. Upon reasonable advance written notification from MPD, Assisting Personnel shall participate in Convention training activities (whether in person or online) that are coordinated by MPD. MPD shall make reasonable efforts to coordinate the training schedule with Contractor.

25.2 Services Limited. Assisting Personnel shall only provide services in which they are already experienced and for which they are licensed or certified under the law of Contractor.

25.3 Field Operations Guide. MPD presently expects to provide a Field Operations Guide to Assisting Personnel as they arrive in Milwaukee, with which Assisting Personnel shall comply at all times while functioning under the terms of the Agreement.

25.4 Assisting Personnel to Participate in After Action Activities. At the request of Milwaukee, Contractor shall reasonably provide information, participate in debriefings, respond to information requests required for insurance or audit purposes, and reasonably aid Milwaukee in the prosecution or defense of any civil or criminal proceedings related to Contractor's performance under the Agreement or in any matter in which Assisting Personnel or Contractor is identified by Milwaukee as a witness. Such assistance shall include the provision of personnel or other records in administrative, criminal, and/or civil proceedings as reasonably requested by Milwaukee.

25.5 Assisting Personnel Criteria. Each Assisting Personnel provided by Contractor shall meet each of the following criteria:

25.5.1 Be licensed or certified as a law enforcement officer or equivalent by Contractor.

25.5.2 By reason of experience, training, and physical fitness, be qualified and capable of performing the duties required of an active duty licensed or certified police officer assigned to an event of the Convention's size and scope.

25.5.3 If assigned to the Major Incident Response Team, have completed Mobile Field Force training or its equivalent and other training as required by MPD or the United States Secret Service.

25.5.4 Employed as a licensed or certified non-probationary officer with at least 1 year of service by Assisting Governmental Unit and be an officer in good standing at all times until the completion of the Convention.

25.5.5 Have not been (i) sued in an individual capacity and adjudicated as liable for violations of the U.S. Constitution, or (ii) have sustained complaints for the use of excessive, unreasonable or unnecessary force within the last five years.

25.6 Declining Personnel. At any time, Milwaukee may decline assignment or deployment of any Assisting Personnel without cause or explanation. In the event such personnel are declined through no fault of Contractor or Assisting Personnel, Milwaukee shall reimburse Contractor for any costs budgeted for under the Agreement and already incurred.

25.7 Assisting Personnel Equipment.

25.7.1 Each Assisting Personnel shall be equipped by Contractor at Contractor's own expense with a seasonally appropriate patrol uniform and equipment, including service belt, service weapon, radio, and personal soft ballistic body armor. Assisting Personnel shall not bring to their assignments any chemical or other non-lethal munitions except as authorized by MPD via the sanctioned equipment list described below.

25.7.2 A complete, sanctioned, equipment list is will be provided to Contractor at least sixty (60) days before the Convention. Any equipment, gear, service weapons or munitions that are not included on the equipment list may not be used by Assisting Personnel as part of their assignments unless MPD consents to the use of such In Writing.

25.7.3 Assisting Personnel may not bring or utilize any demo equipment provided at low or no cost by a supplier seeking to demonstrate new equipment.

26. **Milwaukee Responsibilities.** In addition to Milwaukee's lead law enforcement agency responsibilities for the Convention, Milwaukee will provide the following:

26.1 Training. Training for Assisting Personnel, as and if determined necessary by MPD or the United States Secret Service.

26.2 Lodging and Food. Milwaukee will provide lodging for Assisting Personnel whose home agency is located more than 50 road miles outside of Milwaukee. Milwaukee will also provide a per diem for all Assisting Personnel for those times that they are stationed in Milwaukee, as specified in Exhibit B. Any expenditures for food or lodging outside of those provided by Milwaukee shall be at Assisting Personnel or Contractor's own expense.

27. **Discipline / Probable Cause Matters.** Milwaukee shall refer disciplinary matters involving Assisting Personnel to Contractor. Based on the judgment of Milwaukee, if a particular matter represents probable cause for the issuance of a criminal complaint, then such matter shall be referred directly to MPD or an external law enforcement agency for investigation with appropriate notice to Contractor.

IN WITNESS WHEREOF, the City and Contractor have fully executed this Agreement as of the date of the final signature below:

CITY OF MILWAUKEE,
A Municipal Corporation

By Its Milwaukee Police Department

By: _____
Chief Jeffrey B. Norman

Date: _____

CONTRACTOR:

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

By: _____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Maribeth Witzel-Behl, City Clerk

Date: _____

Approved as to Form:

By: _____
Eric T. Veum, Risk Manager

Date: _____

By: _____
Michael R. Haas, City Attorney

Date: _____

_____ Date:_____
(City Comptroller)

Date: _____

___Initials (Comptroller Staff)
___Initials (Comptroller Staff)

Examined and approved as to form and execution this ___ day of _____,
2024.

_____

Assistant City Attorney

City of Madison

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

Master

File Number: 83420

File ID:	83420	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2024
File Name:				**Final Action:**	

Title: Adopting the Sustainability Plan Update and directing staff to implement the recommendations in the plan.

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 70.

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, Yannette Figueroa Cole, Regina M. Vidaver, Sabrina V. Madison, Derek Field, MGR Govindarajan And Michael E. Verveer

Effective Date:

Attachments: 2024MAY-MadisonSustainabilityPlan-ReviewDraft_lowres.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: gmay@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/14/2024	Elizabeth York	Approve	6/3/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	05/13/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Sustainable Madison Committee (7/22/24), Transportation Commission (6/12/24), Plan Commission (7/8/24), Economic Development Committee (7/17/24), Common Council (8/6/24)

Text of Legislative File 83420

Fiscal Note

The proposed resolution adopts the Sustainability Plan Update and directs staff to implement the recommendations in the plan which may include submitting necessary requests in future Capital and Operating Budgets. No appropriation is required to adopt the plan.

Title

Adopting the Sustainability Plan Update and directing staff to implement the recommendations in the plan.

Body

WHEREAS, in June 2011, the Common Council adopted (RES-12-00434) the Madison Sustainability Plan titled, “The Madison Sustainability Plan: Fostering Environmental, Economic and Social Resilience” report; and

WHEREAS, in March 2017, the Common Council adopted (RES-17-00213) which called on the City to establish a goal for City of Madison operations and community to reach a goal of 100% renewable energy and net-zero greenhouse gas emissions; and,

WHEREAS, in March 2019, the Common Council of the City of Madison adopted (RES-19-00267) the 100% Renewable Madison Report and set the goal of reaching 100% renewable energy and net zero carbon emissions for City operations by 2030; and,

WHEREAS, in July 2020, the Sustainable Madison Committee authorized a working group to develop and update the City’s Sustainability Plan; and

WHEREAS, input from the Madison community was gathered using a multimodal engagement strategy including an online survey, pop-up events, focus groups, a social media campaign, and meetings with community groups; and,

WHEREAS, the Sustainability Plan Update reflects the priorities shared by the community and builds on the sustainability and climate actions included in other City plans and initiatives, including the Comprehensive Plan, Parks and Open Space Plan, 100% Renewable Madison Report, Vision Zero Action Plan; and,

WHEREAS, the Sustainability Plan Update has 24 goals organized into eight elements of a sustainable City, which are:

1. Quality, Affordable Housing
2. Resilient City Design and Infrastructure
3. Renewable Energy and Decarbonization
4. Sustainable Transportation
5. Clean, Abundant Water
6. Zero Waste
7. Healthy Ecosystems
8. Vibrant Green Economy; and

WHEREAS, each element includes a set of goals, actions, and metrics to help track progress toward implementing the goals; and,

WHEREAS, the plan focuses on advancing climate equity and environmental justice to ensure that all people have access and opportunity to benefit from initiatives to improve our environment and address climate change while not bearing an unequal burden of the impacts of environmental hazards; and

WHEREAS, the Sustainable Madison Committee has overseen the development of the Sustainability Plan Update, reviewed the drafts, and supports the strategies and actions in the plan;

NOW THEREFORE BE IT RESOLVED that the Sustainability Plan Update is hereby adopted.

BE IT FURTHER RESOLVED, that staff is directed to implement the strategies and actions contained in the Sustainability Plan Update, including submitting necessary requests in annual

Capital and Operating Budgets.
BE IT FINALLY RESOLVED, that the goals and actions of the Sustainability Plan Update will make Madison a more green and resilient place to live and work today and for future generations.

City of Madison
Sustainability Plan

CITY OF MADISON
SUSTAINABILITY

May 2024
Review Draft

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Abbreviations

- **Area Median Income** (AMI)
- **Bus Rapid Transit** (BRT)
- **Electric Vehicle** (EV)
- **Greenhouse Gas** (GHG)
- **Madison Gas and Electric** (MGE)
- **Megawatt** (MW)
- **Per-and Polyfluoroalkyl Substances** (PFAS)
- **Renewable Energy Credits** (RECs)
- **Tax Increment Financing** (TIF)
- **Transit Oriented Development** (TOD)
- **Transportation Demand Management** (TDM)
- **Vehicle Miles Traveled** (VMT)
- **Wisconsin Department of Natural Resources** (WDNR)

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- **Affordable Housing Fund** | PG 28
- **Efficiency Navigator Program** | PG 31
- **Complete Green Streets** | PG 34
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- **GreenPower Program** | PG 81

Dear readers,

This plan has been designed to facilitate online viewing.

Click on the links indicated by underlined text and look out for page highlights in colored boxes like this one.

Executive Summary

The Madison Sustainability Plan provides a path to make our community more environmentally sustainable and resilient for current and future Madisonians. A healthy environment is essential to our wellbeing, economy, and quality of life.

Madison is Wisconsin's fastest-growing city. Sustainability must be at the heart of how we grow and adapt to ensure all Madisonians can thrive now and in the future. We must add housing, transportation, and other amenities in ways that cut carbon pollution, keep our air and water clean, and ensure our lands and waters are healthy for both people and nature.

Like many communities across the U.S. and the globe, Madison is already feeling the impacts of climate

change, legacy pollution, and new environmental challenges. Recent decades were Wisconsin's warmest and wettest on record, and we're experiencing more severe storms, flooding, and hazardous air pollution. We must responsibly manage and clean up hazardous materials, chemicals and other pollutants that could impact our water, soil, and air. These climate and environmental hazards are threat multipliers that amplify existing health, social, and economic inequities. The risks and impacts of these hazards are not equally or fairly distributed across people and communities.

This Sustainability Plan is a continuation of City of Madison's dedication and ongoing efforts to provide a healthy, safe, and thriving environment. The City's first formal sustainability plan was released in 2004, and the most recent plan was adopted in 2011. This plan builds on this legacy and the environmental sustainability and climate actions included in the many current City plans and initiatives. All plans and reports referenced in this plan are listed in Appendix B. It is the result of over three years of work led by the Sustainable Madison Committee and the City's Sustainability and Resilience Program and reflects input from City staff, local experts and partners, and the Madison community. Community engagement included an online survey, pop-up events, focus groups, a social media campaign, and meetings with community groups. More than 2,200 people shared their vision and priorities for a more sustainable Madison.

The 24 goals in this Sustainability Plan advance these priorities. They are organized into eight elements of a sustainable city. Each element includes a set of goals, actions, and metrics to help track our progress. Goals and actions were developed with four guiding values - equity, justice, education, and public health - to ensure our work to advance sustainability provides multiple benefits to our community. Appendix A shows all the goals and actions in a single table, and they are summarized on the following pages.

Elements of the Sustainability Plan

1) Quality, Affordable Housing

All members of our community deserve access to healthy, sustainable, and affordable housing. We need to build new residential buildings, convert existing buildings into residential spaces through adaptive reuse, and improve the quality of our existing housing. Quality, Affordable Housing goals aim to increase the quantity and condition of housing for all Madisonians with a focus on housing for people with low income.

2) Resilient City Design & Infrastructure

Madison's built environment – the design and spatial arrangement of our buildings, streets, parks, and green spaces – shapes our lives. The City is working to make sure our roads, stormwater systems, buildings, and other community assets are climate-friendly—meaning they both minimize climate pollution and help protect against flooding, heat waves, and poor air quality. These goals aim to help our city grow in ways that enhance the health and wellbeing of our community and our environment while improving our resilience to the impacts of climate change.

3) Renewable Energy & Decarbonization

How we produce and use energy has big impacts on our environment and our health. Transitioning to clean, renewable energy to power buildings and vehicles and reducing energy waste are critical strategies for reducing climate pollution. Renewable Energy and Decarbonization goals aim to cut greenhouse gas emissions by supporting renewable energy, efficient buildings, and clean transportation.

4) Sustainable Transportation

Transportation is essential to our daily lives. To meet the needs of our growing community, the City is building a sustainable transportation system while improving safety and equity. This includes growing Madison's already extensive pedestrian and bike path network and rolling out Madison Metro's new, all-electric bus rapid transit (BRT) system. Sustainable Transportation goals aim to expand access to public transit and active transportation, including walking, biking, and rolling.

5) Clean, Abundant Water

Water is a defining feature of Madison. Five lakes - Mendota, Monona, Waubesa, Kegonsa, and Wingra - shape our city and offer ample opportunities for Madisonians to enjoy the outdoors. The City strives to be a good steward of water resources, to protect and improve water quality, support water conservation, and create welcoming public spaces along the waterfront. Clean, Abundant Water goals aim to create a water system that protects community health, improves water quality, and advances climate resilience.

6) Zero Waste

Many products and materials are only used once before they end up in a landfill. A circular economy aims to change this system by keeping materials and products in use for as long as possible. The City is working with partners across our region to help grow a circular economy, support recycling, invest in business and research, and deliver programs to end food waste. The Zero Waste goal aims to build a local circular economy and reduce the amount of materials Madison sends to the landfill.

7) Healthy Ecosystems

Madison's parks, open space, and other urban green areas are essential parts of our community's fabric. They are places where people can enjoy the outdoors and where plants and animals thrive. Our urban ecosystems also provide clean air and water, air temperature regulation, carbon sequestration, noise reduction, and stormwater management. These goals aim to preserve our extensive system of natural areas, implement more sustainable methods of land management, and expand our urban tree canopy.

8) Vibrant, Green Economy

A vibrant local economy means good jobs, thriving businesses, and resilient community assets for all Madisonians. Growing Madison's green economy means increasing the number of businesses and jobs that work to improve the environment and address climate change. Vibrant, Green Economy goals aim to grow Madison's green economy by driving the market for sustainable goods and services, supporting local businesses, and developing a green workforce.

Creating this plan is only one step toward making Madison a more sustainable and resilient community. It has been crafted to include actions to cut climate pollution, prepare for and minimize the impacts of climate change, improve environmental quality, and ensure the health and wellbeing of all Madisonians. Successful implementation will require ongoing leadership, collaboration, and participation of everyone in our community. This plan is a reflection of our current priorities and available solutions. It will need to be a living document, adaptive to new technologies and data, responsive to changing circumstances, and grounded in partnership. *Our community must travel this path together.*

A Message from the Mayor

I am delighted to present the City of Madison's 2024 Sustainability Plan Update. This plan represents another step forward in ensuring that Madison remains a vibrant and sustainable place for generations to come. Over the past three years, the Sustainable Madison Committee has tirelessly guided this update, working hand in hand with city staff, local experts, and community partners. Their dedication has been invaluable in shaping a plan that reflects the aspirations and priorities of our community.

The Madison Sustainability Plan is a roadmap that charts our course toward a more environmentally sustainable and resilient city. It is built upon eight elements, each essential to our vision for a thriving future: Quality, Affordable Housing; Resilient City Design & Infrastructure; Renewable Energy and Decarbonization; Sustainable Transportation; Clean, Abundant Water; Zero Waste; Healthy Ecosystems; and a Vibrant, Green Economy.

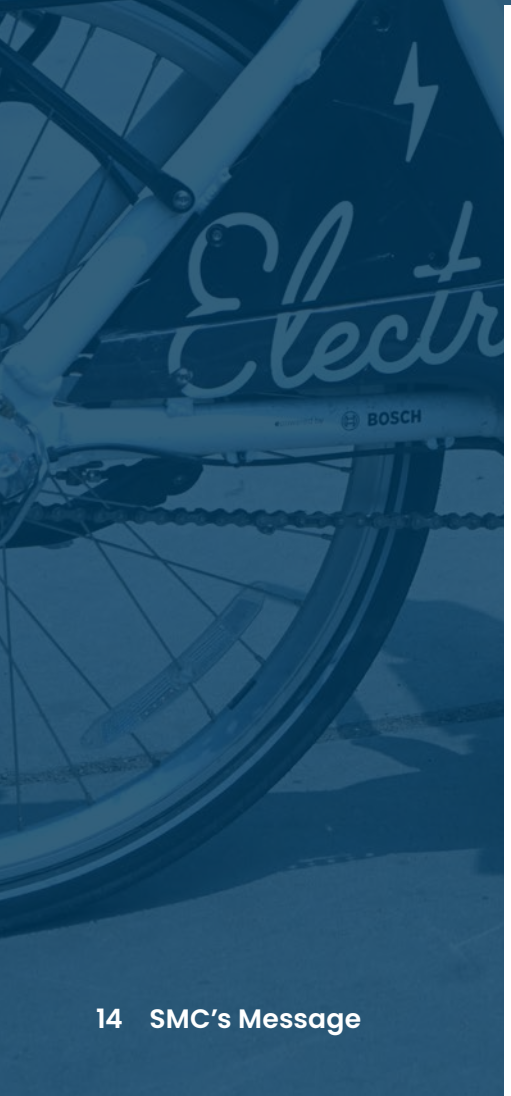
Within these elements, the plan sets goals, prioritizes actions, and sets metrics for achievement. Together, these elements represent a vision for where the City is going and specific actions we will take to get there.

The Sustainability Plan is not meant to be a plan that sits on the shelf. Just as our community is dynamic and ever-changing, we must also adapt our planning efforts to achieve our ambitious sustainability goals, and to always ensure this plan is reflective of our priorities as a community. To that end, the City intends to keep this plan as a living document, and will keep incorporating good ideas over time.

With this plan, the work to implement its ambition begins. I look forward to working together to achieve our ambitious sustainability vision for Madison.

Mayor Satya

A Message from the SMC



To the Residents of Madison,

we increasingly are aware that the changing climate we experience almost daily is endangering us. It affects the air we breathe and the water we drink, the jobs we do, the plants and animals we depend on, how we care for our children, and our capacity to protect the lives of future generations. In response to this emerging awareness and a public demand for even better sustainability policy in Madison, we, the diverse volunteer members of the Sustainable Madison Committee (SMC), acted. Starting in 2022, members of our Sustainability Plan Update Working Group worked closely with our City's extremely capable sustainability staff to compose the first draft of this updated Sustainability Plan. The SMC then strongly supported the staff and consultants who obtained and incorporated broad public input to produce this plan.

Madison's first Sustainability Plan (2011) asked the staff to address almost every environmental challenge, regardless of staff capacity, and with little attention to achieving climate justice. In contrast, this plan update is designed to achieve our City's highest current priorities in light of staff capacity. Goals include reducing carbon emissions citywide by requiring energy efficient infrastructure in transportation and buildings—with special attention to providing affordable housing, meeting 100% of demand for City operations with renewable energy by 2030, implementing sustainable economic development plans, and reducing waste and contaminants such as PFAS. While this plan is designed to benefit all of us, it clearly addresses the needs of lower-income residents, communities of color, and future generations. It identifies specific strategies for achieving the plan's goals, and metrics to demonstrate goal accomplishment.

This plan is designed to guide our City's staff as they work to address Madison's environmental and climate justice challenges. These well-educated, hard-working and deeply committed people are on the front line in addressing these problems. We conclude by noting that we can help our City's staff achieve these goals by providing them with proactive information and support as they proceed. In short, only by working together to, among other things, achieve the goals of this plan, will we be able to meet the challenges that face all of us, and move into a healthy and vibrant future.

Kai Brito
Sustainable Madison Committee

Susan Millar
Sustainable Madison Committee

Introduction

Welcome to the City of Madison's Sustainability Plan, a roadmap to make sure Madison is a healthy and resilient place to live and work today and in the future. A healthy environment is essential to our wellbeing, economy, and quality of life.

Like many communities across the U.S. and the globe, Madison is already feeling the impacts of climate change, legacy pollution, and new environmental challenges. Recent decades were Wisconsin's warmest and wettest on record. Wisconsin's annual average temperature is 3 °F warmer than in the 1950s. It is likely to rise an additional 2-8 °F by 2050 according to climate projections from the Wisconsin Initiative on Climate Change Impacts. By 2050, the number of days over 90 °F will likely triple. This warming will cause severe storms and flooding to happen more often. In addition, wildfires in Canada and the Western U.S. are bringing hazardous air pollution to our region. We must also responsibly manage and clean up hazardous materials, chemicals, and other pollutants that could impact our water, soil, and air. These environmental challenges put our health, infrastructure, and economy at risk.

Madison is Wisconsin's fastest growing city. Our community must adapt to support a rapidly growing population and healthy economy. The 2020 U.S. Census showed Madison gained 75,000 new community members over the last decade. Another 115,000 Madisonians are expected by 2050. Welcoming these new neighbors means that our community must add housing, transportation, and other services while at the same time cutting carbon pollution, keeping our air and water clean, and ensuring our urban ecosystems are healthy for both people and nature.

Sustainability is at the heart of many City plans and initiatives. Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The City's first formal sustainability plan was released in 2004, and the most recent plan was adopted in 2011. This plan builds on this legacy. And, it reflects the environmental sustainability and climate actions included in many current City plans and initiatives, including the Comprehensive Plan, Parks and Open Space Plan, 100% Renewable Madison Report, Vision Zero Action Plan, and more. All plans and reports referenced in this plan are listed in Appendix B. The goals and actions in the Sustainability Plan put us on a pathway to a more sustainable, equitable, climate-resilient Madison. Creating a sustainable City requires collective action and collaboration across every City department and partnerships with Madison institutions, businesses, residents, and our neighboring communities.

This plan recognizes that climate and environmental hazards are threat multipliers that amplify existing health, social, and economic inequities. The risks and impacts of these hazards are not equally or fairly distributed across people and communities. People of color, people with disabilities and certain health conditions, and people from low-income backgrounds are disproportionately impacted by climate change. Our plan focuses on improving climate equity and environmental justice to ensure that all people have access and opportunity to benefit from initiatives to improve our environment and address climate change while not bearing an unequal burden of the impacts of environmental hazards. Through this plan, the City of Madison is not only building a more sustainable future but also a more environmentally just one.

Goals & Actions

The Sustainability Plan includes 24 goals organized into eight elements of a sustainable City:

1) **Quality, Affordable Housing**
2) **Resilient City Design & Infrastructure**
3) **Renewable Energy & Decarbonization**
4) **Sustainable Transportation**
5) **Clean, Abundant Water**
6) **Zero Waste**
7) **Healthy Ecosystems**
8) **Vibrant, Green Economy**

Goals chart our future course. They are designed to be ambitious and attainable achievements that will make Madison a more green and resilient place to live and work today and for future generations. Each goal is accompanied by a set of actions. Actions are policies, programs, or projects that, together, help accomplish a goal. As new opportunities, technologies, and circumstances arise, we may adapt and pursue additional actions in service of reaching these goals. Appendix A organizes all the goals and actions into a single table and identifies the City of Madison department that can lead implementation.

Plan Development

This updated Sustainability Plan reflects the hard work and input of the Sustainable Madison Committee, City staff, local experts and partners, and members of the Madison community. The steps below summarize the process for developing this plan.

STEP 1 - **Draft Goals and Actions**

The Sustainable Madison Committee was tasked with updating the Sustainability Plan and formed a working group to develop attainable and measurable goals. The working group reviewed existing plans, grant awards, studies, and progress reports from City departments and community organizations. They also gathered input from City staff and other experts and researched effective sustainability and climate policies, programs, and initiatives from other U.S. cities. Their draft goals and actions were developed with four guiding values—equity, justice, education, and public health.

STEP 2 - **Gap Analysis**

The draft goals and actions were compared to those in climate and sustainability plans recently adopted in five similar U.S. cities. This analysis helped improve draft goals and actions and identify new ones to ensure Madison remains a sustainability leader. The five cities reviewed were: Milwaukee, WI; Ann Arbor, MI; Los Angeles, CA; Austin, TX; and Richmond, Virginia. The gap analysis is available online.

STEP 3 - **Community Engagement**

We gathered input from the Madison community using multiple community engagement strategies: an online survey, pop-up events, and focus groups. A comprehensive summary of the plan's community engagement process is available online.

- **Online Survey**
  Over 1,600 people shared their vision and priorities for a more sustainable Madison in an online survey. The survey was open from October to November 2023 and was promoted using yard signs, posters, cement stickers, and a comprehensive media toolkit that was shared widely. The survey and promotional materials were available in English, Spanish, Chinese, and HMoob.

- **Pop-up Events**
  We held pop-up events at the Dane County Farmers Market and Wisconsin Science Festival with activities for people of all ages. Pop-up events are creative and temporary activities that are hosted in unique spaces for a few hours or days. Over 600 people participated in our pop-up event activities focused on teaching people about the Sustainability Plan and hearing their feedback.

- **Focus Groups**
  We held focus group conversations with seven stakeholder groups in Fall 2023. These groups included City staff, local climate and sustainability leaders, local businesses and institutions, community-based organizations, youth, and City Alders. Over 60 people attended these focus groups and provided input on sustainability and climate priorities, barriers to action, opportunities for collaboration, and how to revise the draft goals and actions to reflect their input.

  City staff also presented to and gathered input from numerous community organizations and City committees.

STEP 4 - **Final Plan**

All the community input we received was collected, analyzed, and summarized to identify specific ways to improve the plan. We updated the goals and actions to reflect the Madison community's vision and priorities for a more sustainable city. The final plan was approved by the Common Council on XX.

Quality, Affordable Housing

Madison is growing quickly. The 2020 census showed our community gained 75,000 new members over the last decade. Another 115,000 new Madisonians are expected by 2050. All of our community members should have access to a safe, secure, and affordable place to live. As Madison grows, we need to build new residential buildings, convert existing buildings into residential spaces, and improve the quality of our existing housing.

The City's Housing Forward plan aims to increase housing access and affordability. The plan includes strategies to help:

- increase the amount of housing choices for residents,
- create more affordable housing throughout the city,
- combat displacement and segregation,
- ensure seniors and others can stay in their homes,
- and end homelessness.

Many City departments are working to implement the Housing Forward plan and meet the housing needs of our growing city. The sustainability of this housing remains critical to our health, wellbeing, and environment. In 2022, 19% of greenhouse gas emissions in Madison came from residential buildings.

Energy efficiency is a key ingredient for housing affordability and quality. Energy efficiency means using less energy to perform the same task or produce the same result. Energy-efficient homes and buildings use less energy to heat, cool, and run appliances and electronics. This leads to lower utility bills, less climate pollution, and better indoor air quality. While everyone can benefit from lower utility bills, it is especially important for households with lower incomes. Across the U.S., low-income households spend three times more to heat and power their homes than high-income households. This is called the "energy burden." Households with a high energy burden have less flexibility to pay for other basic needs.

The City's Community Development Division (CDD) works to ensure safe, decent, and affordable housing for Madison residents. CDD provides programs to increase affordable housing options; provide help to homeowners, renters and property owners; and support people experiencing homelessness. For example, the new Rental Rehabilitation

Loan Program offers help to rental property owners that need to make repairs to their properties and implement energy efficiency upgrades. We also offer single-family home rehabilitation and weatherization assistance to income-qualified homeowners through Project Home.

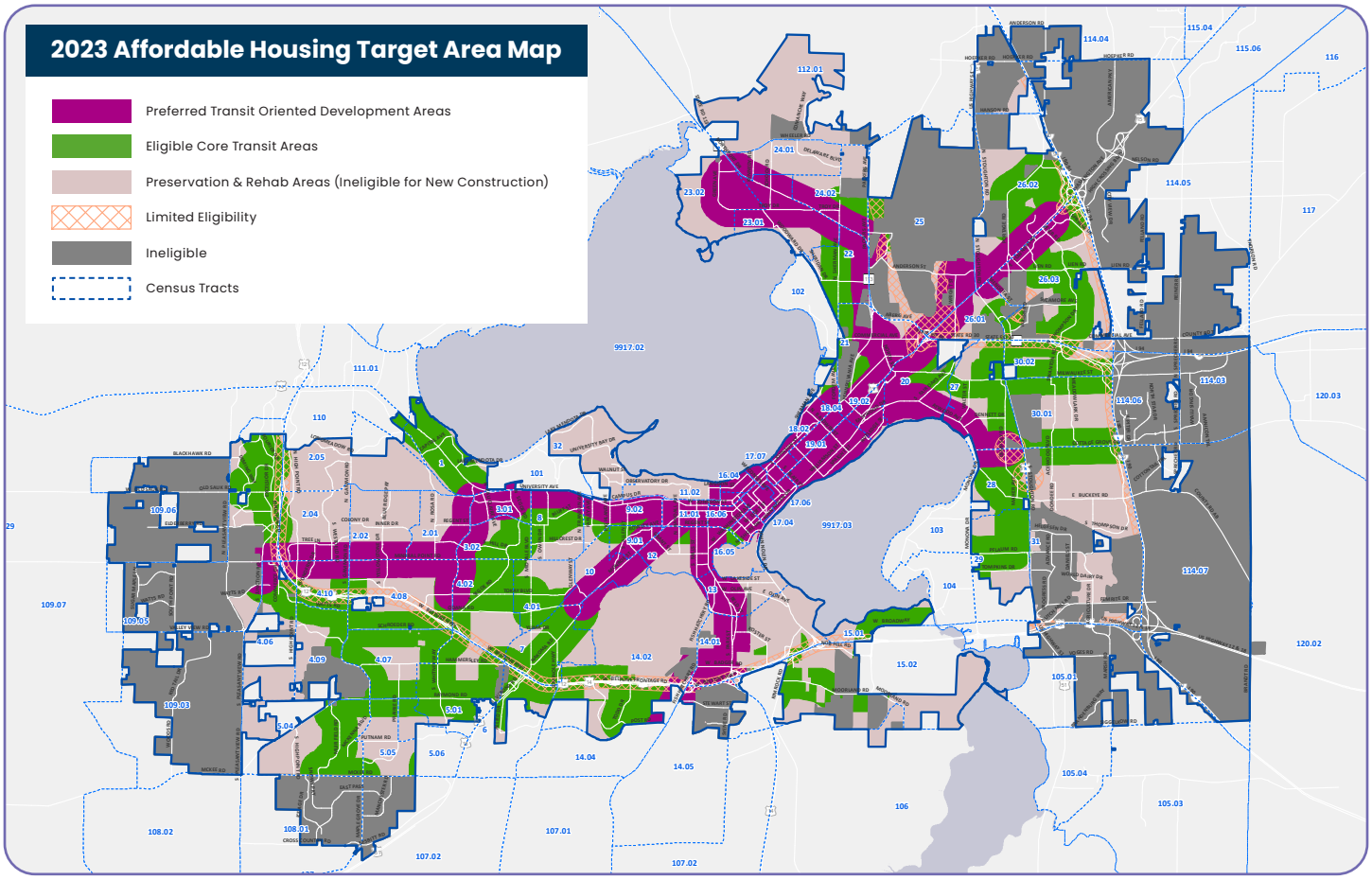
The location of housing is also important. Adding housing near public transit, multiuse paths, and in walkable areas makes it easier for Madisonians to access jobs and amenities without the need and expense of owning a car, which is good for affordability and the environment. The Neighborhoods and Housing section of the City's Comprehensive Plan details the strategies the City is pursuing to create more housing of all types. These goals and actions aim to increase the quality and quantity of housing for all Madisonians with a focus on housing for people with low income. The goals and actions in the Resilient City Design and Infrastructure section (pg. 32) also help advance Quality, Affordable Housing.

Area Median Income

Area Median Income (AMI) is the midpoint of an area's income distribution, where half of households earn more and half earn less than this dollar amount. This number is determined by the United States Department of Housing and Urban Development (HUD) and changes every year. It also changes depending on the number of people in a household. Area median income in Dane County for a family of four was $122,100 in 2023. Visit HUD's website for future AMI numbers.

Affordable Housing Fund

The City's Affordable Housing Fund provides gap financing to support projects that increase, preserve, or improve the supply of affordable rental housing for low-income households. To receive funding, projects must participate in Focus on Energy's Design Assistance Program, reduce the building's energy use by 20% below the state's energy code minimums, and include rooftop solar. The City also prioritizes helping projects that create new housing options near transit corridors and in other target areas in the Affordable Housing Target Area Map. These target areas are near transit, employment hubs, access to fresh foods, schools, and supportive services as described in the City's land banking strategy.



Quality, Affordable Housing | Goals & Actions

GOAL 1	**Increase the availability of quality housing that is affordable to households with incomes at or below 60% of area median income by supporting new construction as well as preserving and improving existing housing, with a focus on meeting the housing needs of households with incomes at or below 30% of area median income.**
METRICS	Number of new affordable housing units permitted and receiving certificate of occupancy each year. Measure total, number inside and outside the Affordable Housing Target Areas, and in each census tract.
ACTION 1.1	Use City programs and policies to create or preserve affordable rental housing, with a priority for locations identified in the Affordable Housing Target Area Map.
ACTION 1.2	Review and update the City's Land Banking Fund Policy and practices every five years to assess and mitigate housing gentrification and displacement.
ACTION 1.3	Ensure City programs focused on expanding opportunities for affordable home ownership, including condominiums, cooperatives, and cohousing, include support for energy efficiency and green building practices.

Quality, Affordable Housing | Goals & Actions

GOAL 2	**Create and expand City policies and programs to support energy efficiency, healthy indoor air quality, sustainable building materials, and removal of environmental toxins in new and existing housing.**
METRICS	Number of City programs Number of people served per program
ACTION 2.1	Evaluate and update the City's affordable housing policy for energy impacts, including both new construction and existing buildings, in collaboration with representatives from affordable housing development organizations, cooperatives and community land trusts, energy efficiency and green technology experts, Focus on Energy, low income residents and local utilities.
ACTION 2.2	Expand the City's Rehabilitation Programs to include energy audits and retrofits that improve energy efficiency, sustainability, and the health, safety, accessibility, and comfort of building residents.
ACTION 2.3	Improve coordination with Focus on Energy's programs that provide financial and technical assistance to homeowners, rental property owners, and tenants to increase the reach of these programs in Madison.
ACTION 2.4	Require all new affordable rental housing funded by the City through the Community Development Division to meet high building performance standards to ensure energy efficiency and minimize energy burden for residents.
ACTION 2.5	Explore feasibility of a program for identifying and eliminating lead, mold, and other indoor air pollutants in naturally occurring affordable rental housing.

Efficiency Navigator Program

The City funds the Efficiency Navigator Program to help transform existing affordable housing. The Efficiency Navigator gives free technical support and energy-saving upgrades to small- and medium-sized multifamily housing. The rent must be affordable to households at or below 80% of area median income. Energy upgrades may include insulation, air-sealing, and improved heating, ventilation, and air conditioning systems. These improvements lower utility bills for renters and make their homes more comfortable at the same time. Participating property owners agree to not charge rent over rates set by the U.S. Department of Housing and Urban Development (HUD). The Efficiency Navigator is a triple win for our community—it saves energy, reduces utility bills, and cuts carbon and air pollution. This program is run by nonprofit partners Sustain Dane and Elevate.

Resilient City Design & Infrastructure

The design and location of our buildings, streets, paths, parks, green spaces, and other community assets shapes how we live and work. It also helps determine the sustainability and resilience of our city. Climate-friendly development patterns and infrastructure like roads, stormwater systems and buildings support the wellbeing of people and nature by protecting against climate hazards like flooding, heat waves, and poor air quality.

The City of Madison Comprehensive Plan is a guide to the growth and design of our city over the next 20 years. It provides strategies for how Madison can meet the needs of the 67,000 new households and 50,000 new jobs that are expected by 2050. The Land Use and Transportation section makes recommendations for facilitating growth along public transit corridors and neighborhood activity centers. Activity centers are mixed-use areas where housing, retail, jobs, green spaces, and other amenities are close together. This makes it easy to walk, bike, roll, and access transit.

Compact development constructed with access to low- and no-carbon transportation is key to reducing climate pollution from buildings and transportation while our population grows. Adding new housing options in existing Madison neighborhoods helps prevent the loss of natural areas and farmland to development in neighboring communities through urban sprawl. The City works to ensure all Madisonians can access green spaces and waterways. We also continue to support food access through market gardens and urban agriculture. These urban ecosystems do important jobs like collecting

stormwater to reduce flooding, providing habitat for pollinators and other animals, capturing and storing carbon, reducing urban heat island, and serve as spaces where people can enjoy time outdoors.

The City is also working to make sure our roads, stormwater systems, buildings, and other community assets are climate-friendly. This means that our built environment both minimizes climate pollution and helps protect against climate change impacts like flooding, heat waves, and poor air quality. The City's Traffic Engineering Division and Engineering Division are working to improve our community's climate resilience. They do so by prioritizing green infrastructure like trees, rain gardens, green roofs, and native prairie plantings across the community. These natural climate solutions reduce the impacts of heavy rain and increased temperatures.

The following goals and actions aim to help our city grow in ways that enhance the health and wellbeing of our community and our environment while improving our resilience to the impacts of climate change.

Complete Green Streets

Madison is among a growing number of cities that use a Complete Green Streets (CGS) process to provide residents with sidewalks, terraces, and roadways that are safe for everyone, regardless of where they live, their age, or ability. The CGS process includes stormwater management to help ensure streets remain usable and safe even during a storm.

The CGS process is also good for our natural environment. By promoting walking, biking, and transit, it reduces climate and air pollution from cars and trucks. The CGS decision-making process also includes increasing tree cover, which reduces the urban heat island effect and helps capture and store carbon.

Watershed Study Program

Madison had a historic flood in August 2018. That storm was a wake-up call that our stormwater system is not ready for the rainstorms we will have in the future. The City of Madison Engineering Division launched its Watershed Study Program to identify improvements to our existing stormwater system that will help reduce flooding in each of Madison's 18 watersheds.

Resilient City Design & Infrastructure | Goals & Actions	
GOAL 3	**Provide equitable access to parkland, lakes, and other natural areas as well as sports, recreation, education, and wellness programming offered by the City and its partners.**
METRICS	Percentage of residential areas with the service area of parks Percentage of park facilities that provide equitable mobility/language access Number of parks and partner programs and Number of people served per program Trust for Public Land ParkScore Index
ACTION 3.1	Upgrade facilities, infrastructure, signage, and maps at City parks and natural areas to provide greater mobility and language access to enable enjoyment for residents of all cultures, age groups, and abilities.
ACTION 3.2	Expand parkland, natural areas, and protected shoreline through the purchase of property or easements to improve public access, in alignment with the Parks and Open Space Plan.
ACTION 3.3	Enhance City parks programs and partnerships (e.g., with schools, non-profit organizations, other governmental units, businesses, neighborhood associations) to provide public education, recreation, sports, and wellness activities that include people across cultures, age groups, and abilities.

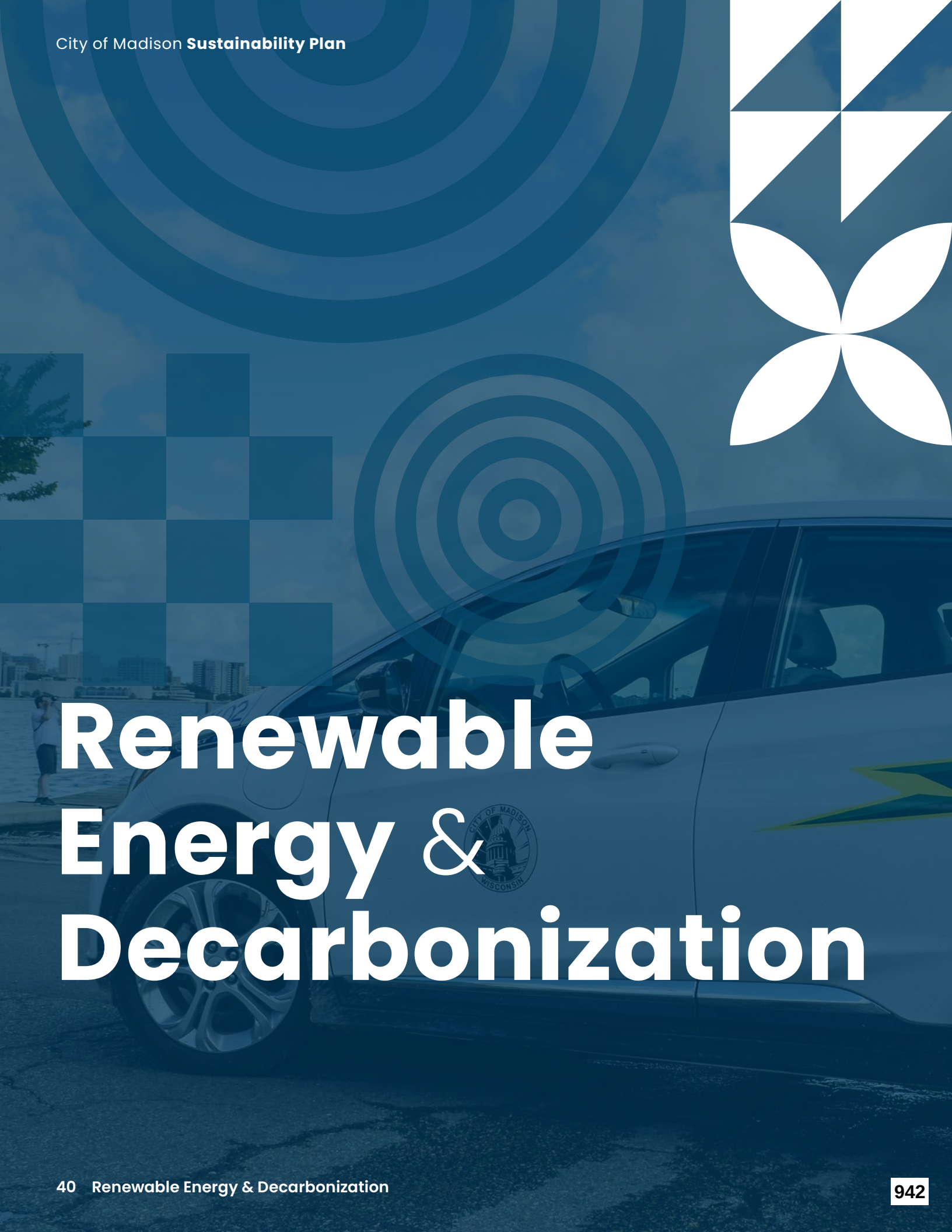
Resilient City Design & Infrastructure | Goals & Actions	
GOAL 4	**Preserve, protect, and increase access to land for urban agriculture, particularly for community members who live in rental housing.**
METRICS	Area of land in urban agriculture within the city. Measure total and in each census tract.
ACTION 4.1	Facilitate the location of community gardens and edible landscapes on city-owned land in collaboration with community organizations, including proactively planning for gardens in parks and open spaces.
ACTION 4.2	Create guidelines to inform both community and City decision-makers regarding planning and permitting for the remaining farmland in our community and ensure community members, especially renters, have access to garden space.
ACTION 4.3	Support the location and development of market garden opportunities.

Resilient City Design & Infrastructure | Goals & Actions	
GOAL 5	**Facilitate the development of dense, compact, and livable neighborhoods that support walking, biking, and transit use.**
METRICS	Area in City's zoning Number of neighborhood plans that include mixed-used activity centers
ACTION 5.1	Plan and facilitate the development of mixed-use activity centers featuring shops, services, employment, green space, and a mix of housing types as identified in the Growth Priority Areas Map in the City's Comprehensive Plan.
ACTION 5.2	Implement Transit-Oriented Development (TOD) Zoning along Bus Rapid Transit (BRT) and other high-frequency transit service corridors.
ACTION 5.3	Encourage formation of Transportation Management Associations to coordinate Transportation Demand Management (TDM) efforts on large projects.

Transit Oriented Development (TOD)

The City of Madison adopted the Transit Oriented Development (TOD) Overlay Zoning District in 2023. The new district allows taller buildings with more housing units located within a quarter mile of high-frequency transit. It encourages new construction along the future bus rapid transit (BRT) lines and places with more local transit service. This policy encourages people to take public transit, bike, walk, and roll instead of drive. It also helps create more mixed-use activity centers near public transit.

Resilient City Design & Infrastructure | Goals & Actions	
GOAL 6	**Increase resilience to climate change impacts including heat waves, storms, and flooding.**
METRICS	Percentage of area within the City resilient to extreme heat, flooding, and direct/indirect impacts of storms. Measure total and in each census tract. Area of managed natural areas (prairies, meadows, etc.) in parks, golf courses, and greenways
ACTION 6.1	Develop and implement a climate resilience plan that incorporates updated findings from the Wisconsin Institute on Climate Change Impacts 2021 Climate Assessment Report.
ACTION 6.2	Assess the location and characteristics of urban heat islands and populations sensitive to extreme heat, and collaboratively develop and implement equitable heat resilience strategies to reduce the magnitude of urban heat islands and improve community adaptive capacity to extreme heat events.
ACTION 6.3	Complete the Comprehensive Watershed Study program to determine the causes of flooding across Madison's watersheds and implement recommended projects to reduce flood risk.
ACTION 6.4	Integrate nature-based solutions, including green infrastructure, into City projects to improve climate resilience and provide ecosystem services, such as stormwater management, urban cooling, water and air quality improvements, and carbon sequestration.



Renewable Energy & Decarbonization

How we produce and use energy has big impacts on our environment. Moving away from fossil fuels (also called decarbonization) and saving energy are very important strategies for reducing climate pollution. Using clean, renewable energy like solar, geothermal, and wind energy to power buildings and vehicles is good for our climate, our health, and our economy.

In 2018, Madison adopted the ambitious goal of reaching 100% renewable energy and net zero carbon emissions for City operations by 2030 and community-wide by 2050. Net zero carbon emissions means that we are not making more climate pollution than we are able to remove from the environment. Reaching these goals must be a community-wide effort. We all have a part to play in creating a climate-friendly community for current and future generations. In 2022, Madison's two main sources of greenhouse gas emissions (GHG) were commercial and residential buildings (63.7%) and transportation (27.5%). To reduce our carbon footprint, we need to make our buildings more energy efficient; move to clean, renewable energy; and make climate-friendly choices about how we travel.

The City of Madison is working to advance renewable energy, efficient buildings, and clean transportation for City operations and support these climate-friendly transitions community-wide. In 2024, about 75% of electricity used by the City will come from renewable sources. We have installed 2 megawatts (MW) of solar at City facilities and plans to reach 10 MW total by 2030. A solar installation one megawatt in size produces enough electricity to power

about 150 Wisconsin homes. 22% of the City's electricity is supplied by Hermsdorf Solar Fields. This 8 MW utility-scale solar array was constructed through a partnership between the City of Madison, Madison Metropolitan School District, and Madison Gas and Electric (MGE) through their Renewable Energy Rider program. We also purchase Renewable Energy Credits (RECs) through the Butter Solar Project. The City's MadiSUN program helps homes, businesses, and nonprofit organizations in our community go solar too through grants and group purchasing.

MadiSUN

MadiSUN is the City of Madison's program to expand solar energy for homes, businesses, and nonprofit organizations in our community. The program gives homeowners resources and connects them with solar installers with good reputations. It also gives grants to Madison-based businesses, affordable housing providers, and community organizations to install solar power. This program is run by local nonprofit partner, RENEW Wisconsin, and has supported more than 3.5 MW of solar development since 2016.

There are a number of programs and initiatives to improve energy efficiency and reduce carbon pollution from residential and commercial buildings as well as City facilities. The City adopted the Building Energy Savings Program to improve energy efficiency in large commercial buildings through energy benchmarking and tune-ups in 2023. The City has measured and reported energy use in our buildings since 2015, and we share this information on our Energy Dashboard. We use this information to stay on top of our energy use, identify opportunities to save energy and money, and make sure energy-efficiency upgrades are working in our buildings. All new City facilities have been built to LEED Silver or higher green building standards by the U.S. Green Building Council since 2008.

The City of Madison also supports programs to improve the energy efficiency of new and existing single and multifamily homes. These include the Efficiency Navigator, Single-Family and Rental Home Rehabilitation Programs, and the Affordable Housing Fund. See the Quality, Affordable Housing section (pg. 24) for more information.

Partnership with Madison Gas and Electric

Madison Gas and Electric (MGE) is a public utility that makes natural gas and electric services available in our community. MGE has committed to reducing the carbon emissions from the electricity it delivers 80% by 2030. By 2050, they have committed to net-zero emissions for all electricity production. MGE has partnered with the City to provide renewable energy for City operations, helped in the development of our all-electric bus rapid transit (BRT) system, and shared expertise for our transition to electric vehicles. MGE has added more than 50 MW of solar energy to its energy mix, and they expect to add another 50 MW of solar by the end of 2024. In Wisconsin, 50 MW of solar produces enough power to approximately 7,500 homes. To learn more, visit MGE's Corporate Responsibility and Sustainability webpage.

To make our vehicles more climate friendly, we are working to make it easier for everyone in our community to drive an electric vehicle (EV). We are quickly switching the City's fleet of vehicles and Madison Metro's buses to models that operate on low- and no-carbon fuel sources, such as electricity and biodiesel. Currently, the City has over 100 EVs and more than 150 hybrid-electric vehicles. The Fleet Division is also using many other climate-friendly technologies, materials, and building designs to reduce our carbon footprint and serve as a model for municipal fleets around the country.

To help Madisonians make the switch to EVs too, the City is collaborating with MGE to install EV chargers in City parking facilities and to start a new pilot program to install EV chargers on electric poles in Madison neighborhoods. Making sure everyone has easy access to EV chargers is an important way to make sure all Madisonians can benefit from EVs.

The following goals and actions aim to reduce climate and air pollution from private and public buildings and vehicles. Strategies and actions in the Quality, Affordable Housing (pg. 24); Resilient City Design and Infrastructure (pg. 32); and Sustainable Transportation (pg. 50) sections will also help lower our carbon footprint and improve air quality.

Renewable Energy & Decarbonization | Goals & Actions	
GOAL 7	**Reduce GHG emissions from City facilities and buildings 55% by 2030 from 2018 baseline.**
METRICS	GHG emission from City facilities and buildings
ACTION 7.1	Establish a net-zero GHG emission buildings standard (based on carbon emissions of the energy consumed) for all new City facilities and major retrofits. The standard should be flexible to allow a combination of strategies according to the following prioritization: on-site renewable energy generation, procurement of off-site renewable energy, and purchase of Renewable Energy Credits (RECs) or carbon credits.
ACTION 7.2	Conduct deep energy retrofits of existing City facilities (starting with least efficient) with an emphasis on energy efficiency and decarbonization.

Building Energy Savings Program

The City of Madison adopted the new Building Energy Savings code in 2023 to help large commercial building owners identify opportunities to increase energy efficiency, save money, and reduce the carbon footprint of their buildings. Under the new code, non-residential commercial buildings 25,000 square feet and larger are required to benchmark energy use annually. Non-residential commercial buildings 50,000 square feet and larger are also required to complete a building tune-up every four years. Benchmarking and tune-ups save energy, reduce utility bills, provide a more comfortable space for occupants, and reduce carbon and air pollution that negatively impact public health and the environment. To learn more, visit the Building Energy Savings Program website.

Renewable Energy & Decarbonization | Goals & Actions	
GOAL 8	**Reduce GHG emissions from private facilities and buildings to achieve the City's goal of reaching net zero emissions community-wide by 2050 from a 2018 baseline.**
METRICS	GHG emissions from private facilities and buildings
ACTION 8.1	Develop a strategic pathway by 2026 for reducing GHG emissions from private facilities and buildings that sets aggressive, interim goals through 2050.
ACTION 8.2	Develop a voluntary stretch energy code to encourage energy efficiency in new buildings and facilities at such a time as allowed by state statute.
ACTION 8.3	Provide financial, structural, or process-based incentives to equitably implement energy efficiency and renewable energy measures in new and existing buildings, including connecting residents and business owners to state and federal programs.
ACTION 8.4	Partner with local organizations to educate private building owners and contractors on the value of energy efficiency in new and existing buildings, including energy cost savings, tenant satisfaction and retention, and real estate value.

Renewable Energy & Decarbonization | Goals & Actions	
GOAL 9	**Reduce GHG emissions from City vehicles and equipment 90% by 2030 from 2018 baseline.**
METRICS	GHG emissions from city vehicles and equipment
ACTION 9.1	Build the necessary electric vehicle charging infrastructure at City facilities to support electrification of the City's fleet.
ACTION 9.2	Purchase only electric light- and medium-duty fleet vehicles by 2025.
ACTION 9.3	Transition the heavy-duty fleet to B100 (100% biodiesel) or electric by 2030, with funding assistance from public and private sector grants.

Renewable Energy & Decarbonization | Goals & Actions	
GOAL 10	**Reduce GHG emissions from City vehicles and equipment 90% by 2030 from 2018 baseline.**
METRICS	GHG emissions from vehicles community-wide
ACTION 10.1	Continue to encourage and promote the use of electrical vehicles and installation of charging infrastructure community-wide.
ACTION 10.2	Implement a 20 mph speed limit on all local streets and review all High Intensity Network streets to determine appropriate speed limits as described in the Vision Zero Action Plan.
ACTION 10.3	Increase the number of EV charging stations available to the public to meet projected future needs, informed by market analysis, and ensure that charging is available in all neighborhoods.

Renewable Energy & Decarbonization | Goals & Actions	
GOAL 11	**Meet 100% of electricity demand for City operations with renewable energy by 2030.**
METRICS	Percentage of city electricity demand from renewables
ACTION 11.1	Install solar at all viable City facilities by 2030, for a total of at least 10 MW of capacity.
ACTION 11.2	Procure renewable energy produced off-site or renewable energy credits (RECs) for City operations where 100% of electricity needs cannot be met by on-site renewable energy generation.
ACTION 11.3	Invest in carbon credits or carbon sequestration projects to reach net-zero emissions for City operations by 2030.

Focus on Energy

Focus on Energy is a statewide program that offers resources and financial incentives for energy efficiency and renewable energy in Wisconsin. The goal of the program is to help residents, businesses, local governments, and nonprofits save energy and money on their utility bills. Visit Focus on Energy's website to learn more about their programs and products.

Sustainable Transportation

Transportation is essential to our daily lives, and how we choose to travel from point A to point B has a big impact on carbon emissions and our environment. A little over 25% of greenhouse gas emissions in Madison came from transportation in 2022. The City of Madison is working to eliminate carbon pollution from our transportation system and make it easy for everyone to get around town without a car.

The Land Use and Transportation section of the City's Comprehensive Plan details the strategies the City is pursuing to create a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes. The City's Transportation Division is the main department responsible for building and maintaining Madison's transportation system. Thousands of new Madisonians and Dane County residents will rely on this transportation system by 2050. This expected growth could cause hundreds of thousands of new car trips, which would more than double travel times for everyone on our roads. It would also increase air and carbon pollution, and require adding two or more lanes to our main isthmus roadways.

To sustainably meet the needs of our growing community, we are working to make sure everyone has options to walk, bike, roll, and use public transit rather than drive. It is important to have low- to no-carbon transportation options for both local and regional travel through both investments in infrastructure and policies like Transportation Demand Management (TDM).

Transportation Demand Management (TDM)

Transportation Demand Management (TDM) is a set of policies and strategies to make our transportation network more efficient, reduce need for car travel, and encourage public transit and bicycle use. About two-thirds of Madison's 2019 work-related trips were by car according to the American Community Survey. TDM aims to reduce the need for car travel by incorporating walking, biking, and transit infrastructure and services into new construction projects. TDM helps Madison efficiently use its street network and meet our climate goals by reducing greenhouse gas and air pollution from transportation.

Madison Metro is investing in a new, all-electric bus rapid transit (BRT) system that will begin operating in 2024. The redesigned Metro bus network has optimized routes of regular buses to make it easier to use BRT. The BRT system will expand access to affordable, low-carbon transportation to our community, and the all-electric buses will reduce GHG emissions and air pollution. This will benefit public health and the climate. We're also working to make more and faster intercity bus and rail options available.

All-Electric BRT

Madison Metro is committed to finding new ways to decrease our transportation emissions. Metro was the first transit system in Wisconsin to introduce hybrid-electric buses in 2007. Now, Metro is focusing on introducing all-electric buses into its fleet. Their goal is to make 50% of buses zero-emission by 2035. A key part of this effort will be the new East-West BRT system which will be served by 62 all-electric buses.

We are continuing to grow Madison's already extensive pedestrian and bike path network. Madison has received numerous awards for being a bike-friendly city, earning Platinum status from the League of American Cyclists and the Wisconsin Bike Federation, and consistently ranking among best cities for biking. With more than 75 miles of bike paths and 200 miles of trails, community members and visitors can commute, run errands, explore, or just get some fresh air by bike. The City supports Madison BCycle, our local bike-sharing program, which has more than 40 stations across the City. The City was awarded gold level status from The Walk Friendly Communities program for creating a walk-friendly community. Check out the City's Bike Madison and pedestrian resource page for tips and tools to make the most of your next ride or walk.

We are working to make streets, sidewalks, and multiuse paths safer and more environmentally friendly. Traffic collisions disproportionately impact people of color, individuals with lower incomes, seniors, children, and people with disabilities. Madison's Vision Zero Action Plan creates a path to end all deaths and severe injuries caused by traffic collisions on city streets by 2035. The program uses smarter street design, education, data-driven enforcement, and community engagement to reach this goal.

The following goals and actions aim to expand access to public transit and active transportation, including walking, biking, and rolling. Goals and actions in the Resilient City Design and Infrastructure (pg. 32) and Renewable Energy and Decarbonization (pg. 40) also contribute to Sustainable Transportation.

Platinum Bike City

Madison has been designated as a Platinum-level Bicycle Friendly Community by the League of American Bicyclists every year since 2015. This award, the highest level possible, was given to Madison for its growing network of bike paths and lanes along with the City's bike friendly policies. This designation would not be possible without the activities and events supported by local community organizations. These organizations support youth bike education, offer free bike repair, organize the annual Bike Week, and hold rides and events year-round.

Sustainable Transportation | Goals & Actions	
GOAL 12	**Increase access to and use of public transit and active transportation, including walking, biking, and rolling.**
METRICS	Number of transit trips Number of BCycle rides and station coverage Miles of bike and pedestrian infrastructure
ACTION 12.1	Continue to improve Metro service coverage, frequency, and travel times.
ACTION 12.2	Improve and expand bike facilities, including "All Ages and Abilities" bike infrastructure.
ACTION 12.3	Expand the availability of electric bike and bike rideshare stations into areas underserved by current services.
ACTION 12.4	Continue to improve the pedestrian network with a focus on advancing accessibility for people of all ages and abilities.
ACTION 12.5	Support education and services that remove barriers for underserved communities to use bicycle, pedestrian, and transit infrastructure, for example providing bike safety classes, free bike repairs, and bus passes.
ACTION 12.6	Increase number of low-income Metro passes available, including deeply subsidized or free youth Metro passes.

Sustainable Transportation | Goals & Actions

GOAL 13	**Reduce annual vehicle miles traveled (VMT) per capita by 15% community-wide from 2020 levels by 2050.**
METRICS	Average annual vehicle miles traveled per capita
ACTION 13.1	Create opportunities for multimodal trips that include public transit, for example by adding park and ride facilities, bike parking, bike sharing stations, and ride sharing options within a 1/4 mile of public transit stops.
ACTION 13.2	Work with major employers and promote Transportation Demand Management (TDM) strategies to reduce single-occupancy vehicle trips.

Clean, Abundant Water

Water is a defining feature of Madison. Five lakes—Mendota, Monona, Waubesa, Kegonsa, and Wingra—shape our city and offer ample opportunities for Madisonians to enjoy the outdoors. Across our many departments, the City of Madison works to be a good steward of water resources, to protect and improve water quality, support water conservation, and create welcoming public spaces along the waterfront.

The Green and Resilient section of the City's Comprehensive Plan details the strategies the City is pursuing to protect our water resources. Providing clean, safe drinking water is one of the City's most important jobs. The Madison Water Utility provides 24.5 million gallons of clean drinking water to our community every day. They use 22 wells, 30 reservoirs, and a network of 916 miles of pipes. The Madison Water Utility regularly tests our water for pollutants and removes contaminants.

Managing our water sustainably also means using less water wherever possible. It takes a lot of energy to move water from the wells to our faucets. Using less water conserves our water resources, saves energy, and reduces our carbon footprint. Through conservation programs like the High Efficiency Toilet Rebate and Home Water Conservation programs, Madison households are successfully reducing water waste. The average home used 75 gallons of water each day in 2002. That number fell to 50.8 gallons per day by 2019.

Managing rainfall is another key focus of the City. Rainwater that lands on our rooftops and pavement usually runs into a storm drain and then into a pond, stream, river, or lake. It picks up pollutants from streets and other surfaces along the way. Madison cleans stormwater by removing suspended solids and cleaning up leaf litter to avoid sending more nutrients, like phosphorus (which contributes to algae blooms) to our lakes.

We invest in programs like Yahara WINS to help reduce nutrient runoff into our lakes from upstream. The City's Stormwater Management team is also concerned about the amount of rainfall, which has been increasing due to climate change. Madison strives to be ahead of the curve in studying exactly what this will mean for our city and the changes required to prevent flooding and improve the resilience of our stormwater infrastructure.

The following goals and actions aim to create a water system that protects community health, improves water quality, and advances climate resilience. The goals and actions in Healthy Ecosystems (pg. 70) also help keep our water clean and abundant.

Yahara WINS

The Yahara Watershed Improvement Network (Yahara WINS) aims to reduce the amount of phosphorus in lakes throughout the Yahara watershed. Phosphorus is an important nutrient, but too much causes harmful algal blooms in our lakes. Led by the Madison Metropolitan Sewerage District, Yahara WINS works with many partners in the Yahara watershed to keep more phosphorus from entering our waterways. It also helps us meet the water quality standards established by the Wisconsin Department of Natural Resources (WDNR). Partners include cities, villages, towns, county agencies, wastewater treatment plants, agricultural producers, environmental groups, and others.

Wisconsin Salt Wise

We need to use salt during the winter to keep roads and other surfaces safe. However, its application comes with a heavy cost. The widespread use of salt has led to the steady salinization of our streams, rivers, and lakes in Madison and across the state. It only takes one teaspoon of salt to pollute five gallons of water to a level that is toxic for plants and animals that live in streams and lakes. It is very expensive to remove salt from water, meaning once it enters the water it is unlikely to leave.

The Madison Salt Certification Program encourages winter maintenance professionals to use the least amount of salt necessary to keep parking lots, roads, sidewalks and driveways safe. Since it began in 2017, the program has certified over 300 professionals in Dane County. See Wisconsin Salt Wise for more information.

Clean, Abundant Water | Goals & Actions

GOAL 14	**Ensure surface and drinking waters remain clean by reducing existing sources of contamination and preventing new ones from developing.**
METRICS	Concentration of Per-and Polyfluoroalkyl Substances (PFAS), chlorides, and phosphorus in local surface and drinking water
ACTION 14.1	Reduce and eliminate the spread of PFAS contamination into surface and groundwaters in collaboration with county, state, and federal partners, eventually removing surface waters from the WDNR's Impaired Waters List for PFAS and achieving levels of PFAS below state and federal drinking, ground, and surface water standards.
ACTION 14.2	Minimize the use of chlorides (salt) as part of winter street operations and water softeners to help reduce their movement into surface and groundwater, with the goal of eventually removing Lake Wingra from the WDNR's Impaired Waters List for chlorides, preventing additional listings on the 303D list, and achieving declining levels of chlorides in our drinking water.
ACTION 14.3	Reduce urban non-point source pollution discharges to surface water and meet the City's NR151 removal requirement, for example through continuous improvement of leaf collection and street sweeping, expanding green infrastructure, and implementing other practices that reduce phosphorus and total suspended solids in urban runoff.
ACTION 14.4	Support increased stormwater management on private properties, for example by expanding the pilot grant program to help property owners install rain gardens, rain barrels, cisterns, and permeable pavement.

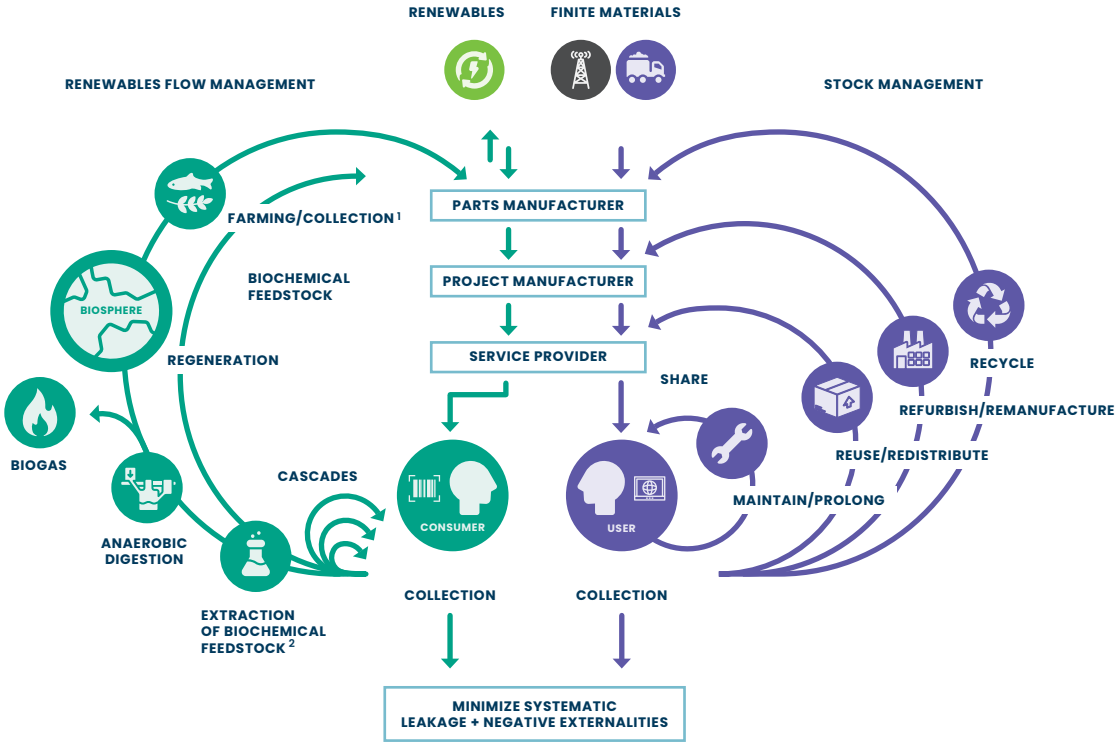
Continued ›

Clean, Abundant Water | Goals & Actions	
ACTION 14.5	Operate and maintain the City's wastewater collection system to provide adequate capacity to convey all peak flows, eliminate infiltration and inflow, and prevent sanitary sewer overflows to protect water quality, the environment, and public health.
ACTION 14.6	Continue to collaborate with Dane County and other partners to reduce regional agricultural runoff into the Yahara River watershed.
GOAL 15	**Expand water conservation efforts to reduce peak load and annual water use by 10% from 2020 levels by 2030.**
METRICS	Annual peak load and water use
ACTION 15.1	Increase water conservation by residential, commercial, and industrial users through, for example, expanded Water Utility appliance replacement programs, reduction of irrigation on residential and commercial properties, cisterns, utilization of rain and grey water in buildings, and expanding public education efforts.
ACTION 15.2	Conserve water by reducing supplemental water usage on turf and landscape areas within Olbrich Botanical Gardens, parks, and golf courses and focusing on selecting native and non-native species that can tolerate increasingly more extreme shifts in weather and climate.

Zero Waste

Many products and materials are only used once before they end up in a landfill. A circular economy aims to change this system by keeping materials and products in use, and services in use as long as possible. By recovering raw materials from products after they are used and turning them into something new, a circular economy produces zero waste.

A circular economy reduces climate pollution, protects the environment and provides economic resilience. It also supports environmental justice by reducing the negative environmental and health impacts of landfills and incinerators, which are disproportionately located near low-income communities and communities of color nationwide.



1 Hunting and fishing
2 Can take both post-harvest + post-consumer waste as input

SOURCE
Drawing based on:
Ellen MacArthur Foundation, Circular Economy Systems Diagram (2019)
Braungart & McDonough, Cradle to Cradle (C2C)

The City of Madison is working with partners across our region to help grow a circular economy. We support recycling, invest in business and research, and have programs to end food waste. The U.S. Department of Agriculture (USDA) estimates that 30 to 40% of food is wasted in the United States. The WDNR estimates that food makes up 20.5% of Wisconsin's landfills, making it the largest part of our waste stream. Food and other organic material decompose in landfills and create methane –a greenhouse gas 28 times more effective than carbon dioxide at trapping heat in the atmosphere. Check out the City's Food Scraps Recycling resource for tips and tools you can use to help reduce food waste.

Food Scraps Drop-Off

You can participate in the circular economy by dropping off your food scraps at three farmers markets throughout the farmers market season. The program is free and open to the public for all households in Madison. Visit Sustain Dane's website to learn more about what types of food can be dropped off for composting, how much food waste has been collected so far, and how you can volunteer.

Recycling is another way to keep materials out of the landfill, reduce consumption of raw materials, and help our environment. However, more than 18% of the material collected by the City of Madison Streets Division in green recycling bins was trash in 2023. Misplaced trash makes the recycling process slower and more expensive. It can also damage the recycling equipment. There are two great resources to help Madisonians make the most of our local recycling system and avoid trash accidentally ending up in recycling.

1) The City's Streets Division's Recyclopedia is a guide for recycling, composting, and responsibly managing other materials. It also has all the Streets Division rules and guidelines.

2) Sustain Dane and Latino Academy of Workforce Development, in partnership with the City, offer the Recycle Better program in both English and Spanish. The program can teach how to best use our recycling system and give you tools to teach your family, neighbors, friends, and coworkers how to improve recycling and community sustainability.

The City of Madison is also partnering with Dane County to create the Yahara Hills Sustainability Campus to help advance a circular economy for our community. The Sustainability Campus will serve as a hub for reuse, repair, and recycling businesses and support new waste management technologies. It will also be home to research on how to reduce the impact of waste on our environment.

The following goals and actions aim to build a local circular economy. This means that things get used as much as possible so that Madison sends less trash to the landfill.

Zero Waste | Goals & Actions

GOAL 16	**Reduce the amount of waste going to landfill from the Madison community 50% by 2030 and 90% by 2040 from a 2021 baseline in partnership with Dane County.**
METRICS	Annual tonnage of waste going to the landfill broken out by type
ACTION 16.1	Develop and implement a comprehensive, community-wide Zero Waste Plan by 2026 that includes strategies for reducing all waste streams going to the landfill and regular progress reporting.
ACTION 16.2	Collaborate with Dane County on the planning, design, and implementation of the new Yahara Hills Sustainability Campus that will divert waste and create local circular economies by attracting businesses that will support reuse, repair, and recycling; by utilizing new waste management technologies; and by supporting research and education.
ACTION 16.3	Continue to collaborate with Dane County and other partners to expand access to and participation in composting and other food waste reduction initiatives to reduce food waste going to the landfill.
ACTION 16.4	Reduce, with the goal of eliminating, single-use plastics at Olbrich Botanical Garden as alternatives become available, such as using rice-hull pots for plant reproduction.

Rain Gardens

A rain garden is a planting of native shrubs, perennials, and flowers in a shallow depression or built on a natural slope. It is designed to capture rainwater that flows from roofs, driveways, patios, or lawns in order to reduce runoff and prevent flooding. The City's Engineering Division has set a goal of having 1,000 rain gardens in Madison, and provides information and grants to help Madisonians build their own rain gardens. The Stormwater Terrace Program also works with homeowners to build rain gardens in the terrace (the green space between the sidewalk and the road) when there is work being done on their street.

Healthy Ecosystems

Madison's parks, open space, and other urban green areas are important parts of our community's fabric. They are places where people can enjoy the outdoors and where plants and animals thrive. Our urban ecosystems help clean our air and water, regulate air temperature, store carbon, reduce noise, and prevent flooding. Protecting and enhancing our urban ecosystems is good for the health and wellbeing of our environment and our community.

The Green and Resilient section of the City's Comprehensive Plan details the strategies the City is pursuing to preserve our significant natural features and offers spaces for recreation and bringing residents together. The City of Madison Parks Division, Engineering Division, and Forestry section of the Streets Division work together to care for public lands in our community. The Parks Division manages over 270 parks and is responsible for over 6,000 acres of public land. 95% of Madisonians live within a 10-minute walk of a park. Madison ranks number 13 nationally in the Trust For Public Land's ParkScore rating system. This system compares the U.S.'s most populous cities' parks according to equity, access, money spent, and size. The City's Parks and Open Space Plan guides the growth, management, and programming for Madison's parks.

The Engineering Division oversees the stormwater management system. This system has more than 1,500 acres of stormwater land, mostly in the form of ponds and greenways. The main goal for the stormwater system is to efficiently carry, store, or soak up stormwater to prevent flooding. The Engineering Division works to establish native plants and pollinator habitat on both its stormwater greenways and other public lands such as bike paths and street terraces.

The Forestry Section of the Streets Division plants and cares for almost 100,000 trees along more than 700 miles of Madison's streets. The Urban Forestry Task Force Report sets goals and makes recommendations for planning, design, outreach, education, tree canopy coverage, operations, and public lands.

Public lands are only part of the picture. The majority of Madison's landscape is owned and cared for by individuals, businesses, and other public entities like the University of Wisconsin and Dane County. Therefore, protecting, restoring, and managing our urban ecosystems is a community effort. Olbrich Botanical Garden, City libraries, and the Engineering Division provide education and resources, like the Seed Library, to help grow and sustain native ecosystems, vegetation, and pollinator habitat on private lands, which benefits our whole community.

The following goals and actions aim to preserve our system of natural areas, use more sustainable methods of land management, and expand our urban tree canopy.

Greenways and Prairie Plantings

The City of Madison Stormwater Utility is responsible for designing, building, operating and maintaining the City's stormwater system. One part of this system is greenways. A greenway is a corridor of protected open space that is maintained for stormwater management. Greenways are planted with native seeds to provide habitat for pollinators and other animals, improve water quality, and minimize the potential for flooding.

Air Quality Monitoring Project

The City of Madison is leading a new collaborative project to install a citywide network of air quality sensors to help understand air pollution in our community. These sensors will measure particulate matter pollution—tiny pieces of dust, dirt, and other materials in the air that can cause heart and breathing problems. These sensors will provide real-time air quality information and help inform new strategies to reduce pollution and protect community health.

Healthy Ecosystems | Goals & Actions

GOAL 17	**Preserve and restore urban natural areas, with a focus on providing equitable access for residents.**
METRICS	Area of natural areas protected and restored Number of plants and pounds of seed distributed Number of outreach events, classes, tours held and Number of attendees
ACTION 17.1	Prioritize preservation and restoration of urban natural areas in City planning, zoning, and management policies and practices.
ACTION 17.2	Jointly plan for preservation of open spaces and woodlands with neighboring communities, Dane County, and regional planning bodies.
ACTION 17.3	Link parks, greenways, multi-use paths and open spaces to enhance environmental corridors and expand trail recreation, physical activity, and nature study opportunities.
ACTION 17.4	Secure resources, including financial and volunteer, to complete and implement habitat management plans for Conservation Parks, natural areas within parks, and greenways.
ACTION 17.5	Identify and restore degraded wetlands on City property and stormwater greenways to provide essential water quality and infiltration services, as well as native habitat.

Continued ›

Healthy Ecosystems | Goals & Actions	
ACTION 17.6	Adjust management practices within City parklands, golf courses and greenways to support and promote species diversity and ecosystem services.
ACTION 17.7	Increase access to native plants, pollinator-friendly plants and curated plant collections through garden sales at Olbrich Botanical Gardens and donations of pollinator plants to residents through collaboration with Little Libraries throughout the City of Madison.
ACTION 17.8	Increase outreach activities and events for residents to learn about environmentally impactful land management practices that can be utilized on private property and gardens.
GOAL 18	**Implement Integrated Pest Management practices to minimize pesticide use for all City activities and City-owned properties.**
METRICS	Metrics to be defined after IPM Task Force Report complete
ACTION 18.1	Finalize, adopt, and implement recommendations from Madison's Integrated Pest Management Task Force for all City activities.

Healthy Ecosystems | Goals & Actions	
GOAL 19	**Equitably expand urban tree canopy coverage from 23% in 2024 to 40% by 2080.**
METRICS	Percentage of urban tree canopy coverage
ACTION 19.1	Prioritize and implement recommendations from the Urban Forestry Task Force Report in collaboration with neighborhood groups, with particular attention paid to improving canopy coverage on private property in neighborhoods currently lacking canopy cover.
ACTION 19.2	Produce a biennial report tracking progress on the Urban Forestry Task Force recommendations, evaluating their success and prioritizing next steps.

Vibrant, Green Economy

A vibrant local economy means good jobs, thriving businesses, and resilient community assets for all Madisonians. Advancing sustainability and climate action presents tremendous opportunities for economic growth, job creation, and prosperity. Growing Madison's green economy means increasing the ability of both public entities like the City of Madison and private businesses to provide and use goods, services, and practices that reduce our impact on the environment and grow our resilience to climate change.

Work in the green economy could include moving to clean energy, innovating to make less waste and pollution, supporting healthy ecosystems, and building climate-friendly transportation and other infrastructure. As one of the largest public entities in the region, the City of Madison uses its purchasing power to drive demand for sustainable products and services. The City is intentional in the ways it spends its money. It buys environmentally-friendly products and services in our community to increase their availability and provides an example that other public entities and businesses can follow. For example, the City is among the first in the state to allow the use of low-carbon concrete in construction of public sidewalks, curbs, and gutters. Switching to this new, climate-friendly material helps us reduce the amount of carbon our construction generates while also helping grow the market for an innovative, more sustainable product.

The City also supports green jobs and business development in several ways. The City's Engineering, Forestry, and Parks Divisions support training opportunities for green jobs through internship programs, like the GreenPower Program, and partnerships with local workforce development organizations like Operation Fresh Start.

The City's Office of Business Resources helps businesses open and grow within Madison. Resources for businesses include financial and technical assistance programs, help navigating permitting processes, and assistance finding the right-sized space. The Office of Business resources' Building Improvement Grant provides funding to help businesses cover the cost of renovating the interior and exterior of retail spaces, including sustainability upgrades.

The following goals and actions focus on growing Madison's green economy by driving the market for sustainable goods and services, supporting local businesses, and developing green jobs.

GreenPower Program

The City of Madison is supporting the next generation of solar panel installers and electricians through its GreenPower Program. The program prepares people for jobs in the solar energy and electrical industries while also increasing the City's generation of renewable energy and decreasing its carbon footprint. The City hires trainees to work alongside Engineering Division Electricians every year. They install solar systems and make energy efficiency upgrades at City facilities. Over the course of the program, the trainees receive classroom and hands-on experience installing equipment. Between 2016 and 2024, 48 solar installations were completed by GreenPower trainees. 1.6 MW is enough energy to power approximately 240 homes.

Vibrant, Green Economy | Goals & Actions	
GOAL 20	**Leverage City purchasing power to support products and services that reduce the City's impact on the environment and support a circular economy.**
METRICS	New standards and practices developed
ACTION 20.1	Develop and implement new green contracting, procurement, and purchasing standards and practices.
GOAL 21	**Support environmentally-sustainable private business growth, operations, and practices.**
METRICS	Number of City and partner programs Number of people served per program
ACTION 21.1	Continue to support local organizations that help businesses adopt environmentally-sustainable and climate-resilient business practices, especially Minority- and Women-Owned Businesses.
ACTION 21.2	Integrate sustainability and climate resilience information and resources into existing City programs that support local businesses.

Vibrant, Green Economy | Goals & Actions	
GOAL 22	**Leverage City financing tools and structural incentives to advance environmentally-sustainable and climate-resilient buildings, business development, and investments in the community.**
METRICS	Number of projects impacted and dollars leveraged
ACTION 22.1	Research creation of a Green Zone(s) within the City, where the City will prioritize investments to accomplish a set of sustainability, climate, or environmental justice priorities defined in collaboration with the community.
ACTION 22.2	Use Tax Increment Financing (TIF) to incentivize climate-friendly development projects that include net zero buildings and natural climate solutions.
GOAL 23	**Work with partners to attract and support the development of new businesses focused on green and climate-friendly services or products, especially Minority- and Women-Owned Businesses.**
METRICS	Number of City and partner programs Number of people served per program
ACTION 23.1	Provide support and services to grow businesses, help develop new market channels, improve access to affordable production spaces, and enhance retail and sales opportunities.
ACTION 23.2	Support and encourage minority business ownership in trades and industries that focus on green and climate-friendly services and products.

Vibrant, Green Economy | Goals & Actions

GOAL 24	**Develop a green workforce and create equitable access to green jobs with a living wage.**
METRICS	Number of City and partner programs Number of people served per program
ACTION 24.1	Support training opportunities and apprenticeships in the trades and other in-demand careers related to renewable energy, energy efficiency, building retrofits, climate change adaptation, natural habitat management and restoration, and other sustainability-oriented careers.
ACTION 24.2	Continue to partner with local educational institutions and employment-focused organizations to connect individuals with green job opportunities.
ACTION 24.3	Partner with private industry, local business organizations, local trade unions, and other relevant entities to create and grow a green jobs pipeline within the community.
ACTION 24.4	Design and implement collaborative work-study programs at Olbrich Botanical Gardens for high school students, along with internships and professional certification programs in horticulture, landscape maintenance, construction and natural resource management, ecology, and habitat restoration.

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Next Steps

Creating this plan is only a first step toward making Madison a more sustainable and resilient community. We can only achieve these goals through authentic and inclusive partnerships among the City, local businesses, community organizations, and individual Madisonians. The leadership and contributions of elected officials and volunteers serving on committees and commissions to guide policy and decisions will be essential.

Measurements will help us track progress toward achieving the 24 goals in the Sustainability Plan. Specific metrics have been assigned to each of the plan's goals. These metrics are included in each chapter and can also be found in Appendix A. Progress on each of the plan's goals will be monitored and reported according to the following schedule:

- **Every year: Relevant City departments will provide a qualitative memo detailing progress made over the past year towards the goals and actions relevant to their department.**
- **Every 4-5 Years: The Sustainability and Resilience Program will provide an overall report on progress toward the plan's 24 goals.**

Additionally, the City will conduct a greenhouse gas inventory every four years to track progress toward greenhouse gas reduction targets.

Success will require collective awareness and ongoing participation of everyone in our community. We will need ongoing analysis to ensure that costs, feasibility, timeline, and equity considerations are met. Flexibility will also be required. This plan is a reflection of our current priorities, and the ability to adapt to new technologies, data, and strategies will keep this document relevant. At the end of the day, this plan is only a framework and snapshot in time. To be successful, this will need to be a living document, responsive to changing realities and grounded in partnerships and collaboration.

Acknowledgments

This update of the Sustainability Plan was made possible by the dedication and hard work of the Sustainable Madison Committee and numerous City staff, elected officials, and community partners. This initiative was led by the City's Sustainability & Resilience Team.

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Glossary

Affordable Housing Fund: a City of Madison program that gives loans and grants to for-profit and non-profit housing developers to build new, affordable rental housing.

Area Median Income (AMI): the midpoint of an area's income distribution, where half of households earn more and half earn less than this dollar amount.

Benchmarking: refers to the annual measurement and tracking of a building's energy usage.

Biodiesel: a cleaner burning fuel that can be made from a long list of vegetable and animal oils and which will run in any diesel engine. It's safe, biodegradable, and produces less air pollutants than petroleum-based diesel.

Bus Rapid Transit (BRT): a high-capacity bus system with features that are similar to a light rail system, such as frequent service, dedicated bus lanes, off-board fare collection, with fewer stops, and traffic signal priority.

Carbon Footprint: the amount of greenhouse gases (and especially carbon dioxide) something or someone emits or puts out in the environment. In most cases, we measure carbon footprint for the year—which is the total emissions for a business or household in a year.

Circular Economy: a vision of the economy where products are used and reused as much as possible so that there's no waste and no negative environmental impacts. To learn more, check out these resources from the Ellen MacArthur Foundation.

Climate Equity: ensures that all people have access and opportunity to benefit from climate solutions, while not bearing an unequal burden of the impacts of climate change.

Comprehensive Plan: a written city plan that describes the long-term growth framework for a city. It makes broad policy recommendations and urban development strategies.

Decarbonization: switching from fossil fuel energy sources such as coal, natural gas, and oil that produce carbon and other greenhouse gases to carbon-free and renewable energy sources such as solar, wind, geothermal, and hydropower.

Emissions: something released into the open. For example, gases put out into the environment.

Energy Burden: the percentage of a household's income spent on home energy bills.

Energy Efficiency: means using less energy to perform the same task or produce the same result. Energy-efficient homes and buildings use less energy to heat, cool, and run appliances and electronics.

Environmental Justice: means all people have access and opportunity to benefit from initiatives to improve our environment while not bearing an unequal burden of the impacts of environmental hazards. It means fair treatment and meaningful involvement of all people in all aspects of environmental laws, regulations, and policies.

Fossil Fuels: fossil fuels formed deep underground from the decomposed remains of plants and animals millions of years ago. When burned, the carbon and other greenhouse gases stored in fossil fuels are released into the atmosphere. Coal, oil, and natural gas are fossil fuels.

Geothermal Energy: a natural resource of heat energy from within Earth that can be captured and harnessed for cooking, bathing, space heating, electrical power generation, and other uses.

Greenhouse Gas (GHG): any gas that, in the atmosphere, absorbs heat radiating off of the Earth's surface and reflects that heat back to the Earth. Greenhouse gases—like carbon dioxide and methane—act as a "greenhouse" trapping heat in the Earth's atmosphere.

Green Roof: a roof covered with soil (or other growing materials) and vegetation that retains then evaporates water.

LEED: is an acronym for "Leadership in Energy and Environmental Design." It is a certification system administered by the United States Green Building Council (USGBC) for buildings that use environmentally friendly materials and building techniques to improve things like energy efficiency and air quality. Buildings get points for the number and quality of environmentally friendly features. There are four levels of LEED based on the number of points earned: certified, silver, gold, and platinum.

Legacy Pollution: hazardous materials, chemicals and other pollutants that impact water, soil, or air after their original use or the process that created them has finished.

Low- to No-Carbon Transportation Options: ways to travel with few or zero carbon emissions. This includes walking, biking, and electric and alternative-fuel vehicles.

Multimodal Transportation Network: a transportation system that supports the movement of all people and goods whether they choose to walk, bike, roll, use transit or drive.

Nutrient Runoff: nutrient pollution entering water from runoff, groundwater, or the air. Common nutrients include nitrogen or phosphorus. These can cause algae growth and impact water quality.

ParkScore: a national comparison of park systems across the 100 most populous cities in the United States released by the Trust for Public Land every year.

Rain Gardens: energy generated by fuel sources that restore themselves over a short period of time and do not run out, such as wind, solar, geothermal, and hydropower. Renewable energy produces no greenhouse gas emissions or air pollution.

Renewable Energy: energy coming from a source that does not run out. For example, solar energy or wind power.

Renewable Energy Credits (RECs): a tradable, contractual instrument that represents one Megawatt-hour of renewable energy generation on the electricity grid. RECs are a way to match existing electricity use with renewable electricity.

Resilience (or Climate Resilience): the ability of an individual, household, population group or system to anticipate, absorb, and recover from impacts of climate change and stresses without compromising (and potentially enhancing) long-term prospects.

Salinization: the process by which water-soluble salts build up in the soil and water.

State Energy Code: Wisconsin State laws that set minimum requirements for energy-efficient design and construction for new and renovated buildings.

Stormwater Greenways: protected open space used for stormwater management.

Sustainability: means meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Tax Increment Financing (TIF): a government tool that helps pay for public infrastructure, promote development opportunities, and expand the tax base.

Transit Oriented Development (TOD): a pattern of development where homes, jobs, and other places people need to go are close together so people can walk, bike, roll, or use a high-quality transit system. TOD makes it easy for people to get to where they need to go without a car.

Transportation Demand Management (TDM): a program where businesses and local or regional governments help people learn about, encourage, and make it easier to use transportation options rather than driving.

Tune-Ups: checking and adjusting building energy systems, like lighting and heating, ventilation, and air conditioning controls to save energy and improve building performance.

Urban Heat Island Effect: occurs when urban areas are warmer than suburban or rural areas because pavement, buildings, and other surfaces absorb and hold on to heat longer than open green spaces.

Urban Tree Canopy: the layer of mature trees that grow within cities and neighborhoods that offer many benefits to people.

Urban Ecosystem: all the living and nonliving organisms that make up the landscape of an urban environment. For example: plants, animals, insects, water, and more.

Weatherization: a type of home energy upgrade which includes sealing and insulating the building envelope. This helps buildings stay cool in the summer and warm in the winter.

Vehicle Miles Traveled (VMT): a measurement for the total miles traveled by all vehicles in a geographic region over a given time.

Appendices

Quality, Affordable Housing

GOAL 1	**Increase the availability of quality housing that is affordable to households with incomes at or below 60% of area median income by supporting new construction as well as preserving and improving existing housing, with a focus on meeting the housing needs of households with incomes at or below 30% of area median income.**		
ACTION 1.1	Use City programs and policies to create or preserve affordable rental housing, with a priority for locations identified in the Affordable Housing Target Area Map.	**METRICS** • Number of new affordable housing units permitted and receiving certificate of occupancy each year. • Measure total, number inside and outside the Affordable Housing Target Areas, and in each census tract.	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development
ACTION 1.2	Review and update the City's Land Banking Fund Policy and practices every five years to assess and mitigate housing gentrification and displacement.		
ACTION 1.3	Ensure City programs focused on expanding opportunities for affordable home ownership, including condominiums, cooperatives, and cohousing, include support for energy efficiency and green building practices.		
GOAL 2	**Create and expand City policies and programs to support energy efficiency, healthy indoor air quality, sustainable building materials, and removal of environmental toxins in new and existing housing.**		
ACTION 2.1	Evaluate and update City's affordable housing policy for energy impacts, including both new construction and existing buildings, in collaboration with representatives from affordable housing development organizations, cooperatives and community land trusts, energy efficiency and green technology experts, Focus on Energy, low income residents and local utilities.	**METRICS** • Number of City programs • Number of people served per program	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development • Mayor's Office
ACTION 2.2	Expand the City's Rehabilitation Programs to include energy audits and retrofits that improve energy efficiency, sustainability, and the health, safety, accessibility, and comfort of building residents.		
ACTION 2.3	Improve coordination with Focus on Energy's programs that provide financial and technical assistance to homeowners, rental property owners, and tenants to increase the reach of these programs in Madison.		
ACTION 2.4	Require all new affordable rental housing funded by the City through the Community Development Division to meet high building performance standards to ensure energy efficiency and minimize energy burden for residents.		
ACTION 2.5	Explore feasibility of a program for identifying and eliminating lead, mold, and other indoor air pollutants in naturally occurring affordable rental housing.		

Resilient City Design & Infrastructure

GOAL 3	**Provide equitable access to parkland, lakes, and other natural areas as well as sports, recreation, education, and wellness programming offered by the City and its partners.**		
ACTION 3.1	Upgrade facilities, infrastructure, signage, and maps at City parks and natural areas to provide greater mobility and language access to enable enjoyment for residents of all cultures, age groups, and abilities.	**METRICS** • Percentage of residential areas with the service area of parks • Percentage of park facilities that provide equitable mobility/language access • Number of parks and partner programs and Number of people served per program • Trust for Public Land ParkScore Index	**LEAD CITY DEPT** • Parks Division • Department of Planning • Community & Economic Development • Olbrich Botanical Gardens
ACTION 3.2	Expand parkland, natural areas, and protected shoreline through the purchase of property or easements to improve public access, in alignment with the Parks and Open Space Plan.		
ACTION 3.3	Enhance City parks programs and partnerships (e.g., with schools, non-profit organizations, other governmental units, businesses, neighborhood associations) to provide public education, recreation, sports, and wellness activities that include people across cultures, age groups, and abilities.		
GOAL 4	**Preserve, protect, and increase access to land for urban agriculture, particularly for community members who live in rental housing.**		
ACTION 4.1	Facilitate the location of community gardens and edible landscapes on city-owned land in collaboration with community organizations, including proactively planning for gardens in parks and open spaces.	**METRICS** • Area of land in urban agriculture within the city. Measure total and in each census tract.	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development • Parks Division
ACTION 4.2	Create guidelines to inform both community and City decision-makers regarding planning and permitting for the remaining farmland in our community and ensure community members, especially renters, have access to garden space.		
ACTION 4.3	Support the location and development of market garden opportunities.		

Resilient City Design & Infrastructure

GOAL 5	**Provide equitable access to parkland, lakes, and other natural areas as well as sports, recreation, education, and wellness programming offered by the City and its partners.**		
ACTION 5.1	Plan and facilitate the development of mixed-use activity centers featuring shops, services, employment, green space, and a mix of housing types as identified in the Growth Priority Areas Map in the City's Comprehensive Plan.	**METRICS** • Area in City's zoning • Number of neighborhood plans that include mixed-used activity centers	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development • Department of Transportation
ACTION 5.2	Implement Transit-Oriented Development (TOD) Zoning along Bus Rapid Transit (BRT) and other high-frequency transit service corridors.		
ACTION 5.3	Encourage formation of Transportation Management Associations to coordinate Transportation Demand Management (TDM) efforts on large projects.		
GOAL 6	**Increase resilience to climate change impacts including heat waves, storms, and flooding.**		
ACTION 6.1	Develop and implement a climate resilience plan that incorporates updated findings from the Wisconsin Institute on Climate Change Impacts 2021 Climate Assessment Report.	**METRICS** • Percentage of area within the City resilient to extreme heat, flooding, and direct/indirect impacts of storms. Measure total and in each census tract. • Area of managed natural areas (prairies, meadows, etc.) in parks, golf courses, and greenways	**LEAD CITY DEPT** • Mayor's Office • Engineering Division • Parks Division • Transportation Division
ACTION 6.2	Assess the location and characteristics of urban heat islands and populations sensitive to extreme heat, and collaboratively develop and implement equitable heat resilience strategies to reduce the magnitude of urban heat islands and improve community adaptive capacity to extreme heat events.		
ACTION 6.3	Complete the Comprehensive Watershed Study program to determine the causes of flooding across Madison's watersheds and implement recommended projects to reduce flood risk.		
ACTION 6.4	Integrate nature-based solutions, including green infrastructure, into City projects to improve climate resilience and provide ecosystem services, such as stormwater management, urban cooling, water and air quality improvements, and carbon sequestration.		

Renewable Energy & Decarbonization

GOAL 7	**Reduce GHG emissions from City facilities and buildings 55% by 2030 from 2018 baseline.**		
ACTION 7.1	Establish a net-zero GHG emission buildings standard (based on carbon emissions of the energy consumed) for all new City facilities and major retrofits. The standard should be flexible to allow a combination of strategies according to the following prioritization: on-site renewable energy generation, procurement of off-site renewable energy, and purchase of Renewable Energy Credits (RECs) or carbon credits.	**METRICS** • GHG emission from City facilities and buildings	**LEAD CITY DEPT** • Engineering Division • Mayor's Office
ACTION 7.2	Conduct deep energy retrofits of existing City facilities (starting with least efficient) with an emphasis on energy efficiency and decarbonization.		
GOAL 8	**Reduce GHG emissions from private facilities and buildings to achieve the City's goal of reaching net zero emissions community-wide by 2050 from a 2018 baseline.**		
ACTION 8.1	Develop a strategic pathway by 2026 for reducing GHG emissions from private facilities and buildings that sets aggressive, interim goals through 2050.	**METRICS** • GHG emissions from private facilities and buildings	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development • Mayor's Office
ACTION 8.2	Develop a voluntary stretch energy code to encourage energy efficiency in new buildings and facilities at such a time as allowed by state statute.		
ACTION 8.3	Provide financial, structural, or process-based incentives to equitably implement energy efficiency and renewable energy measures in new and existing buildings, including connecting residents and business owners to state and federal programs.		
ACTION 8.4	Partner with local organizations to educate private building owners and contractors on the value of energy efficiency in new and existing buildings, including energy cost savings, tenant satisfaction and retention, and real estate value.		

Renewable Energy & Decarbonization

GOAL 9	**Reduce GHG emissions from City vehicles and equipment 90% by 2030 from 2018 baseline.**		
ACTION 9.1	Build the necessary electric vehicle charging infrastructure at City facilities to support electrification of the City's fleet.	**METRICS** • GHG emissions from city vehicles and equipment	**LEAD CITY DEPT** • Fleet Division • Water Utility • Department of Transportation • Parks Division
ACTION 9.2	Purchase only electric light- and medium-duty fleet vehicles by 2025.		
ACTION 9.3	Transition the heavy-duty fleet to B100 (100% biodiesel) or electric by 2030, with funding assistance from public and private sector grants.		
GOAL 10	**Reduce GHG emissions from City vehicles and equipment 90% by 2030 from 2018 baseline.**		
ACTION 10.1	Continue to encourage and promote the use of electrical vehicles and installation of charging infrastructure community-wide.	**METRICS** • GHG emissions from vehicles community-wide	**LEAD CITY DEPT** • Department of Transportation • Mayor's Office
ACTION 10.2	Implement a 20 mph speed limit on all local streets and review all High Intensity Network streets to determine appropriate speed limits as described in the Vision Zero Action Plan.		
ACTION 10.3	Increase the number of EV charging stations available to the public to meet projected future needs, informed by market analysis, and ensure that charging is available in all neighborhoods.		
GOAL 11	**Meet 100% of electricity demand for City operations with renewable energy by 2030.**		
ACTION 11.1	Install solar at all viable City facilities by 2030, for a total of at least 10 MW of capacity.	**METRICS** • Percentage of city electricity demand from renewables	**LEAD CITY DEPT** • Department of Transportation • Mayor's Office
ACTION 11.2	Procure renewable energy produced off-site or renewable energy credits (RECs) for City operations where 100% of electricity needs cannot be met by on-site renewable energy generation.		
ACTION 11.3	Invest in carbon credits or carbon sequestration projects to reach net-zero emissions for City operations by 2030.		

Sustainable Transportation

GOAL 12	**Increase access to and use of public transit and active transportation, including walking, biking, and rolling.**		
ACTION 12.1	Continue to improve Metro service coverage, frequency, and travel times.	**METRICS** • Number of transit trips • Number of BCycle rides and station coverage • Miles of bike and pedestrian infrastructure	**LEAD CITY DEPT** • Department of Transportation
ACTION 12.2	Improve and expand bike facilities, including "All Ages and Abilities" bike infrastructure.		
ACTION 12.3	Expand the availability of electric bike and bike rideshare stations into areas underserved by current services.		
ACTION 12.4	Continue to improve the pedestrian network with a focus on advancing accessibility for people of all ages and abilities.		
ACTION 12.5	Support education and services that remove barriers for underserved communities to use bicycle, pedestrian, and transit infrastructure, for example providing bike safety classes, free bike repairs, and bus passes.		
ACTION 12.6	Increase number of low-income Metro passes available, including deeply subsidized or free youth Metro passes.		
GOAL 13	**Reduce annual vehicle miles traveled (VMT) per capita by 15% community-wide from 2020 levels by 2050.**		
ACTION 13.1	Create opportunities for multimodal trips that include public transit, for example by adding park and ride facilities, bike parking, bike sharing stations, and ride sharing options within a 1/4 mile of public transit stops.	**METRICS** • Average annual vehicle miles traveled per capita	**LEAD CITY DEPT** • Department of Transportation • Department of Planning • Community & Economic Development
ACTION 13.2	Work with major employers and promote Transportation Demand Management (TDM) strategies to reduce single-occupancy vehicle trips.		

Quality, Affordable Housing

GOAL 14	**Ensure surface and drinking waters remain clean by reducing existing sources of contamination and preventing new ones from developing.**		
ACTION 14.1	Reduce and eliminate the spread of PFAS contamination into surface and groundwaters in collaboration with county, state, and federal partners, eventually removing surface waters from the WDNR's Impaired Waters List for PFAS and achieving levels of PFAS below state and federal drinking, ground, and surface water standards.	**METRICS** • Concentration of Per-and Polyfluoroalkyl Substances (PFAS), chlorides, and phosphorus in local surface and drinking water	**LEAD CITY DEPT** • Mayor's Office • Water Utility • Engineering Division • Streets and Recycling Division
ACTION 14.2	Minimize the use of chlorides (salt) as part of winter street operations and water softeners to help reduce their movement into surface and groundwater, with the goal of eventually removing Lake Wingra from the WDNR's Impaired Waters List for chlorides, preventing additional listings on the 303D list, and achieving declining levels of chlorides in our drinking water.		
ACTION 14.3	Reduce urban non-point source pollution discharges to surface water and meet the City's NR151 removal requirement, for example through continuous improvement of leaf collection and street sweeping, expanding green infrastructure, and implementing other practices that reduce phosphorus and total suspended solids in urban runoff.		
ACTION 14.4	Support increased stormwater management on private properties, for example by expanding the pilot grant program to help property owners install rain gardens, rain barrels, cisterns, and permeable pavement.		
ACTION 14.5	Operate and maintain the City's wastewater collection system to provide adequate capacity to convey all peak flows, eliminate infiltration and inflow, and prevent sanitary sewer overflows to protect water quality, the environment, and public health.		
ACTION 14.6	Continue to collaborate with Dane County and other partners to reduce regional agricultural runoff into the Yahara River watershed.		
GOAL 15	**Expand water conservation efforts to reduce peak load and annual water use by 10% from 2020 levels by 2030.**		
ACTION 15.1	Increase water conservation by residential, commercial, and industrial users through, for example, expanded Water Utility appliance replacement programs, reduction of irrigation on residential and commercial properties, cisterns, utilization of rain and grey water in buildings, and expanding public education efforts.	**METRICS** • Annual peak load and water use	**LEAD CITY DEPT** • Water Utility; • Parks Division • Olbrich Botanical Gardens
ACTION 15.2	Conserve water by reducing supplemental water usage on turf and landscape areas within Olbrich Botanical Gardens, parks, and golf courses and focusing on selecting native and non-native species that can tolerate increasingly more extreme shifts in weather and climate.		

Zero Waste

GOAL 16	Reduce the amount of waste going to landfill from the Madison community 50% by 2030 and 90% by 2040 from a 2021 baseline in partnership with Dane County.		
ACTION 16.1	Develop and implement a comprehensive, community-wide Zero Waste Plan by 2026 that includes strategies for reducing all waste streams going to the landfill and regular progress reporting.	**METRICS** • Annual tonnage of waste going to the landfill broken out by type	**LEAD CITY DEPT** • Streets and Recycling Division • Mayor's Office • Olbrich Botanical Gardens
ACTION 16.2	Collaborate with Dane County on the planning, design, and implementation of the new Yahara Hills Sustainability Campus that will divert waste and create local circular economies by attracting businesses that will support reuse, repair, and recycling; by utilizing new waste management technologies; and by supporting research and education.		
ACTION 16.3	Continue to collaborate with Dane County and other partners to expand access to and participation in composting and other food waste reduction initiatives to reduce food waste going to the landfill.		
ACTION 16.4	Reduce, with the goal of eliminating, single-use plastics at Olbrich Botanical Garden as alternatives become available, such as using rice-hull pots for plant reproduction.		

Healthy Ecosystems

GOAL 17	Preserve and restore urban natural areas, with a focus on providing equitable access for residents.		
ACTION 17.1	Prioritize preservation and restoration of urban natural areas in City planning, zoning, and management policies and practices.	**METRICS** • Area of natural areas protected and restored • Number of plants and pounds of seed distributed • Number of outreach events, classes, tours held and Number of attendees	**LEAD CITY DEPT** • Parks Division • Department of Planning • Community & Economic Development • Olbrich Botanical Gardens • Engineering Division
ACTION 13.2	Jointly plan for preservation of open spaces and woodlands with neighboring communities, Dane County, and regional planning bodies.		
ACTION 17.3	Jointly plan for preservation of open spaces and woodlands with neighboring communities, Dane County, and regional planning bodies.		
ACTION 17.4	Secure resources, including financial and volunteer, to complete and implement habitat management plans for Conservation Parks, natural areas within parks, and greenways.		
ACTION 17.5	Identify and restore degraded wetlands on City property and stormwater greenways to provide essential water quality and infiltration services, as well as native habitat.		
ACTION 17.6	Adjust management practices within City parklands, golf courses and greenways to support and promote species diversity and ecosystem services.		
ACTION 17.7	Increase access to native plants, pollinator-friendly plants and curated plant collections through garden sales at Olbrich Botanical Gardens and donations of pollinator plants to residents through collaboration with Little Libraries throughout the City of Madison.		
ACTION 17.8	Increase outreach activities and events for residents to learn about environmentally impactful land management practices that can be utilized on private property and gardens.		

Healthy Ecosystems

GOAL 18	**Implement Integrated Pest Management practices to minimize pesticide use for all City activities and City-owned properties.**		
ACTION 18.1	Finalize, adopt, and implement recommendations from Madison's Integrated Pest Management Task Force for all City activities.	**METRICS** • Metrics to be defined after IPM Task Force Report complete	**LEAD CITY DEPT** • Parks Division
GOAL 19	**Equitably expand urban tree canopy coverage from 23% in 2024 to 40% by 2080.**		
ACTION 19.1	Prioritize and implement recommendations from the Urban Forestry Task Force Report in collaboration with neighborhood groups, with particular attention paid to improving canopy coverage on private property in neighborhoods currently lacking canopy cover.	**METRICS** • Percentage of urban tree canopy coverage	**LEAD CITY DEPT** • Streets and Recycling Division • Department of Planning • Community & Economic Development
ACTION 19.2	Produce a biennial report tracking progress on the Urban Forestry Task Force recommendations, evaluating their success and prioritizing next steps.		

Vibrant, Green Economy			
GOAL 20	**Leverage City purchasing power to support products and services that reduce the City's impact on the environment and support a circular economy.**		
ACTION 20.1	Finalize, adopt, and implement recommendations from Madison's Integrated Pest Management Task Force for all City activities.	**METRICS** • New standards and practices developed	**LEAD CITY DEPT** • Finance Department
GOAL 21	**Support environmentally-sustainable private business growth, operations, and practices.**		
ACTION 21.1	Continue to support local organizations that help businesses adopt environmentally-sustainable and climate-resilient business practices, especially Minority- and Women-Owned Businesses.	**METRICS** • Number of City and partner programs and • Number of people served per program	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development
ACTION 21.2	Integrate sustainability and climate resilience information and resources into existing City programs that support local businesses.		
GOAL 22	**Leverage City financing tools and structural incentives to advance environmentally-sustainable and climate-resilient buildings, business development, and investments in the community.**		
ACTION 22.1	Research creation of a Green Zone(s) within the City, where the City will prioritize investments to accomplish a set of sustainability, climate, or environmental justice priorities defined in collaboration with the community.	**METRICS** • Number of projects impacted and dollars leveraged	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development
ACTION 22.2	Use Tax Increment Financing (TIF) to incentivize climate-friendly development projects that include net zero buildings and natural climate solutions.		

Vibrant, Green Economy

GOAL 23	**Work with partners to attract and support the development of new businesses focused on green and climate-friendly services or products, especially Minority- and Women-Owned Businesses.**		
ACTION 23.1	Provide support and services to grow businesses, help develop new market channels, improve access to affordable production spaces, and enhance retail and sales opportunities.	**METRICS** • Number of City and partner programs • Number of people served per program	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development
ACTION 23.2	Support and encourage minority business ownership in trades and industries that focus on green and climate-friendly services and products.		
GOAL 24	**Develop a green workforce and create equitable access to green jobs with a living wage.**		
ACTION 24.1	Support training opportunities and apprenticeships in the trades and other in-demand careers related to renewable energy, energy efficiency, building retrofits, climate change adaptation, natural habitat management and restoration, and other sustainability-oriented careers.	**METRICS** • Number of City and partner programs and • Number of people served per program	**LEAD CITY DEPT** • Department of Planning • Community & Economic Development • Engineering Division • Parks Division • Olbrich Botanical Gardens
ACTION 24.2	Continue to partner with local educational institutions and employment-focused organizations to connect individuals with green job opportunities.		
ACTION 24.3	Partner with private industry, local business organizations, local trade unions, and other relevant entities to create and grow a green jobs pipeline within the community.		
ACTION 24.4	Design and implement collaborative work-study programs at Olbrich Botanical Gardens for high school students, along with internships and professional certification programs in horticulture, landscape maintenance, construction and natural resource management, ecology, and habitat restoration.		

Aligned Plans & Initiatives | Appendix B

Comprehensive Plan. The Comprehensive Plan establishes the long-term growth framework for the City, with broad policy recommendations and urban development strategies. Visit the Planning Division's website to read the plan and the latest progress updates.

2018 -2023 Park and Open Space Plan. This plan serves as a long-range guide for decision-making related to park policies, acquisition and development of parkland and facilities serving, as well as programs to serve the Madison community. The Park and Open Space Plan is updated every five years to stay current with changing recreational trends, demographics, and park needs, as well as to reflect the integration with the planning efforts of complementary City boards, agencies, county, and statewide efforts. Visit the Parks Division website to read the plan and the latest progress updates.

100% Renewable Madison Report. Completed in 2018, the 100% Renewable Madison report provides a science-based plan for reaching our energy goals for City operations and guidance for supporting renewable energy community-wide. It was based on this analysis that the City set the goal of reaching 100% renewable energy and net zero emissions for City operations by 2030 and community-wide by 2050 by following the strategies outlined in Scenario 3 of the report.

Vision Zero Action Plan. Vision Zero is a data-driven strategy intended to eliminate traffic deaths and severe injuries on all roadways, bikeways and sidewalks. The City of Madison Vision Zero initiative strives to improve safety for everyone moving about the city, whether walking, biking, driving and riding transit. Visit the Transportation Division website to read the plan and the latest progress updates.

2020 Dane County Climate Action Plan. In 2020, Dane County published their Climate Action Plan. This plan is the County's equivalent to this update and has significant overlap. Their plan provides a science-based pathway to cut countywide emissions in half by 2030, putting Dane County on a path to carbon neutrality by 2050. Visit the County's Climate Action Plan website for more information.

Aligned Plans & Initiatives | Appendix B

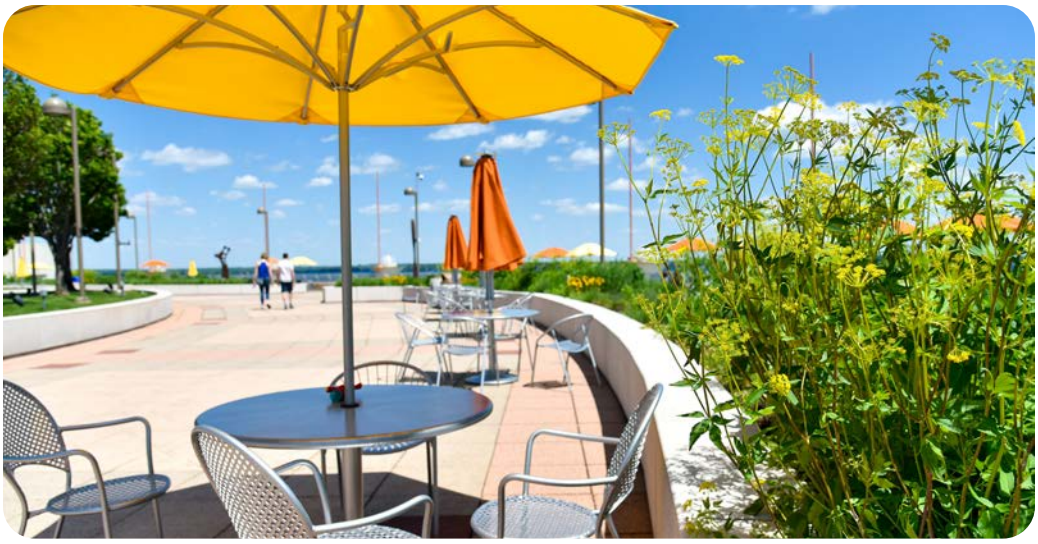
Housing Forward. Housing Forward is the Mayor's near-term plan for an "all-of-the-above" approach to increasing housing access and affordability. As Madison grows, it's critical that it remains inviting and accessible to everybody, and that everybody has the opportunity to buy, rent or remain in a home that meets their needs. To make that possible, we need to build much more housing, including much more affordable housing. We also need to increase access to homeownership and make it easier for folks on a fixed income to stay in their homes. We also must help people experiencing homelessness find shelter and get back into housing. Visit the Mayor's Office website for more information.

Metro Forward. Metro Forward is the Mayor's initiative to make sure that Metro transit provides access to opportunity and excellent service, by redesigning our transit network and adding Bus Rapid Transit (BRT), a high-quality electric bus-based transit system that delivers fast, comfortable and cost-effective service with a high-level of capacity. Visit the Mayor's Office website for more information.

Climate Forward. Climate Forward is the Mayor's initiative to make Madison a more climate-friendly and climate-resilient City. We are investing in renewable energy, rapidly switching streetlights to LED lights, converting our fleet to electric vehicles, supporting green infrastructure for stormwater management and so much more. Visit the Mayor's Office website for more information.

Urban Forestry Task Force Report. Urban forests are dynamic and our relationship and commitment to it must be long term and ever evolving.

With that in mind, the Urban Forestry Task Force produced a report in 2020 that covers many topics from the composition of Madison's urban canopy, to the importance of trees to our city, to how trees connect with equity issues. The report outlines goals and recommendations for Madison to achieve a diverse, resilient, and thriving urban canopy that will benefit us all.



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Master

File Number: 83422

File ID:	83422	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2024
File Name:				**Final Action:**	

Title: Recognizing the fourth annual Civic Season from Juneteenth to Independence Day.

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 71.

Sponsors: Satya V. Rhodes-Conway, Tag Evers, Marsha A. Rummel, Derek Field, Sabrina V. Madison, Amani Latimer Burris, John P. Guequierre, Regina M. Vidaver And Michael E. Verveer

Effective Date:

Attachments:

Enactment Number:

Author:

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Entered by: mwitzel-behl@cityofmadison.com

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Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Robert Mulcahy	Approve	6/1/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	05/13/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (6/4/24)					

Text of Legislative File 83422

Fiscal Note

No appropriation is required.

Title

Recognizing the fourth annual Civic Season from Juneteenth to Independence Day.

Body

WHEREAS, Civic Season unites our newest federal holiday, Juneteenth, with our oldest, Independence Day, inviting us to understand our past and shape our future; and

WHEREAS, many transformative pieces of Civil Rights legislation were passed between June 19 and July 4, including passage of the Civil Rights Act on July 2, 1964; and

WHEREAS, Civic Season invites each of us to examine history from diverse perspectives; and

WHEREAS, Civic Season provides space for building community and collaboration; and

WHEREAS, Civic Season reminds us to intentionally work to alleviate the barriers to equitable and inclusive participation in our democracy; and

WHEREAS, it is up to each of us to continuously work to sustain and strengthen our democracy;

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison will celebrate the fourth annual Civic Season from Juneteenth to Independence Day; and

BE IT FURTHER RESOLVED, that each Madison resident is encouraged to learn, reflect, and mobilize to shape our future.

City of Madison

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Madison, WI 53703
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Master

File Number: 83428

File ID:	83428	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/14/2024
File Name:	Authorizing the City Engineer to sign Right of Entry agreements with the Board of Regents of the University of Wisconsin System regarding the repair of existing stormwater box culvert system discharging to the Manitou Pond (aka Secret Pond).			**Final Action:**	

Title: Authorizing the City Engineer to sign Right of Entry agreements with the Board of Regents of the University of Wisconsin System regarding the repair of existing stormwater box culvert system discharging to the Manitou Pond (aka Secret Pond). (District 13)

Notes: Greg Fries

		CC Agenda Date:	05/21/2024
		Agenda Number:	
Sponsors:	Tag Evers	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/15/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/14/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (5/22/24),Common Council (6/4/24)

Text of Legislative File 83428

Fiscal Note

No Fiscal Impact.

Title

Authorizing the City Engineer to sign Right of Entry agreements with the Board of Regents of the University of Wisconsin System regarding the repair of existing stormwater box culvert system discharging to the Manitou Pond (aka Secret Pond). (District 13)

Body

WHEREAS, the City of Madison Stormwater Utility has an existing storm sewer box that dischages to Manitou Pond (aka Secret Pond) on the University of Wisconsin Arboretum lands; and

WHEREAS, the City of Madison Engineering Division and the University of Wisconsin Arboretum have a long history of working together to limit the impacts of stormwater runoff on Arboretum lands, including the reconstruction of this pond; and

WHEREAS, the existing box culvert is in need of temporary interim repairs in advance of a planned upgrade and replacement project; and

WHEREAS, the City of Madison would like to proceed with these repairs with our forces later in the summer of 2024 when the area dries out sufficiently to allow equipment access with limited damage to the area; and

WHEREAS, the Board of Regents of the University of Wisconsin System have worked with the City Risk Manager and Attorney to craft a Right of Entry to allow this repair and to allow survey of the area in advance of the reconstruction; and

WHEREAS, as part of the reconstruction project a full permanent easement is planned to be drafted to define rights and responsibilities;

NOW, THEREFORE, BE IT RESOLVED, that the City Engineer is authorized to sign Right of Entry agreements, as approved by the City Attorney's office, to allow this work to proceed.

City of Madison

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

Master

File Number: 83429

File ID:	83429	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/14/2024
File Name:	Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of Cherokee Club Lane to Players Drive, the location of			**Final Action:**	

Title: Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of Cherokee Club Lane to Players Drive, the location of the street name change lying between Perfect Drive and N. Sherman Avenue. (District 18)

Notes: Jeff Quamme

		CC Agenda Date:	05/21/2024
		Agenda Number:	73.
Sponsors:	Charles Myadze	**Effective Date:**	
Attachments:	Exhibit A.pdf, Street Change Petition 3-19-24.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/15/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/14/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Board of Public Works (6/5/24), Plan Commission (6/10/24), Common Council - Public Hearing (6/18/24)

Text of Legislative File 83429

Fiscal Note

The proposed resolution funds signage replacement costs incurred by the City of Madison to change the name of "Cherokee Club Lane" to "Players Drive" at the location of the street lying between Perfect Drive and N. Sherman Ave. The expected cost of the name change signage is $350. Costs will be invoiced and reimbursed by TPC Wisconsin. No additional appropriation is required.

Title

Amending the records, including maps and databases, of the street address numbers and street names by the City Engineer, referred to in Sections 10.34, Madison General Ordinances by changing the name of Cherokee Club Lane to Players Drive, the location of the street name change lying between Perfect Drive and N. Sherman Avenue. (District 18)

Body

WHEREAS, Section 10.34, City of Madison General Ordinances, requires the City Engineer to maintain records, including maps and databases, of the street address numbers and street names; and

WHEREAS, the City of Madison Common Council adopted Resolution RES-24-00122, File ID 81590 on March 5, 2024 approving the “Madison Engineering Division - Street Naming Policy for New Streets” and the revised “Policy for Street Name Changes”; and

WHEREAS, Dennis Tiziani, President of Cherokee Park, Inc., filed a petition on March 19, 2024 with the City of Madison Engineering Division on behalf of TPC Wisconsin requesting to change the name of Cherokee Club Lane to Players Drive beginning at the intersection with N. Sherman Avenue and progressing westerly to its terminus with the southern end of Perfect Drive. A copy of the said petition signed by all adjacent owners and is attached hereto and made part of this resolution; and

WHEREAS, the plat of The Turn was conditionally approved by the City of Madison Common Council by Enactment Number RES-16-00184, File I.D. Number 41145, as adopted on the 1st of March, 2016. Said Enactment provided for the naming of Cherokee Club Lane as shown on the plat document; and

WHEREAS, the plat of The Turn was subsequently recorded upon the satisfaction of the conditions of approval on the 19th of May, 2016 in Volume 60-055A of Plats on pages 287-288, as Document Number 5235740, Dane County Register of Deeds; and

WHEREAS, the City of Madison Common Council adopted Enactment Number RES-17-00002, File I.D. Number 45278, as adopted on the 6th of January, 2017. Said Enactment provided for the renaming of Niblick Drive adjacent and north of Cherokee Club Lane to Perfect Drive; and

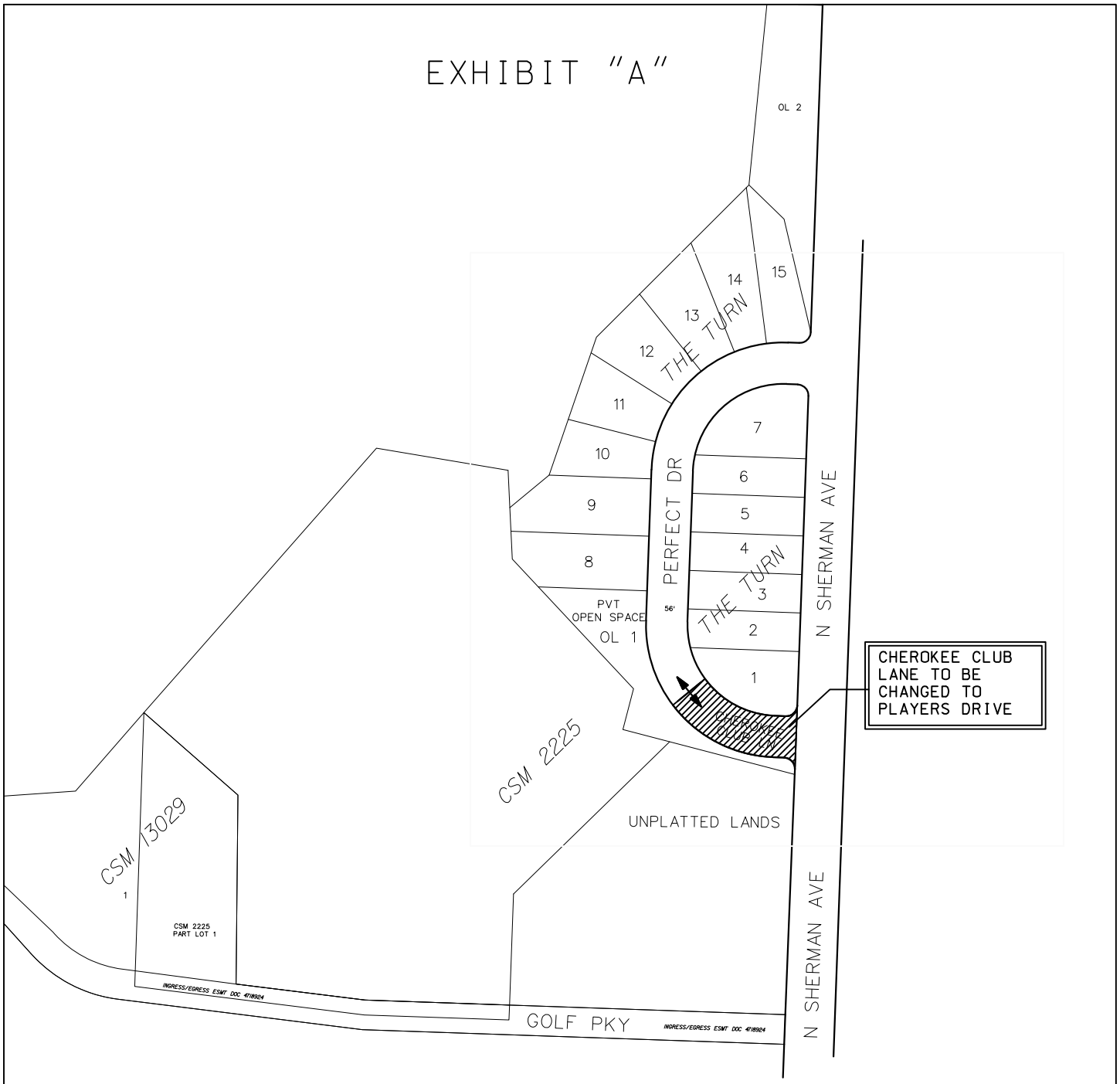
WHEREAS, the City of Madison Engineering Division has circulated the attached petition to other City Agencies and has subsequently determined the petition to be in conformance with the said policy and supports the request to change the name of Cherokee Club Drive to Players Drive.

NOW THEREFORE BE IT RESOLVED, by approving this resolution, the City of Madison Common Council hereby approves the street name change of Cherokee Club Lane to Players Drive as shown on attached Exhibit A. This name change beginning at the intersection with N. Sherman Avenue and progressing westerly to its terminus with the southern end of Perfect Drive.

NOW THEREFORE BE IT FUTHER RESOLVED, upon approval and adoption of the street name change that the City Assessor's Office and City Engineer's Office be permitted to change the Address-Parcel-Owner data in the City's databases as required to complete this street name change and also to coordinate any associated address changes with Dane County for any adjacent parcels having addresses affected by this street name change. The effective date shall be as determined by the City Engineer's Office with the issuance of the official address change letters to the affected parcel(s); and

NOW THEREFORE BE IT FURTHER RESOLVED, that all costs of the street signage necessary in the field as a result of this street name change shall be paid for by TPC Wisconsin as acknowledged by the attached petition.

EXHIBIT "A"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THE TURN
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CHEROKEE CLUB LANE TO BE CHANGED TO PLAYERS DRIVE
CSM 2225
UNPLATTED LANDS
CSM 13029
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CSM 2225
PART LOT 1
INGRESS/EGRESS ESMT DOC 4718924
GOLF PKY
INGRESS/EGRESS ESMT DOC 4718924

WISCONSIN

March 18, 2024

To: City of Madison Engineering Department

We are submitting a formal petition to change the street name within the plat called "The Turn" which serves as the entrance and address to our club, TPC Wisconsin.

Legal name, address and contact information of petitioner

TPC Wisconsin
Dennis Tiziani
1659 Cherokee Club Lane
Madison, WI 53704

Phone: 608-886-3649
Email: dtiziani@tpcwisconsin.com

Current Street Name	**Proposed Street Nmae**
Cherokee Club Lane	Players Drive

Reason for Street Name Change

1. The original name change from Sherman Avenue to Cherokee Club Lane was done through documents dated March 14th, 2016 from the Department of Planning & Community & Economic Development Planning Division. Cherokee Country Club is no longer in existence and has not been for two years now. Therefore, Cherokee Club Lane can be confusing and misleading to the public, delivery vehicles, USPS and emergency vehicles to name a few who rely on street names and addressing.

2. The use of the name Cherokee can be construed as racially insensitive. And the public in general is more attune to insensitive and racially charged names. Many schools, mascots, professional sports teams, and companies are no longer using Native American names. Names that have been used for many, many years.

   The Cleveland Indians are now the Cleveland Guardians. The Washington Redskins are now the Washington Commanders. Locally, James Madison Memorial High School changed its name to Vel Phillips Memorial High School by the Madison Metropolitan School District board after concern was raised by the public over James Madison's ownership of enslaved people, following a petition started by a student in 2017. In the last couple years, Chuck Hoskin, Jr., principal chief of the Cherokee Nation asked Jeep to stop using the Cherokee name. This is a vehicle that is well recognized and has been on the roads for close to 50 years.

3. Players Drive is a descriptive and appropriate name for the street and address. TPC Wisconsin has golf and tennis members. When you play a sport, you are a "player" of that sport.

4. The name is also short as your street naming policy dictates in section B. Engineering Street Name Policy Criteria, sub section 10 states, saying short road lengths shall have short names. Players Drive is 13 characters and spaces. Cherokee Club Lane is 17 characters and spaces.

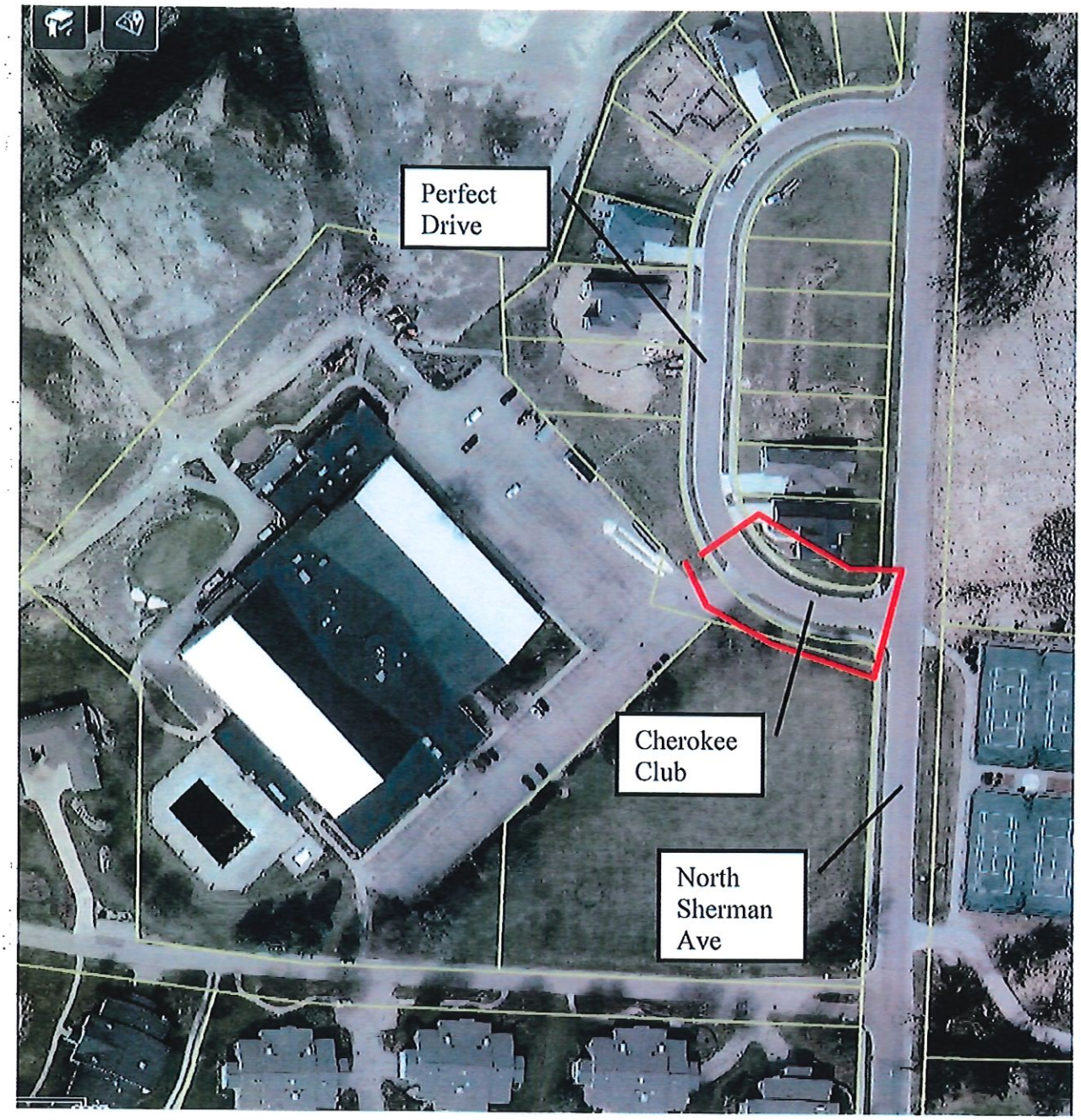
Based on your Madison Engineering Division – Street Naming Policy for New Streets and your Policy for Street Name Changes documents, I don't see anything in either document that would indicate our proposed street name goes against rule or guideline that the City of Madison has created. The new name is more descriptive for the business (TPC Wisconsin) that is here now and will be for years to come. It is a shorter name which is appropriate for the shorter street as your policy indicates. The new name also eliminates any future potential issue of racial insensitivity that the current Cherokee name could cause. And we are agreeing to pay for any costs that may be associated with the name change.

We appreciate your consideration in this matter.

Sincerely,

Dennis Tiziani
Owner & President
TPC Wisconsin

Street Name Change Location Map



Agreement to Reimburse Costs
Street Name Change

TPC Wisconsin agrees to pay all reasonable costs associated with the request to change the street name including the cost of new street signs.

Signature: _____

Printed Name: DENNIS TIZIANI

Title: OWNER / PRESIDENT CPI

Date: 2-23-24

Signature Sheet of Owners on Sherman Avenue

Lot #	Address #	Street Name	Parcel ID #	Owner Name	Owner Signature	Agree with Name Change
1	5201	Perfect Drive	0809-244-4801-5	Michael & Karilynn Heller		Yes

Note: N Sherman Avenue is the current street name for TPC Wisconsin. The street name within the annexation petition proposed by the City is Cherokee Club Lane The petitioner would like to instead have the street name be consistent with the Perfect Drive name that exists in front of the club house.

Signature Sheet of Owners on Sherman Avenue

Lot #	Address #	Street Name	Parcel ID #	Owner Name	Owner Signature	Agree with Name Change
1	5000	N Sherman Ave	08092444613	TPC Wisconsin		Yes

Note: N Sherman Avenue is the current street name. The street name within the annexation petition proposed by the City is Cherokee Club Lane
The petitioner would like to instead have the street name be consistent with the Perfect Drive name that exists in front of the club house.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83430

File ID:	83430	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/14/2024
File Name:	Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison public works projects #15045 Lake Street Sanitary Sewer Replacement & #14145 State Street Campus Garage M			**Final Action:**	

Title: Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison public works projects #15045 Lake Street Sanitary Sewer Replacement & #14145 State Street Campus Garage Mixed-Use Project. (District 2 and District 8)

Notes: Kyle Frank

		CC Agenda Date:	05/21/2024
		Agenda Number:	74.
Sponsors:	MGR Govindarajan	**Effective Date:**	
Attachments:	9501 Public Hearing Letter.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Robert Mulcahy		5/15/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/14/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works - Public Hearing (6/5/24), Common Council (6/18/24)

Text of Legislative File 83430

Fiscal Note

No Funds Required.

Title

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison public works projects #15045 Lake Street Sanitary Sewer Replacement & #14145 State Street Campus Garage Mixed-Use Project. (District 2 and District 8)

Body

As part of the Lake Street Sanitary Replacement and State Street Campus Garage Replacement project, work associated with these two projects does not allow for all construction activities in this area to occur during the normal working hours of 7:00AM and 7:00PM. Contractors for both projects require additional time outside of normal working hours to complete the projects in a timely manner.

Madison General Ordinance section 24.08(3) provides the Common Council the ability to allow construction activities outside of the hours of 7:00 AM to 7:00 PM with the passage of a resolution and a hearing before the Board of Public Works.

The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows:

1. Excavation, shoring of trenches, replacement of sanitary sewer main, backfill and compaction of the excavation trench, and restoration of pavement along N. Lake Street.
2. Bypassing pumping of sanitary wastewater flows around the sanitary replacement construction work area.
3. Pouring of concrete walls and floor slabs at 415 N. Lake Street.

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM to 7:00 AM at the intersection of University Ave and N. Lake Street along with the 400 block of N. Lake Street, are hereby approved in accordance with Section 24.08(3) of the Madison General Ordinances., and

BE IT FURTHER RESOLVED, that the construction activities outside the hours of 7:00 AM to 7:00 PM are limited to those activities identified in this resolution and the hours specified, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire on December 31, 2024.

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
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

Dear Resident / Business Owner / Owner,

The City of Madison Board of Public Works will hold two public hearings on the issue of allowing construction activities, with associated noise impacts, outside the period of 7:00 AM to 7:00 PM for certain work items associated with the City of Madison projects Lake Street Sanitary Sewer Replacement and State Street Campus Garage Mixed-Use Project located on the 400 block of N. Lake St and the University Ave and N. Lake St Intersection.

On **WEDNESDAY, June 5, 2024 AT 5:00 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.

Madison General Ordinance section 24.08(3) provides the Common Council the ability to allow construction activities outside of the hours of 7:00 AM to 7:00 PM, with the passage of a resolution and a hearing before the Board of Public Works.

The City of Madison has two Public Works projects that will take place on the 400 block of N. Lake St that will require some work to be performed outside of normal working hours. The first project is the replacement and upsizing of approximately 515 feet of sanitary sewer main starting at the University Ave and N. Lake Street intersection and working to the north towards 415 N. Lake St. which is the site of the State Street Campus Garage project. In order to facilitate the sewer main install and to speed up construction, the extension of working hours outside of normal working hours is required.

Along with the sanitary sewer main work, the construction of the State Street Campus Garage at 415 N. Lake Street is ongoing. As part of the construction of that project, the Contractor requested an extension of work hours outside of normal working hours in order to help facilitate concrete pours of the walls and floor slabs of the garage.

All work would be limited to starting no earlier than 6:00 AM and no later than 11:00 PM. It is anticipated that work will only begin before 7:00am approximately 20 days between June 6 and December 31 or approximately once per week. Work outside of normal hours will be reviewed and approved by City Engineering on a case-by-case basis.

The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows:

1. Excavation, shoring of trenches, replacement of sanitary sewer main, backfill and compaction of the excavation trench, and restoration of pavement along N. Lake Street.
2. Bypassing pumping of sanitary wastewater flows around the sanitary replacement construction work area.
3. Pouring of concrete walls and floor slabs at 415 N. Lake Street.

If you have any questions regarding construction activities for this project, please contact Kyle Frank with City Engineering at 608-243-5894 or at kfrank@cityofmadison.com.

Sincerely,

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

RFP:KDF

Cc by email: Alder Juliana Bennett, District 2
Alder MGR Govindarajan, District 8
Greg Fries, City Engineering
Mark Moder, City Engineering
Kyle Frank, City Engineering
Maria Delestre, City Engineering

City of Madison

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

Master

File Number: 83431

File ID:	83431	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/14/2024
File Name:	Authorizing a non-competitive service contract with IKM Building Solutions, Inc. and a non-competitive purchase of equipment from Vyron Corporation for replacement of three ventilation fans associated with the Monona Terrace tunnel fire alarm system.			**Final Action:**	

Title: Authorizing a non-competitive service contract with IKM Building Solutions, Inc. and a non-competitive purchase of equipment from Vyron Corporation for replacement of three ventilation fans associated with the Monona Terrace tunnel fire alarm system. (District 4)

Notes: Jon Evans

CC Agenda Date: 05/21/2024

Agenda Number: 75.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: IKM Building Solutions - Non-Competitive Selection Request - CC Approval Required May 2024.pdf, Vyron Corporation - Non-Competitive Selection Request - CC Approval Required May 2024.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	05/14/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/28/24), Common Council (6/4/24)

Text of Legislative File 83431

Fiscal Note

The proposed resolution authorizes the sole source contract with IKM Building Solutions for labor to replace three ventilation fans at a cost of $224,700 ($74,900 ea) and the sole source purchase order with Vyron Corporation for the three fans at a cost of $212,000 ($70,667 ea) associated with the Monona Terrace tunnel. The total cost is $456,700 including $20,000 contingency for potential unforeseen issues and will be funded by GO borrowing within the Traffic Engineering project Monona Terrace John Nolen Drive Improvements (MUNIS 12730). There is sufficient budget authority available within the program.

Title

Authorizing a non-competitive service contract with IKM Building Solutions, Inc. and a non-competitive purchase of equipment from Vyron Corporation for replacement of three ventilation fans associated with the Monona Terrace tunnel fire alarm system. (District 4)

Body

WHEREAS, the Monona Terrace tunnel has four ventilation fans associated with its fire alarm system that evacuate smoke in the event of a fire; and

WHEREAS, the four (4) fans were installed in 1997 and are in need of repairs (3) or replacement (1); and

WHEREAS, a previous contract with IKM Building Solutions in 2023 resulted in the installation of (1) replacement fan and the project team was then able to confirm scope for the remaining (3) fans; and

WHEREAS, it was determined that the remaining (3) fans are unrepairable and will need to be replaced.

WHEREAS, the City will purchase the (3) replacement fans directly from Vyron Corporation and hand it over to IKM Building Solutions for installation. IKM Building Solutions contract would include removal of the old fans, installation of the new fans, fabrication and installation of new ductwork connections, supports, isolators and miscellaneous work required to complete the installation; and

WHEREAS, the cost for the purchase order with Vyron Corporation would be $212,000.

WHEREAS, Engineering Facilities Management has reviewed available products and suppliers and identified Vyron Corporation's ventilation fans as the best option for the replacement for the reasons explained in the attached Noncompetitive Selection Request Form; and

WHEREAS, MGO 4.26(2) requires goods to be purchased using a competitive process approved by the Finance Director, and under the Finance Director's Purchasing Guidelines, Common Council approval is required to purchase goods of $50,000 or more without a competitive process; and

WHEREAS, the cost for the contract with IKM Building Solutions would be $224,700.

WHEREAS, for the reasons stated in the attached Noncompetitive Selection Request Form, the proposed contract with IKM Building Solutions meets the exception to the bidding process in section 4.26(4)(a)7. which states "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";

WHEREAS, under sec. 4.26(4)(b), of the Madison General Ordinances if the aggregate amount of the fee for services will be $50,000 or more and the contract was not subject to a competitive bidding process, the contract shall meet one of the other requirements of sec. 4.26(4)(a) and be approved by the Common Council;
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute a service contract not to exceed $224,700 with IKM Building Solutions, and

BE IT FURTHER RESOLVED, that the Common Council hereby authorizes the purchase of equipment from Vyron Corporation in the amount of $212,000, and

BE IT FINALLY RESOLVED, that upon request by IKM Building Solutions and/or Vyron Corporation for additional labor or equipment costs, and approval of said request by the City Engineer, the Common Council authorizes the Finance Director to approve Purchase Order Change Orders and/or the Mayor and City Clerk to sign contract amendments up to a maximum combined total of $20,000.

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 05/01/2024

Requisition Number: (8 characters)

Requestor Name: Jon Evans

Requestor Phone Number: 608-243-5893

Requestor Email: jevans@cityofmadison.com

Fund: 1100 GENERAL

Agency: 40 ENGINEERING

Major:

- [ ] 53*** Supplies/Goods
- [ ] 541** Utilities
- [x] 542** Building/Facility Maintenance/Repair
- [ ] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [ ] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $224,700.00

Vendor Name: IKM Building Solutions

Product/Service Description: Install of 3 Large Fans for Monona Terrace Tunnel

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [x] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [ ] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [ ] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

- [x] 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. Explain:

- [ ] If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

This is a followup to Fan Repair Work in the MT Tunnel from Late 2023 and Early 2024.

There are 4 fans that connect to the MT Tunnel Fire Alarm. All 4 fans were in a state of disrepair due to water intrusion and are in need of replacement/rehab. We decided to complete work on 1 fan in late 2023/early 2024 to determine the full scope of work. We are now ready to work on the remaining 3 fans.

This request is for labor to install the 3 remaining fans. I will submit a request for the associated equipment shortly as well. If these requests get approved, I would also route a resolution to get CC Approval.

Doran has previously determined this is a replacement project and not subject to Public Works Rules. This would also be subject to a Class 1 Notice and I would have En Admin post that for us but only if we proceed and CC approves.

We have been working with a mechanical contractor partner on this project, Kilgust (IKM Building Solutions). They are in process of completing the first fan install (once it arrives in early June). They have been excellent to work with and are doing high quality work and are available and familiar with all the issues associated with working around MT. I would like to continue to work with them on the remaining installs. Their pricing has been fair and open book and they use industry normal labor rates for journey steamfitters.

Install Labor would be $74,900 x 3 = $224,700 (this request) labor includes associated demo, ductwork install, etc request) labor includes associated demo, ductwork install, etc

Each fan to buy from Vyron is ~$70,667 x 3 = $212,000. (separate request)

TOTAL Budget: $436,700
Munis Account 12730

COMMENTS REGARDING PURCHASES OVER $50,000

The City of Madison has paid IKM Building Solutions a total of $140,843 subce 2020. Of that, $57,233 was non-competitvely selected, $57,285 was competitively selected, and the remaining $26,325 was made up of small purchases under the threshold requiring competitive selection. Additionally, a non-competitively selected contract has a balance of $89,900, not yet paid.

Date: 05/08/2024

Submit

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 05/01/2024

Requisition Number: (8 characters)

Requestor Name: Jon Evans

Requestor Phone Number: 608-243-5893

Requestor Email: jevans@cityofmadison.com

Fund: 1100 GENERAL

Agency: 40 ENGINEERING

Major:

- [ ] 53*** Supplies/Goods
- [ ] 541** Utilities
- [x] 542** Building/Facility Maintenance/Repair
- [ ] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [ ] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $212,000.00

Vendor Name: Vyron Corporation

Product/Service Description: Equipment Only - 3 Large Exhaust Fans for MT Tunnel

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [x] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [x] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [ ] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

- [x] 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. Explain:

- [ ] If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

This is a followup to Fan Repair Work in the MT Tunnel from Late 2023 and Early 2024.

There are 4 fans that connect to the MT Tunnel Fire Alarm. All 4 fans were in a state of disrepair due to water intrusion and are in need of replacement/rehab. We decided to complete work on 1 fan in late 2023/early 2024 to determine the full scope of work. We are now ready to work on the remaining 3 fans.

This request is for procurement of the fans (equipment only). I will submit a request for the associated labor shortly as well. If these requests get approved, I would also route a resolution to get CC Approval.

We were hoping that we could repair 2 of the 4 fans and not need replacements. That is not possible. In addition we determined it is in our best interest to order a fan that exactly matches the existing - if we try to change things, like we did with the first fan replacement it results in some electrical upgrades that we would like to avoid. So the exact fan replacement from Greenheck is only available through their rep/distributor, Vyron Corporation. We need 3 Greenheck fans to facilitate this install as quickly as possible and hopefully by the end of 2024. Greenheck Fans are 25 week lead time from date we issue PO and order. MFD has told us compliance is required or action will be taken.

Each fan is ~$70,667 x 3 = $212,000. (this request)

Install labor is an additional $74,900 x 3 = $224,700 (separate request) labor includes associated demo, ductwork install, etc

TOTAL Budget: $436,700

Munis Account 12730

COMMENTS REGARDING PURCHASES OVER $50,000

The City of Madison has paid Vyron Corporation a total of $98,048 since 2015, all consisting of small purchases under the threshold requiring competitive selection.

Date: 05/08/2024

Submit

City of Madison

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

Master

File Number: 83432

File ID:	83432	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/14/2024
File Name:	Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from University Avenue (MUNIS 11168) to Stormwater Utility Citywide Flood Mitigation Program (MUNIS 11513) for various projects.			**Final Action:**	

Title: Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from University Avenue (MUNIS 11168) to Stormwater Utility Citywide Flood Mitigation Program (MUNIS 11513) for various projects. (Citywide)

Notes: Janet Schmidt

		CC Agenda Date:	05/21/2024
		Agenda Number:	76.
Sponsors:	Marsha A. Rummel, Tag Evers And Regina M. Vidaver	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	5/16/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/14/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/10/24), Board of Public Works (6/5/24), Common Council (6/18/24)

Text of Legislative File 83432

Fiscal Note

The proposed resolution amends the Engineering Major Streets and Stormwater Utility Adopted Capital Budgets by authorizing a $2.0 million net-neutral transfer of existing Stormwater General Obligation Borrowing (GO Borrowing) authority from the University Avenue Project (Munis #11168) to the Stormwater Utility Citywide Flood Mitigation Program (Munis #11513).

Title

Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from University Avenue (MUNIS 11168) to Stormwater Utility Citywide Flood Mitigation Program (MUNIS 11513) for various projects. (Citywide)

Body

WHEREAS, The University Avenue project is mostly completed and no more significant expenditures are expected to the stormwater related items, and;

WHEREAS, Two unexpected projects have been identified within the Citywide Flood Mitigation program that will require funding to make significant repairs to the failing system at Nakoma Road and also within the Capital City Bikepath corridor, and;

WHEREAS, Those unexpected projects were not originally included within the Citywide Flood Mitigation program under the existing 2024 Capital Improvement Plan, and;

WHEREAS, University Avenue project has a large enough balance to sufficiently cover the costs expected to make the repairs for the unexpected projects that have been identified.

NOW, THEREFORE BE IT RESOLVED that the 2024 Stormwater Utility and Major Streets Adopted Capital budgets are hereby amended to transfer existing Stormwater borrowing budget from the University Avenue project (11168) to the Citywide Flood Mitigation Program (11513).

City of Madison

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

Master

File Number: 83444

File ID:	83444	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/14/2024
File Name:	Approving Design for Darbo-Worthington Neighborhood Public Art by Austen Brantley (District 15)			**Final Action:**	

Title: Approving Design and location for the Darbo-Worthington Neighborhood Public Art project by Austen Brantley (District 15)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	77.
Sponsors:	Marsha A. Rummel And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	CC 2024-5-14 Brantley Proposal.pdf	**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/14/2024	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	2	5/15/2024	Elizabeth York	Delegated	
1	3	5/15/2024	Maggie McClain	Approve	5/21/2024

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	05/14/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Board of Public Works (5/22/24), Common Council (6/4/24)					

Text of Legislative File 83444

Fiscal Note

The proposed resolution approves the design for the Darbo-Worthington Neighborhood Public Art by Austen Brantley. The project is funded through the Municipal Art Fund (Munis project 65001). No additional City appropriation is required.

Title

Approving Design and location for the Darbo-Worthington Neighborhood Public Art project by Austen Brantley (District 15)

Body

WHEREAS, on May 19, 2023 the City of Madison Common Council passed RES-23-00389, File #77466 authorizing a sole source contract with Austen Brantley for the design, fabrication, and installation of a site specific sculpture for the Darbo-Worthington Neighborhood, and;

WHEREAS, City staff, in consultation with Austen Brantley, identified a location for the public art sculpture to be placed at the end of the sidewalk segment in the public right-of-way adjacent to 3002 Darbo Drive, and;

WHEREAS, City staff conducted a rigorous public engagement process from March 4, 2024 to May 6, 2024, by issuing a public survey to receive feedback on three sculpture designs by Austen Brantley, and promoting the survey with door hangers and flyers via door to door distribution in the neighborhood including residents and businesses in the Madison East Shopping Center, Mentoring Positives, the Darbo Council, the Darbo Neighborhood Resource Team, a community dinner, DPCED social media, and City website and;

WHEREAS, on May 13, 2024 the Public Art Standing Committee reviewed the community feedback and selected a design, and;

WHEREAS, on May 14, 2024 the Madison Arts Commission reviewed and approved the Public Art Standing Committee's preferred design by Austen Brantley.

NOW, THEREFORE, BE IT RESOLVED, that the proposed design of a mother and child (Design 03 in the attached document) by artist Austen Brantley be fabricated and installed in the Darbo-Worthington neighborhood.

BE IT FINALLY RESOLVED, that Brantley's public sculpture be located at the end of the sidewalk segment in the public right-of-way adjacent to 3002 Darbo Drive.

Austen Brantley Proposal

2024 Sculpture for Darbo-Worthington

About Austen Brantley

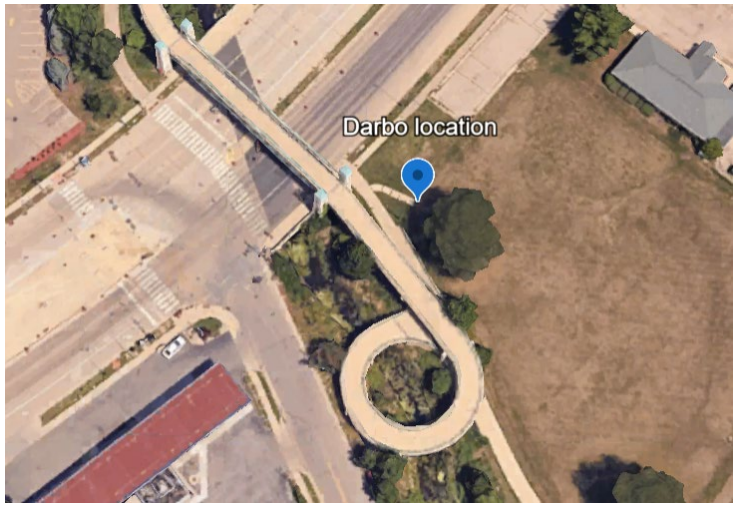
- Detroit, MI
- Figurative sculptor related to continuity of traditions of the Harlem Renaissance
- Inspired by African Art and Classical Art
- Self-taught sculptor
- Recently named 2023 emerging artist for the National Council on Education for the Ceramic Arts (NCECA)

Proposed Timeline

- May 19, 2023 Council approves resolution 77466 for design
- June 5-15, 2023: Workshops with Madison College Continuing Education, community meetings, neighborhood dinner.
- November, 2023: Three designs submitted by artist
- April-May, 2024: Community survey
- May, 2024: MAC reviews & recommends a design
- June, 2024: Council reviews MAC recommendation & votes; contracting
- July-September 2024: Full-scale model produced
- September-November: Casting & transport
- November: Installing & Dedication

Proposed Location

- Existing path within the public right-of-way adjacent to the Yahara bike path & E Washington Avenue
- Near the pedestrian path to the bus station
- 3002 Darbo Drive
- 43°06'15"N 89°20'28"W

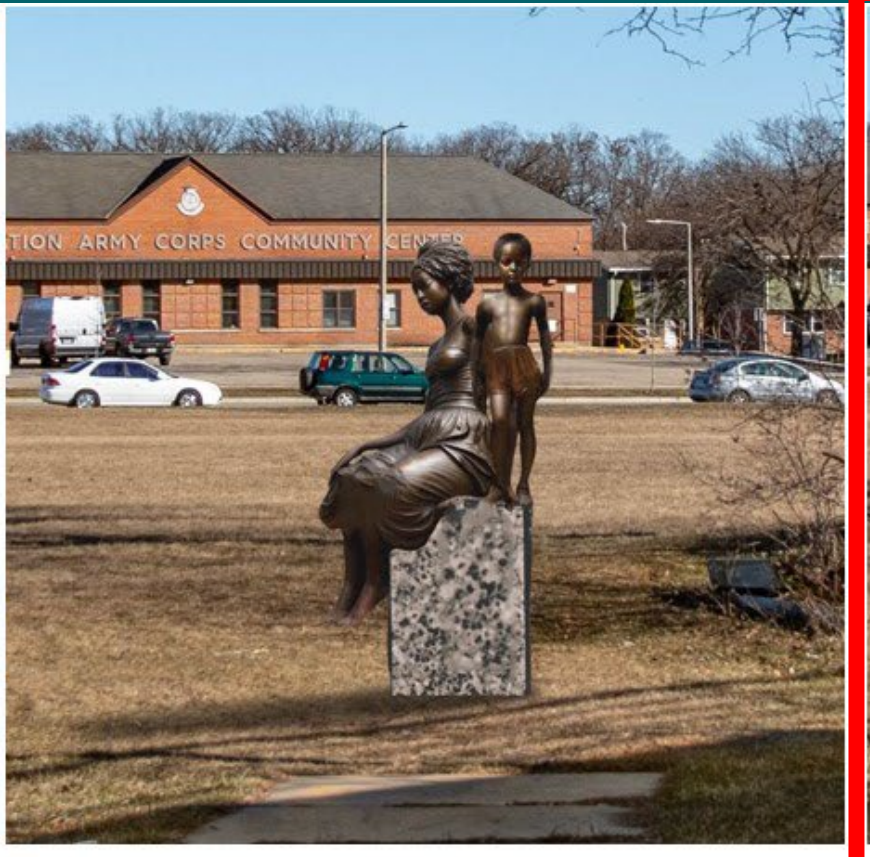


Proposed Designs

Design 01: *Faith Moves Mountains*

Black & white stone, maybe bronze

Estimated 30” tall + base height



Design 02: Untitled

Bronze on a stone or concrete pedestal

Estimated 5-6 ft tall, 2-3 ft wide

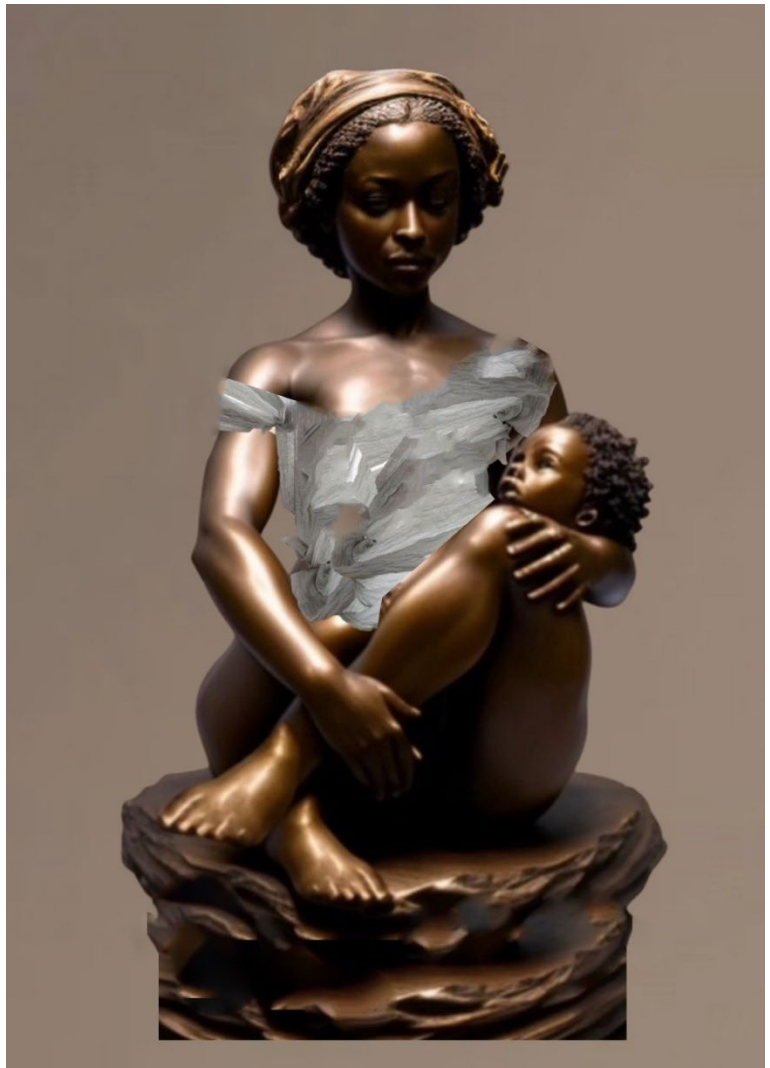
Design 03: Untitled

Bronze

Estimated 5-6 ft tall, 2-3 ft wide

Recommend Design 03

- Preferred in the community survey
- Preferred by all members of the Public Art Standing Committee
- Produced in bronze



City of Madison

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

Master

File Number: 83449

File ID:	83449	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	05/14/2024
File Name:	Authorizing the Parks Division to submit, and if awarded, to accept a grant of $12,000,000 from the U.S. Department of Transportation Federal Highway Administration for the Lake Monona Waterfront Project and authorizing the Mayor and City Clerk to enter i			**Final Action:**	

Title: Authorizing the Parks Division to submit, and if awarded, to accept a grant of $12,000,000 from the U.S. Department of Transportation Federal Highway Administration for the Lake Monona Waterfront Project and authorizing the Mayor and City Clerk to enter into a contract with the U.S. Department of Transportation Federal Highway Administration to accept the grant award. (District 13 and District 14)

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	78.
Sponsors:	Yannette Figueroa Cole, Michael E. Verveer And Tag Evers	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2024	Robert Mulcahy	Approve	6/3/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	05/14/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					

Notes: Finance Committee (5/28/24), Common Council (6/4/24)

Text of Legislative File 83449

Fiscal Note

The proposed resolution authorizes the Parks Division to apply for and accept if awarded, grant funding from the U.S. Department of Transportation Federal Highway Administration's Active Transportation Infrastructure Investment Program (ATIIP). The grant will fund a portion of the costs of improvements of the Lake Monona Waterfront Project. The City must demonstrate that it has $3,600,000, or at least 20 percent of the proposed project costs in match funding for this project. The Parks Division's 2024 Adopted Capital Improvement Plan authorizes $6,000,000 for Lake Monona Waterfront Improvements during the 2026 budget year. The Parks Division's published Agency Request for 2025 is consistent with the 2024 Adopted Capital Improvement Plan. If the grant is awarded, the Parks Division's Capital Improvement Plan will be amended to reflect a total project cost of up to $18,000,000 and appropriate the grant funding of up to $12,000,000 within Munis #17362.

Title

Authorizing the Parks Division to submit, and if awarded, to accept a grant of $12,000,000 from the U.S. Department of Transportation Federal Highway Administration for the Lake Monona Waterfront Project and authorizing the Mayor and City Clerk to enter into a contract with the U.S. Department of Transportation Federal Highway Administration to accept the grant award. (District 13 and District 14)

Body

WHEREAS, the U.S. Department of Transportation Federal Highway Administration has established the Active Transportation Infrastructure Investment Program (ATIIP), an initiative dedicated to improving the safety, efficiency, and reliability of active transportation networks and communities; and,

WHEREAS, the ATIIP grant will allow communities to identify, prioritize, and implement improvements to the largest barriers to safe, accessible, and equitable pedestrian and bicycle network connectivity through the development of infrastructure that will provide substantial additional opportunities for walking and bicycling; and,

WHEREAS, the ATIIP grant supports the enhancement of the resiliency of on-and off-road active transportation infrastructure and help protect the environment; and,

WHEREAS, the ATIIP grant supports the improvement of quality of life in disadvantaged communities through the delivery of safe, environmentally sustainable multimodal transportation infrastructure; and,

WHEREAS, the Lake Monona Waterfront Master Plan adopted by the Common Council on April 16, 2024 (Legislative File #81653) outlines improvements to the John Nolen Drive causeway that maximizes park space and creates a lakeside linear park with the multi-use trails that connect south Madison to downtown via the Community Causeway; and,

WHEREAS, the Community Causeway will become a gateway experience for all types of users to enjoy the breathtaking views of the lake and the Madison city skyline whether using the path to move quickly from one part of town to the other or moving slowly through the space and pausing to rest; and,

WHEREAS, the Lake Monona Waterfront Master Plan includes a vision for the use of green infrastructure, such as bioswales, rain gardens, floating wetlands, and pervious paving that will both reduce the impact that the path has on the environment as well as serve as an educational opportunity that connects people to nature; and,

WHEREAS, the redesigned linear park will support the paths by adding protection and separation from high-speed motor traffic to create a safer and more reliable transportation network; and,

NOW, THEREFORE, BE IT RESOLVED that the Parks Division is authorized to apply for an Active Transportation Infrastructure Improvement Program grant to fund a portion of the costs of the Lake Monona Waterfront Improvement Project and take the following actions related to the Grant:

BE IT FURTHER RESOLVED that, if awarded the grant, the Mayor and City Clerk are authorized to sign a grant agreement with the US Department of Transportation Federal Highway Administration for the Active Transportation Infrastructure Improvement Program grant, in a format approved by the City Attorney, and any other documents necessary to comply with the grant requirements and to secure the grant funding; and,

BE IT FURTHER RESOLVED that, if awarded the grant, the Parks Division's 2025 capital budget request will be revised to reflect grant revenue of up to $12,000,000 and expenditures in the amount of the grant funds awarded with total project budget up to $18,000,000; and,

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to execute the above documents and any other documents related to this transaction in a form to be approved by the City Attorney.

City of Madison

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

Master

File Number: 83479

File ID:	83479	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/15/2024
File Name:	CSM Re-Approval - 915-935 W Johnson St			**Final Action:**	

Title: Re-approving a Certified Survey Map of property owned by Board of Regents of the University of Wisconsin System generally located at 915-935 W Johnson Street (District 8).

Notes:

CC Agenda Date: 05/21/2024

Agenda Number: 79.

Sponsors: Planning Division

Effective Date:

Attachments: CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, 2022 Approval Letter.pdf, Link to Resolution ID 70729, Link to Levy Hall Master Plan Amdt_ID 78874

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	2	5/15/2024	Elizabeth York	Delegated	
1	3	5/15/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/15/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (6/4/24)					

Text of Legislative File 83479

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
Re-approving a Certified Survey Map of property owned by Board of Regents of the University of Wisconsin System generally located at 915-935 W Johnson Street (District 8).

Body
WHEREAS a Certified Survey Map of property owned by Board of Regents of the University of Wisconsin System and generally located at 915-935 W Johnson 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 Common Council previously approved this Certified Survey Map by Resolution 22-00409 (ID 70729) on May 24, 2022; and

WHEREAS the proposed lot will be developed by the University of Wisconsin-Madison with the Irving and Dorothy Levy Hall academic building, a six-story, approximately 150,000 square-foot facility for the College of Letters and Science; and

WHEREAS the Common Council approved a major amendment to the Campus-Institutional (CI) zoning district master plan for the University to allow construction of Levy Hall on September 5, 2023 by Ordinance 23-00080 (ID 78874); 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;

WHEREAS Wis. Stat. 236.34(2)(b) requires that a Certified Survey Map be offered for recording within twelve (12) months of the approval of same;

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 re-approved by the Madison Common Council subject to the prior conditions of approval.

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 dwell re seeking assistance from the City with 0 nts, loans, TIF or similar assistance), then s s lobbying ordinance (M.G.O. Sec. 2.40). re port your lobbying. Please consult the City Clerk's Office on. Failure to comply with the lobbying ordinance may r

3/23/22
1:22 p.m.
RECEIVED

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: CSM#

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: Board of Regents of the University of Wisconsin System
Representative, if any: Gary Brown, Director, Campus Planning
Street address: 21 N. Park Street, 6th Floor
City/State/Zip: Madison, WI 53715
Telephone: 608-263-3023
Email: gary.brown@wisc.edu

Firm Preparing Survey: Kapur Inc.
Contact:
Street address: 400 E. Wisconsin Ave. Milwaukee WI
City/State/Zip:
Telephone: 414-751-7266
Email:

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: 915 - 935 W. Johnson Ave
Tax Parcel Number(s): 070923215375, 070923215044, 070923215119, 070923215078
Zoning District(s) of Proposed Lots: CI Campus Institutional District
School District: Madison Metro School Dist

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City):
Date of Approval by Dane County: Date of Approval by Town:

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		1.0847
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	1		1.0847
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		1.0847

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: Gary A. Brown Signature: Gary A Brown

Date: March 16, 2022 Interest In Property On This Date: Owner's Representative

Facilities Planning
& Management
UNIVERSITY OF WISCONSIN–MADISON

March 21, 2022

Mr. Tim Parks
City of Madison Planning
215 Martin Luther King Jr. Blvd #017
Madison, WI 53703

RE: CERTIFIED SURVEY MAP (CSM) – Letter of Intent
UW-Madison Levy Hall (DFD #20K1G) 900 Block of W. Johnson Street (Block 16)

Dear Mr. Parks,

On behalf of the Board of Regents of the University of Wisconsin System, this application is being submitted for the approval of a Certified Survey Map (CSM) combining four contiguous parcels of land on Block 16 in the City of Madison, Wisconsin. This CSM is intended to be setup work necessary to create the lands for the proposed 5-story, 115,000 GSF UW-Madison College of Letters and Science Levy Hall project. This project was identified in the 2019 UW-Madison Campus-Institutional District Master Plan as part of the creation of a new south campus quad.

The following parcels are included in this request and as indicated on the included exhibits.

915 W. Johnson Street: Parcel 070923215375 - 17,584sf
Zoe Bayliss Co-Op, (a private non-profit) managed in cooperation with University Housing under a lease with the Board of Regents
917 W. Johnson Street: Parcel 070923215044 - 13,370sf
Susan B. Davis Residence Hall, operated by University Housing
923 W. Johnson Street: Parcel 070923215119 - 13,105sf
Lot 61, operated by UW Transportation Services
935 W. Johnson Street: Parcel 070923215078 - 3,366
Purchased by the Board of Regents and rezoned from TR-U2 to C-I in 2019

It is anticipated that the house located at 935 W. Johnson Street will be noticed for sale in early 2022 for a minimum of 60 days per the conditions of its rezone and demolition approval. (LNDUSE-2019-00124; ID 59133 and 59810). Demolition for this building and the two other structures located at 915 and 917 W. Johnson Street will be bid in January 2023 with demo mobilization occurring in May 2023.

935 W. Johnson Street also has a recorded garage parking agreement, Document No. 664333, that will need to be released as part of the recording of this CSM.

Application Materials
Subdivision Application
Letter of Intent
CSM Exhibits
Garage Agreement

Project Participants
Owner: **State of Wisconsin**
Agency: University of Wisconsin System
Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact:	**University of Wisconsin – Madison** Facilities Planning & Management 21 N. Park Street, 6th Floor Madison, Wisconsin 53715 Phone: 608-263-3023 Attn: Gary Brown, PLA, FASLA E-Mail: gary.brown@wisc.edu	
Dept. of Admin:	**Division of Facilities Development** 101 E. Wilson Street – 7th Floor P.O. Box 7866 Madison, Wisconsin 53707 Phone: 608-266-1412 Attn: Matt Dapp E-Mail: matthew.dapp1@wisconsin.gov	
Architects:	**Ramlow/Stein Architecture** 322 E. Michigan Street Milwaukee, WI 53202 Phone: 414-271-8899 Attn: Scott Ramlow E-Mail: scottr@ramlowstein.com	**BORA** 720 SW Washington, Suite 800 Portland, OR 97205 Phone: 530-226-1575 Attn: Amy Donohue E-Mail: donohue@bora.com
Civil Engineering/ Surveying	**Kapur & Associates** Port Washington Road Milwaukee, WI 53217 Phone: 414-751-7200 Attn: Brian Sandberg E-mail: bsandberg@kapurinc.com	
Mechanical/Electrical:	**Mead & Hunt** 2440 Deming Way Middleton, Wisconsin 53562 Phone: 608-273-6380 Attn: Irina Ragozin, PE E-Mail: irina.ragozin@meadhunt.com	
Plumbing:	**Thunderbird Engineering, Inc.** 6000 Gisholt Drive, Suite 200 Madison, Wisconsin 53713 Phone: 608-223-9040 Attn: Stacy Floerke E-Mail: StacyF@Thunderbirdeng.com	
Structural Engineers:	**GRAEF-USE, Inc.** 125 South 84th Street Milwaukee, WI 53214 Phone: 414-259-1500 Attn: Fred Groth, PE E-Mail: fred.groth@graef-usa.com	
Landscape Architect:	**Ken Saiki Design** 1110 S. Park Street Madison, Wisconsin 53715 Phone: 608-251-3600 Attn: Abbie Moilien, PLA E-Mail: AMoilien@saiki.design	

Project Schedule

- Submit Materials for City Staff Review: November 17, 2022
- Bidding Demo: January 2023
- Bidding Construction: April 2023
- Begin Construction: June 2023
- Substantial Completion: August 2025

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Kate Bannon, City Zoning Administrator
Alder Juliana Bennett, District 8
Scott Utter, UW-Madison FP&M Project Manager
Aaron Williams, UW-Madison FP&M Campus Planning
Matt Dapp, DOA/DFD Project Manager
Scott Ramlow, Ramlow Stein, Principal-in-Charge

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 2 AND 3 AND PART OF LOTS 1, 4, AND 5, BLOCK 16 UNIVERSITY ADDITION TO MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	15.67	10.00	089°47'36"	14.12	N46° 09' 34"E
C2	39.18 (39.02)	24.93	090°05'51"	35.27 (35.16)	S43° 55' 12"E (N44° 02' 23"W)

VOL._____PAGE_____

DOC NO._____

CSM NO._____

SCALE: 1"=60'

30 0 30 60 90 120

SCALE IN FEET

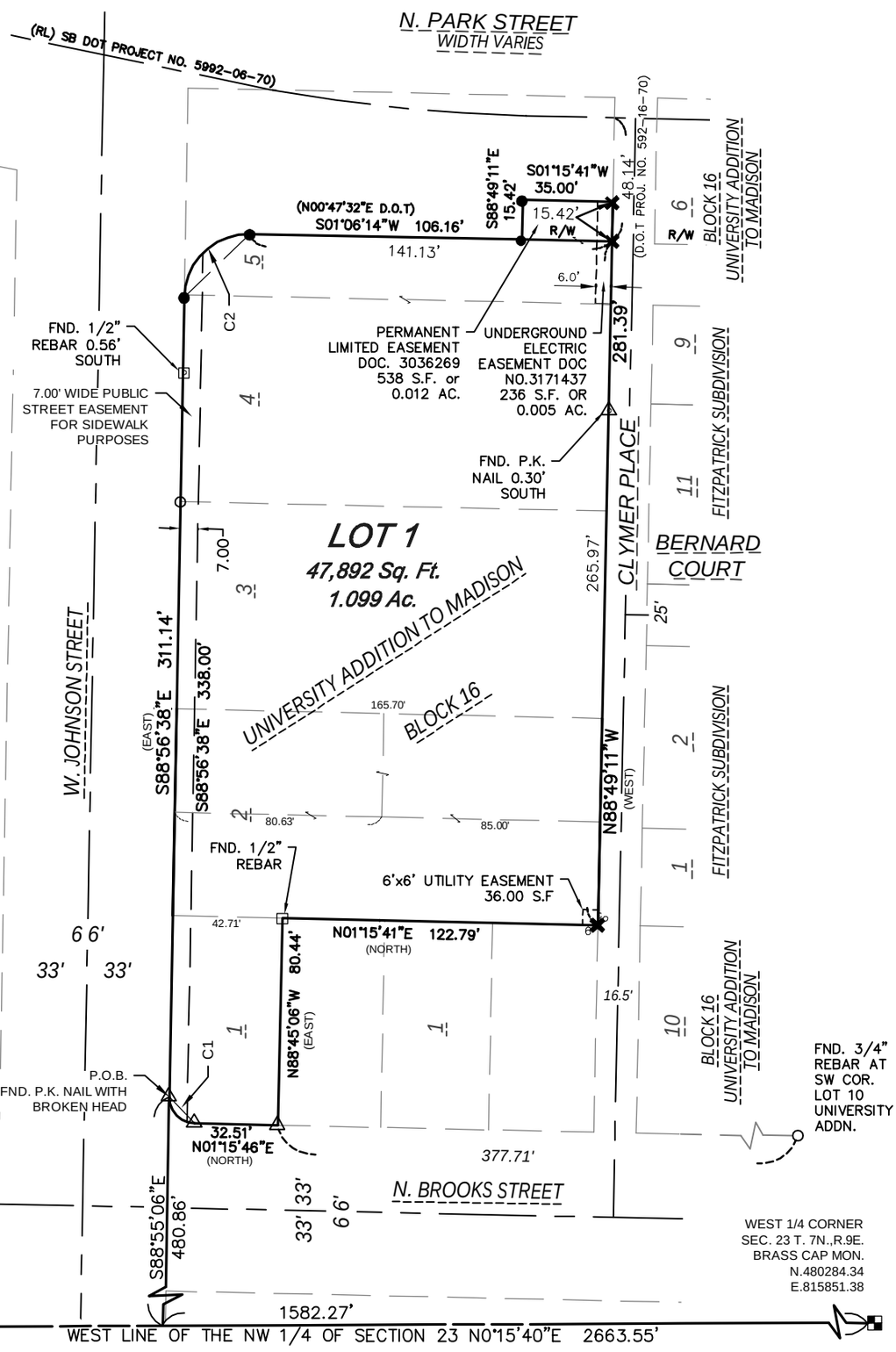
LEGEND

- ✖ DENOTES CHISELED "X" CUT IN CONCRETE
- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- △ DENOTES PK NAIL FOUND
- ◪ SECTION CORNER MON.
- □ DENOTES 1/2'" REBAR FOUND
- EXISTING BLDG
- (RECORDED AS)

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23 WHICH BEARS N 00°15'40 E ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE NAD83 (1997)

PREPARED FOR:
BOARD OF REGENTS
UNIVERSITY OF WISCONSIN SYSTEM

SEE SHEET 2 FOR TITLE DOCUMENT AND EXISTING CONDITIONS NOTES



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WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE NAD83 (1997)

SCALE: 1"=60'

30 0 30 60 90 120

SCALE IN FEET

LEGEND

- ✖ DENOTES CHISELED "X" CUT IN CONCRETE
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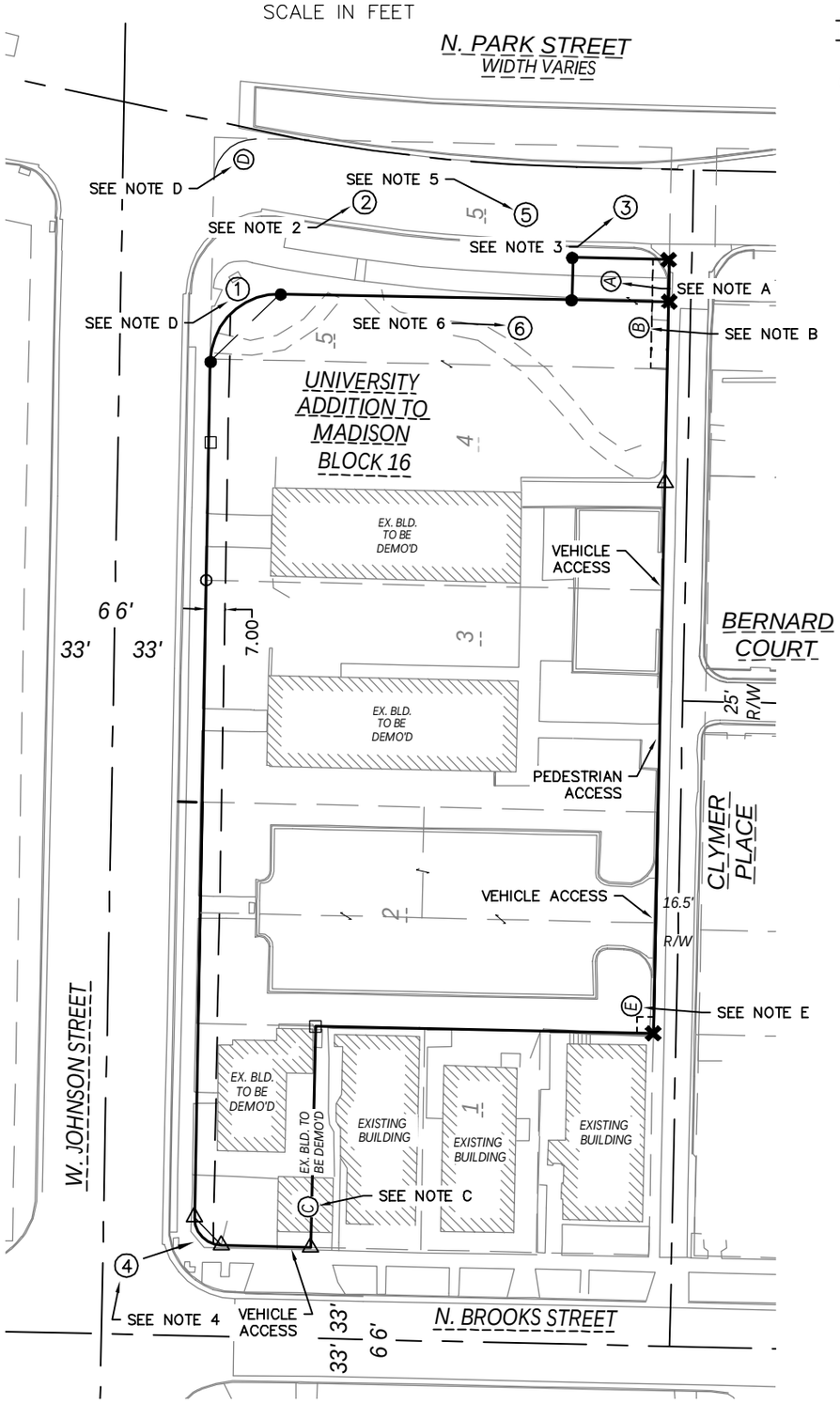
- ⊞ SECTION CORNER MON.
- □ DENOTES 1/2"" REBAR FOUND
- EXISTING BLDG
- (RECORDED AS)

NOTE:

– THE COMBINED LOT SHALL BE REQUIRED TO MEET REQUIREMENTS OF MGO CHAPTER 37 REGARDING STORMWATER.

– JOINT DRIVEWAY EASEMENTS RECORDED IN DOCUMENT NUMBERS 890147 AND 1192304 NO LONGER EXIST BY VIRTUE OF MERGER OF TITLE INTO ONE UNIFIED HOLDER AND PARCEL AS PART OF THIS CERTIFIED SURVEY MAP

– THE LOCATION OF THE SOUTH RIGHT OF WAY FOR W. JOHNSON ST. WAS ESTABLISHED BY HOLDING A P.K. NAIL FOUND MATCHING PLAT OF SURVEY NO. 2019–01023 AND AN IRON PIPE MARKING THE NW CORNER OF LOT 4 BLOCK 16 UNIVERSITY ADDITION TO MADISON



TITLE DOCUMENTS:

1. DEEDED TO THE CITY OF MADISON DOC. NO. 3036270
2. DEEDED TO THE CITY OF MADISON DOC. NO. 1153866
3. DEEDED TO THE CITY OF MADISON DOC. NO. 3036269
4. DEEDED TO THE CITY OF MADISON DOC. NO. 1152276 AND 1153795
5. DEEDED TO THE CITY OF MADISON DOC. NO. 1142340
6. DEEDED TO BOARD OF REGENTS UNIVERSITY OF WISCONSIN DOC. NO. 3036273

EASEMENTS

- (A) – DOC. NO. 3036269 PERMANENT LIMITED EASEMENT FOR PUBLIC STREET PURPOSES
- (B) – DOC. NO. 3171437 UNDERGROUND ELECTRIC EASEMENT
- (C) – EASEMENT RIGHTS TO PARKING GARAGE STALL WAIVED UPON REMOVAL OF THE STRUCTURE PER DOC. NO. 664333
- (D) – FEE TITLE CONVEYED TO THE STATE OF WISCONSIN DOC NO. 1153865, 1153866
- (E) – 6'x6' UTILITY EASEMENT

VOL._____PAGE_____

DOC NO._____

CSM NO._____

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WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE NAD83 (1997)

LEGEND

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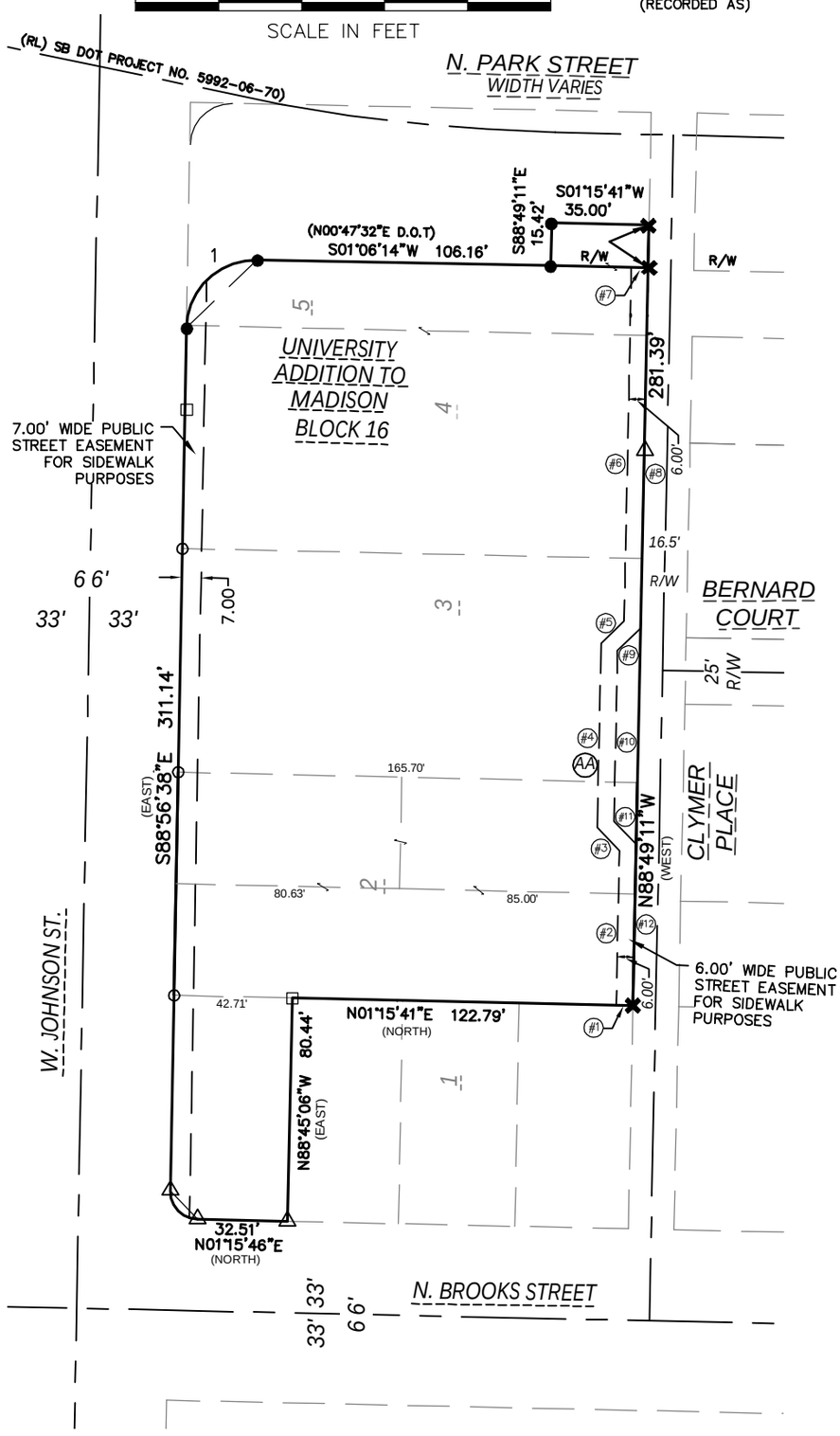
(AA) – SIDEWALK EASEMENT

SCALE: 1"=60'

30 0 30 60 90 120

SCALE IN FEET



Line Table		
Line #	Length	Direction
#1	6.00'	N01°15'41"E
#2	55.64'	S88°49'11"E
#3	11.55'	N46°11'47"E
#4	66.55'	S88°49'11"E
#5	11.55'	S43°49'10"E
#6	127.45'	S88°49'11"E
#7	6.00'	S01°15'41"W
#8	129.93	N88°49'11"W
#9	11.55'	N43°49'10"W
#10	61.58'	N88°49'11"W
#11	11.55'	S46°11'47"W
#12	58.13	N88°49'11"W

VOL._____PAGE_____

DOC NO._____

CSM NO._____

CERTIFIED SURVEY MAP NO. _____

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Public Sidewalk Easement:

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

VOL._____PAGE_____

DOC NO._____

CSM NO._____

S:_SiteDsgn\Ramlow Stein\210713 20K1G UW Levy Hall\Survey\DWG\CSM1.dwg

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

I, Brian E. Sandberg, a Wisconsin Professional Land Surveyor, hereby certify that by the direction of the Board of Regents of the University of Wisconsin System, I have surveyed, divided and mapped a division of all of Lots 2 and 3 and part of Lots 1, 4, and 5, Block 16, University Addition to Madison, Recorded in Volume A, Page 9, as Document No. 179949, being part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the West Quarter corner of said Section 23; thence North 0°15'40" East coincident with the west line of said northwest quarter section 1582.27 feet; thence South 88°55'06" East coincident with the south line of West Johnson Street and its westerly extension 480.86 feet to a point on the north line of Lot 1, Block 16, University Addition to Madison being the point of beginning; thence South 88°56'38" East coincident with the north line of Lots 1,2,3, 4, and 5, of said Block 16, also being the south line of West Johnson Street 311.14 feet; thence 39.18 feet southeasterly along the arc of a curve concaved northeasterly having a radius of 24.93 feet and a chord bearing South 43°55'12" East 35.27 feet to a point on the west line of North Park Street; thence South 1°06'14" West coincident with said west line 106.16 feet; thence South 88°49'11" East 15.42 feet; thence South 1°15'41" West 35.00 feet to a point located 15.42 feet along the easterly extension of Clymer Place and from the intersection of North Park Street and Clymer Place; thence North 88°49'11" West along said extension and continuing along the north line of said Clymer Place, also being the south lines of said Lots 2,3,4 and 5 of said Block 16 a distance of 281.39 feet to the southwest corner of said Lot 2; thence North 1°15'41" East 122.79 feet along the west line of said Lot 2; thence North 88°45'06" West 80.44 feet to a point on the west line of said Lot 1, also being the east line of North Brooks Street; thence North 01°15'4a" East coincident with said west line 32.51 feet; thence 15.67 feet northeasterly along the arc of a curve concaved northwesterly having a radius of 10.00 feet and a chord bearing North 46°09'34" East 14.12 feet to the point of beginning. Containing 47,892 square feet or 1.099 acres of land including public right-of-way along North Park Street and 47,354 square feet or 1.087 acres excluding the public right-of-way of North Park Street.

THAT I have made such survey, land division and map by the direction of the Board of Regents of the University of Wisconsin, that such map is a correct representation of all exterior and boundaries and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Ordinance of the City of Madison Code in surveying, dividing and mapping the same.

_____

Brian E. Sandberg, Professional Land Surveyor S-2500

WISCONSIN
BRIAN
SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

VOL._____PAGE_____

DOC NO._____

CSM NO._____

S:_SiteDsgn\Ramlow Stein\210713 20K1G UW Levy Hall\Survey\DWG\CSM1.dwg

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

Board of Regents of the University of Wisconsin System, a non-stock corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the subdivision regulations of the City of Madison, and Chapter 236 of the Wisconsin Statutes.
Board of Regents of the University of Wisconsin System does further certify that this map is required by S.236.34 and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the City of Madison for approval or objection.

In Witness Whereof, the said Board of Regents of the University of Wisconsin has caused these presents to be signed by _____Managing Member at_____, Wisconsin, this_____ day of _____ 2024

Board of Regents of the University of Wisconsin System

_____
Managing Member

STATE OF WISCONSIN)
)SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ , 2024, THE ABOVE NAMED _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC, STATE OF WISCONSIN

WISCONSIN
BRIAN
SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

S:_SiteDsgn\Ramlow Stein\210713 20K1G UW Levy Hall\Survey\DWG\CSM1.dwg

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the Secretary of the City of Madison Planning Commission

Dated this:_____Day of _____ , 2024

_____

Matthew Wachter, Secretary of Planning

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison is hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 2024 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.

_____

Maribeth Witzel -Behl, City Clerk

City of Madison, Dane County, Wisconsin

WISCONSIN
BRIAN
SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20_____at
_____o'clock _____M as
Document No. _____
in _____
_____
_____

_____
Register of Deeds

S:_SiteDsgn\Ramlow Stein\210713 20K1G UW Levy Hall\Survey\DWG\CSM1.dwg

Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

May 24, 2022

Brian Sandberg
Kapur & Associates, Inc.
7711 Port Washington Road
Milwaukee, Wisconsin 53217

RE: LNDCSM-2022-00018; ID 70729 – Certified Survey Map – 915-935 W Johnson Street (Gary Brown, Board of Regents of the University of Wisconsin System)

Dear Brian;

The Certified Survey Map combining properties addressed as 915-935 W Johnson Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, into one lot is hereby **conditionally approved**. The property is zoned CI (Campus–Institutional District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have questions regarding the following four (4) items:

1. In the future, obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. The permit application is available on the City Engineering Division website.

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 Division signoff.

3. A minimum of two (2) working days prior to requesting City Engineering Division sign-off on the CSM contact eitherTim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 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).

4. A note shall be added to the CSM stating that the combined lot shall be required to meet the requirements of MGO Chapter 37 regarding stormwater.

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have questions regarding the following thirty (30) items:

5. Grant a public sidewalk easement to the City on the face of this Certified Survey Map to accommodate the future construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along W. Johnson Street from the Existing face of the curb line. Contact Julius Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language to include on the CSM.

6. A release of the Garage Parking Agreement per Document No. 664333 is required prior to recording of the CSM, acknowledgement of the release and document number shall be noted on the face of the Certified Survey Map.

7. No title work was provided for Lot 2 Block 16. Provide 60-year search for this parcel.

8. Document No. 3036269 Which deeded a portion of Lot 5 of Block 16 of University Addition to Madison, to the City of Madison also retained a small portion of the of the Easterly 56.01 feet in the second section of the deed and only conveyed PLE over the Westerly 15.42 feet of the Easterly 56.01. It follows, title to this portion of Lot 5 is still held by the owner as it was not conveyed in Fee. This shall be shown on the CSM with the boundary and legal description amended.

9. Place a note on the Certified Survey Map stating: "The Joint Driveway Easements recorded in Document Nos. 891047 and 1192304 no longer exist by virtue of merger of title into one unified holder and parcel as part of this Certified Survey Map."

10. Depict the most recent deeds conveyed to the public for right of way in S Park Street and W Johnson Street on the Certified Survey Map. S Park Street Document Nos. 1142340, 3036269, 3036270, 3036273 and 3139173. W Johnson Street Document Nos. 1152276 and 1153795.

11. 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)

12. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office for current tie sheets and control data that has been provided by the City of Madison.

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

14. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with Madison General 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.

15. Per A-E 7.05(4), the map shall describe by bearing and distance the corner monuments used in determining the location of the parcel boundary.

16. Correct the bearing reference to a quarter line per SS 236.20(2)(i) North referenced to a magnetic, true or other identifiable direction. Related to a boundary line of a quarter section, recorded private claim or federal reservation in which the subdivision is located. Include a north arrow on each sheet with details. The details about the coordinate system are acceptable, but the actual horizontal datum should be listed e.g. NAD83 (adj?).

17. Show the centerline/reference line of N Park Street per SS 263.20(2)(h). Also, correct the northerly right of way of W Johnson Street to show S Park Street continuing to the north.

18. The radius shown at the northwest corner of the parcel at the corner of W Johnson and N Brooks Streets is listed as 10.03 feet. This radius was recorded as 10 feet in both Documents No. 1152276 and 1153795. Revise the parcel boundary and legal description to match the recorded radius.

19. The radius shown at the northeast corner of the parcel, at the corner of W Johnson and N Park Streets is listed at 25.00 feet This radius was set forth in a metric plat and is actually = 7.6 meters and was formally recorded as 24.93 feet in Document No. 3036270. Revise the parcel boundary and legal description to match the recorded radius.

20. Per Wis. Stats. 263.20(2)(c), show the recorded as bearings along W Johnson Street, Brooks, Clymer Place, and the East line of Lot 2 and show the recorded as distance along the width of Lot 1. Show other recorded data from the deeds along the curves.

21. Detail structures in Lot 1 of Block 16 of University Addition to Madison or label “to be demolished.”

22. Show monument found or set at South PC at the corner of N Brooks and W Johnson Streets.

23. The line shown as the West line of the Northwest Quarter of Section 23 is not the actual Quarter line. The line shown appears to be that between the West 1/4 corner of Section 23 and the Meander Corner for the Northwest Corner of Section 23. Show the true line and re-tie the survey to the true quarter line. Update the legal description accordingly. The bearing and distance shown from found West 1/4 corner and found meander corner can still be noted on the map. Additionally, the there is an error in the line and or ties as shown on the map. The overall distance listed for this line is 2662.64 feet and the two sub distances are 1080.63 feet and 1582.05 feet.

24. Note the monument type found at the Northwest Meander Corner of Section 23, detail location of true corner not monumented located inside of Bascom Hall.

25. Show existing site pavement and all accesses to the parcel per MGO add additional sheet if necessary.

26. Label the northwest portion of the parcel with existing Lot 1 style and add the missing existing line type between Lots 1 and 2.

27. Delete the solid line along the East line of N Brooks Street.

28. Correct the caption on all sheets to read, " All of Lots 2 and 3 and Part of Lots 1, 4 and 5…"

29. Remove Milwaukee County from the title of Sheet 2 of 3.

30. Correct line 2 of the legal descriptions caption to read, All of Lots 2 and 3 and Part of Lots 1, 4 and 5, Block 16, University Addition to Madison, Recorded in Volume A of Plats on Page 9, as Document No. 109.

31. Revise line 1 of the body of the legal description for the quarter line and tie, Consider starting legal from the West 1/4 Corner to avoid the Meander Corner confusion in general.

32. Revise all curve definitions in legal description so all elements of the curve definition are contained within the single active call.

33. Revise the Owners Certificate to the standard form to include... dedicated. Additionally remove/ update references to City of West Allis and West Quarter East, LLC.

34. The applicant shall submit to Julius 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 Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have questions regarding the following item:

35. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along W Johnson Street.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have questions regarding the following two (2) items:

36. 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 properly abandoned according to Wisconsin Administrative Code NR-812 and MGO Section 13.21 prior to the demolition

of the property. Please contact Water Utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs. The Madison Water Utility shall be notified to remove the 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.

37. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to issuance of any permits for the proposed development.

Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments separately. If you have any questions, please contact Heidi Radlinger at (608) 266-6558 for more information.

Prior to approval sign-off by the Office of Real Estate Services, 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).

Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that may become due prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Any special assessments shall also be paid in full pursuant to MGO Section 16.23(5)(g)1.

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…"

Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger (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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 May 24, 2022 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 by e-mail at tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Aaron Williams, Univ. of Wisconsin-Madison FP&M
Tim Troester, City Engineering Division
Julius Smith, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Jeff Belshaw, Madison Water Utility
Heidi Radlinger, Office of Real Estate Services

City of Madison

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

Master

File Number: 83481

File ID:	83481	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/15/2024
File Name:	Approving the 2024 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, a			**Final Action:**	

Title: Approving the 2024 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	80.
Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	2024 NGP_Recommendations.pdf	**Enactment Number:**	
Author:	Linda Horvath	**Hearing Date:**	
Entered by:	lhorvath@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Maggie McClain	Approve	6/4/2024

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	05/15/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/28/24), Common Council (6/4/24)

Text of Legislative File 83481

Fiscal Note
Fiscal note pending.

Title
Approving the 2024 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Body
WHEREAS, the Neighborhood Grant Program provides funds to neighborhood associations, business associations, and other community groups for activities that promote strong neighborhoods, and includes grants for Community Enhancement projects and Neighborhood Leadership and Capacity Building activities; and

WHEREAS, 18 eligible grant applications were submitted, requesting a total of $61,208; and

WHEREAS, the City has been awarding Neighborhood Grants for over 20 years and a growing number of previously funded projects require repairs or significant maintenance, so any funds not granted or spent each year are available for such work; and

WHEREAS, the Planning Division Staff Review Team convened to review grant applications, make recommendations for funding, and determine conditions to be included in the associated grant agreements; and

WHEREAS, it is common for some of the grant applications to request the use of City-owned lands for the location of a neighborhood project; for example, parks, greenways, stormwater outlots, bike paths, and/or public right-of-way; and

WHEREAS, applications requesting the use of City-owned lands shall require additional review by applicable City staff, as a condition of approval for the grant agreement; and

WHEREAS, in those cases, in addition to the grant agreement, a sponsoring Neighborhood Association shall sign a Letter of Agreement with the City, drafted by the City's Office of Real Estate Services, whereby the area Neighborhood Association assumes all long-term maintenance and financial responsibilities for the approved grant project, in exchange for the City's ownership of the approved private improvements on City-owned lands; and

WHEREAS, the City's ownership of the improvements on City-owned land allows the project to move forward without insurance and annual fee requirements that would otherwise be difficult for a Neighborhood Association to obtain; and

WHEREAS, the Planning Division Staff Review Team recommends awarding 9 grants totaling $22,339 as well as setting aside $7,661 for maintenance reserves, for a total budget of $30,000.00. A copy of said recommendations that are attached hereto and made a part hereof.

NOW, THEREFORE BE IT RESOLVED, that the Common Council hereby approves the 2024 Neighborhood Grant Program recommendations and conditions made by the Planning Division Staff Review Team and authorizes the Planning Division Director and the Finance Director, to

execute all agreements required to administer the program on behalf of the City with the grantees and for the amounts shown in the attachment, in a form approved by the City Attorney; and

BE IT FURTHER RESOLVED, that the City shall accept ownership of any private improvements placed upon public lands, in exchange for a sponsoring Neighborhood Association's written agreement to assume long-term maintenance of said improvements, on a form approved by the City Attorney's Office; and

BE IT FINALLY RESOLVED, that any unspent funds may be added to the maintenance reserve for approved grant agreements, or be used for purposes to support neighborhood focused planning efforts or for purposes that are consistent with the Planning Division's Placemaking Fund.

2024 Neighborhood Grant Program Planning Division Recommendations

Projects recommended for funding			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Bay Creek Neighborhood Association, Inc. (BCNA)	District 13 - Tag Evers	Building Community with a Small Gathering Space - create a third space, at Bernie's Beach to help build community and intergenerational appeal with an ADA accessible checkers/chess concrete game table, backgammon placemat, Little Free Library, and bike repair stand.	77	1	$ 4,294.00	$ 4,294.00	Planning Division must approve a revised detailed budget and scope of services; Parks Division and Privilege in Streets review process required for site plan and maintenance plan and agreement; Grantee must sign and adhere to maintenance agreement.
5+ people in Summit Woods Area - Kim Sprecker, Alice Buechner, Dorit Bergen, Jakob Scogin, Tim Hughes, William Busch, Steph Judge, Janice Bucholtz, Laurie Ysen, Christine Boyd	District 10 - Yannette Figueroa Cole	Summit Woods Enrichment Committee Initiatives - Create and distribute a survey targeting the interests of our apartment neighbors, a neighborhood flyer to better inform residents of the Enrichment Committee's objectives and neighborhood directory to promote social efforts and create cohesiveness between neighbors.Host a Spring Festival to reconnect after a long winter of isolation.Provide ongoing support of other family/community events.	67	2	$ 5,000.00	$ 5,000.00	Planning Division must approve a revised, detailed budget and scope of services; applicant to contact Parks Division for necessary permits; survey of neighbors and promotion of events must be inclusive of area renters and Planning Division must review and approve these materials and approach; Grantee must provide survey results and other deliverables specified in City contract as part of Project Closeout Report.
Neighborhood House Community Center Inc.	District 13 - Tag Evers	Little Free Pantries and Mobile Produce Cart - build and install Little Free Pantries around the Greenbush Neighborhood and a mobile produce cart in Neighborhood House's green space at 29 S. Mills St. to alleviate food insecurity, serve as a community art project, and connect residents to their local food resources.	66	3	$ 1,900.00	$ 1,900.00	Planning Division must approve a revised, detailed budget, scope of services, design and site plan for mobile produce cart, and proposal for neighborhood involvement in creation of artwork for Little Free Pantries; Zoning must review and approve Little Free Pantries locations - at a minimum including pantry design, location in relation to public sidewalk, installation and maintenance.
Allied-Dunn's Marsh Neighborhood Association, Inc. (ADMNA)	District 10 - Yannette Figueroa Cole	Neighborhood Association Promotion and Community Building - increase awareness of ADMNA with increased attendance at neighborhood and community events; connect residents to local agencies and social services; identify residents interested in volunteering and serving with the neighborhood association, and building community connections through culturally-relevant team-building activities.	62	4	$ 1,280.00	$ 1,280.00	Planning Division must approve a revised, detailed budget and scope of services; Grantee will provide Planning Division with numbers of new association members and those who participate in culturally relevant team building activities in Spanish.
North Street Neighborhood Association, Inc.	District 12 - Amani Latimer Burris	Two Neighborhoods, One Association: Bringing New Neighbors Together - in November 2023, the Emerson East and Eken Park Neighborhood Associations merged to create the North Street Neighborhood Association. We'll distribute a one-time mailer to residents to inform them of the new association, website and contact information, seek feedback/input from neighbors, and promote the merger and ask folks to fill out the survey at the Eken Park Fest in August and 2nd Emerson-East/Eken Park Art Walk in September.	61	5	$ 1,500.00	$ 1,500.00	Planning Division must approve a revised, detailed budget and scope of services; survey and promotion of it must be inclusive of renters in the area and Planning Division must approve survey and promotion approach; upon project completion, NSA will provide survey results with final Project Closeout Report.

Projects recommended for funding			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
West District Saturday Family Reading Project	District 1 - Barbara Harrington-McKinney	West District Saturday Family Reading Project - a neighborhood-led initiative aimed at addressing the student achievement gap in reading proficiency for low-income families. The Project intends to disrupt the crisis in the Madison School District's Elementary Schools where 48.1% of Black students are reported not proficient in reading resulting in a Black-White achievement gap of 57.4	59	6	$ 3,000.00	$ 3,000.00	Planning Division must approve a revised, detailed budget and scope of services; upon project completion, grantee will provide Planning Division with records of attendance at events, reading proficiency outcomes and graduation results as part of final Project Closeout Report.
Lake Edge Neighborhood Association (LENA)	District 15 - Dina Nina Martinez-Rutherford	Lake Edge Boulevard Median Planting - beautify and fortify the median of Lake Edge Boulevard, a lovely divided street that runs from Lake Edge Park to the corner of Buckeye and Monona Drive by replacing the grass on the end caps of each median with native drought tolerant perennials and prairie grasses using the support of a Master Gardener.	59	6	$ 2,500.00	$ 2,500.00	Planning Division must approve a revised, detailed budget and scope of services; Privilege in Streets and Forestry review and approval for plantings, site plan and management plan; Grantee must sign and adhere to maintenance plan; City Engineering Adopt-a-Median review and requirements must be adhered to for type of plantings, location, planting permits and volunteer to work in right of way waivers.
Madison Northside Planning Council, Inc.	District 18 - Charles Myadze and District 12 - Amani Latimer	Revitalizing & Catalyzing Northside Neighborhood Leadership & Infrastructure -catalyze much more active community leadership at the neighborhood level (formal and informal) by gathering neighborhood groups to share a meal and stories of successes, project examples, pressing issues and promising practices. Neighborhoods will be	56	8	$ 1,500.00	$ 1,500.00	Planning Division must approve a revised, detailed budget and scope of services; Planning Division must approve the project scope and budget of individual neighborhood projects as they are proposed, and individual groups must adhere to Neighborhood Grant Program terms for eligible project activities and expenses.
Carpenter-Ridgeway Neighborhood Association	District 12 - Amani Latimer Burris	Neighborhood Repairs & Improvements - repair the Little Free Library and Kiosk in Carpenter Ridgeway Park and the metal sign welcoming people into the Carpenter-Ridgeway Neighborhood at the corner of Fair Oaks and Commercial Avenue was damaged (it appears to have been hit by a car).	55	9	$ 1,365.00	$ 1,365.00	Planning Division must approve a revised, detailed budget and scope of services; Parks Division must review and approve proposal for repairing LIttle Free Library and kiosks in Carpetner-Ridgeway Park;existing PIS agreement and maintenance plan must be adhered to for the replacement of damaged neighborhood sign.
Projects not recommended for funding due to insufficient funds			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Bayview Foundation, Inc.	District 13 - Tag Evers	Southeast Asian art piece - textile artwork for the Senior Lounge in the community center facilitated by Bayview staff members Pa Der Lor and Tess Stroh. Up to 20 senior resident artists will be involved in the creation of the artwork. The piece will reflect themes of home, security, health and wellbeing.	54	10	$ 5,000.00	NA	
Capitol Neighborhoods Inc.	District 4 - Michael Verveer	Picnic in the Park - outreach and engagement initiative that utilizes a direct door mailing and social media marketing to increase neighborhood engagement and awareness of CNI, culminating in an end-of-summer, family-friendly event at James Madison Park.	54	10	$ 6,560.00	NA	

Projects not recommended for funding due to insufficient funds			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Tenney Lapham Neighborhood Association, Inc.	District 6 - Marsha Rummel	Beautify Johnson St. Corridor with Planters - install six planters along the E. Johnson Street corridor and fill them with colorful annuals and succulants to visually unite the businesses in our district.	53	12	$ 3,625.00	NA	
Vilas Neighborhood Association, Inc.	District 13 - Tag Evers	Vilas Sign Rehab & Replacement- three signs at highly visible locations need maintenance attention.One sign is broken and needs replacement, and we are seeking a grant to replace it with a durable high-density urethane (HDU) sign. The other two signs will be repaired and rehabbed by neighborhood volunteers.	53	12	$ 2,500.00	NA	
Summit Woods Website Committee	District 10 - Yannette Figueroa Cole	Website Development - Develop a neighborhood website targeting resident communication and involvement, with the added of goal of having one central place to communicate with the residents of Summit Woods.	52	14	$ 3,951.00	NA	
Northstar Neighborhood Association	District 3 - Derek Field	The orchard at Northstar Park - plant 6 edible fruit trees in managed meadow along Northstar Dr. Will host a neighbrohood planting event in early June. Harvest season coincides with other established events of July 4th, and Sept. food carts in park.	51	15	$ 1,200.00	NA	
5+ people in the South Madison area (Isadore Knox, Jeff Richter, Maia Pearson, Carrie Rothburd, Cheryl Roeben, Dave Davis, Ms. Sadie Pearson, Pia Kinney James, Sheri Carter)	District 14 - Isadore Knox	South Madison Unite! Grassroots Community Outreach and Capacity Building - bring an equity- and solution-focused lens to issues facing South Madison; ensure the grassroots participation of area residents in a discussion of community challenges and identification solutions.	47	16	$ 7,822.00	NA	
5+ people in an area (All in Bay Creek: Barb Bailley, Zach Levin, Manuel Ramminger, Jenny Hayes, Charlene Sweeney, Lisie Kitchel, Judy Robinson, Kathy O'Dea)	District 13 - Tag Evers	Bay Creek Area – Building Capacity through Community Outreach- increase participation in BCNA and enhance communication and interaction among neighbors. Participation in meetings, which initially increased with the advent of virtual gatherings, has dropped off again in 2023.	45	17	$ 3,211.00	NA	
Projects not recommended for funding due to applicant being ineligible			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Pdice Entertainment, LLC	NA	P.E.A.C.E. Positve Energy Always Creates Elevation - Host free community events in the community. Provide free enterntainment with live d.j. mascots who do greet and meets, popular dances and engage with the audience. Can host in underserved communities and hire nearby youth to support the community. Concessions will be sold like hot dogs and natural fruit drinks.			$ 10,000.00	NA	

Projects not recommended for funding due to project being ineligible			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Brainplate	District 15 - Dina Nina Martinez-Rutherford	Brainplate Grows Community Composting and Environmental Advocacy plans to beautify and green the easement between Garver Feed Mill and Starkweather Creek. Our proposed site transcends traditional boundaries, creating a community Eco-Hub that through artful engagement and biologically tailored site-specific composting will enliven environmental stewardship and provide education for all who visit the area.			$ 2,500.00	NA	
St. Mark's Community Church	District 13 - Tag Evers	St. Mark's Community Building and Evolved Outreach & Growth for 2024 - As a first time Madison Grant applicant, St. Mark's asks the City to partially fund four community outreach projects building community around our church and adjacent HUD spaces at the Romnes Apartments, a 169-apartment building with its park-like setting, with open courtyard and flower garden on Madison's southside.			$ 2,000.00	NA	
Projects not recommended for funding due to applicant withdrawing proposal			Avg. Score	Rank	Grant Request	Rec. Amt.*	Conditions
Crawford Marborough Nakoma Neighborhood Association (CMNA)	District 10 - Alder Yannette Figueora Cole	4251 Mohawk Dr. Water Utility Park - the Water Utility owns this space, but indicated they no longer use it. The goal is to enhance the beauty and usability of the space with landscaping improvements, and a gathering space for neighborhood events, and to preserve the space for other living creatures.			$ 5,000.00	NA	
Total Budget:						**$ 30,000.00**	
Total Requested and					**$ 75,708.00**	**$ 22,339.00**	
Maintenance Reserve:						**$ 7,661.00**	
***Maximum amount recommended, subject to conditions determined by Staff Review Team**							

City of Madison

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

Master

File Number: 83482

File ID:	83482	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/15/2024
File Name:	Heartland Outside Legal Counsel			**Final Action:**	

Title: Authorizing the City to amend its contract with outside counsel to provide legal representation for the Heartland Housing, Inc. property and loan transactions.

Notes: HeartlandLegalCounsel

CC Agenda Date: 05/21/2024

Agenda Number: 81.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments: POS Amendment Foley Lardner, Sole Source Forms - 2024 Amendment.pdf

Enactment Number:

Author: Michael Haas

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2024	Elizabeth York	Delegated	
1	2	5/15/2024	Maggie McClain	Approve	5/21/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/15/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/28/24), Common Council (6/4/24)

Text of Legislative File 83482

Fiscal Note

Fiscal note pending.

Title

Authorizing the City to amend its contract with outside counsel to provide legal representation

for the Heartland Housing, Inc. property and loan transactions.

Body

WHEREAS, the City has provided loan funds to Heartland Housing Inc. for the benefit of Tree Lane Apartments, LLC and Rethke Washington LLC, with respect to affordable housing projects located at 7933 Tree Lane and 715 Rethke Avenue (the “Properties”); and

WHEREAS, in the spring of 2023, Heartland Housing Inc. notified the City it was on the brink of insolvency and intended to relinquish its control of the Properties, as well as other properties it operated in Milwaukee and Chicago; and

WHEREAS, in June of 2023 the Properties were placed under the control of a receiver in Dane County Case No. 23CV1379; and

WHEREAS, Attorneys Katherine Rist and Matthew Lee of Foley & Lardner LLP have the required specialized knowledge and expertise necessary to navigate the highly complex scenario of two low income housing tax credit projects going through receivership, possible sale, and negotiation of terms and legal documents with a potential buyer; and

WHEREAS, under MGO Sec. 4.26(4)(a)3., the City may retain services of an attorney without competitive bids; and

WHEREAS, the City has an existing purchase of services contract with Foley & Lardner LLP to provide legal services for this project up to an amount of $49,999, and the duration and complexities of the project and representation require additional legal services.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to execute an amended contract for purchase of services with Foley & Lardner LLP, amending the total compensation under the contract not to exceed an additional $75,000, and on the terms approved by the City Attorney’s Office; and

AND BE IT FINALLY RESOLVED that that the City is authorized to pay for legal services pursuant to the contract.

Finance Department
David P. Schmiedicke, Finance Director

City-County Building, Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4521
Fax: (608) 266-5948
finance@cityofmadison.com
www.cityofmadison.com/finance/purchasing

Purchasing Services

AMENDMENT # 1
to the Contract For Purchase of Services
between the City of Madison and Foley & Lardner, LLP

The City of Madison and Contractor listed above agree to amend the Contract for Purchase of Services executed by the City on November 20, 2023, ("Original Contract"), as follows:

1. Amend section 23 to replace $50,000 with "the pricing set forth in Attachment A."

3. All other provisions of the Original Contract shall remain unchanged and in full force and effect.

4. Electronic Signature and Delivery. Signatures on this Amendment may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Amendment 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 of this Amendment 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 Amendment, fully executed, shall be as valid as an original.

5. Authority to Sign. The person 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	**By:** _____ Maribeth Witzel-Behl, City Clerk
Date: _____	Date: _____

Approved as to Form:

_____ Eric T. Veum, Risk Manager	By: _____ Michael Haas, City Attorney
Date: _____	Date: _____

ATTACHMENT A

Commencing 4/1/2024:

Katherine R. Rist	$700.00
Matthew D. Lee	$800.00

Estimated fees from April 1, 2024 through end of Matter $75,000.00

SUBMIT VIEW

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 05/14/2024

Requisition Number: 23003506 (8 characters)

Requestor Name: Michael Haas *

Requestor Phone Number: (608) 266-6598

Requestor Email: mhaas@cityofmadison.com *

Fund: 1250 *

Agency: 62 Community Development *

Major: *

- [ ] 53*** Supplies/Goods
- [ ] 541** Utilities
- [ ] 542** Building/Facility Maintenance/Repair
- [ ] 543** Software/Equipment Maintenance/Repair
- [ ] 544** Public Works Maintenance/Repair
- [ ] 545** Training/HR-Related Services
- [x] 546** Consulting/Professional Services
- [ ] 548** Grants/Loans/Insurance/Other Services

Total Purchase Amount: $75,000 *

Vendor Name: Foley & Lardner *

Product/Service Description: Outside Counsel *

- [ ] **$50,000 and UNDER**
  This form will be sent to the Purchasing Supervisor for review.
- [x] **OVER $50,000**
  Complete this form and draft a resolution using the sample resolutions provided by the City Attorney to your Budget Analyst. **Your resolution will not be added to the Finance Committee agenda without this form.**

Check the box(es) for the exception criteria you feel are applicable:

- [ ] 1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.
- [ ] 2. The services or goods required are available from only one person or firm (i.e., **true** sole source).
- [x] 3. The services are for professional services to be provided by attorneys.
- [ ] 4. The services are to be rendered by a university, college, or other educational institution.
- [ ] 5. No acceptable bids have been received after formal advertising.
- [ ] 6. Service fees are established by law or professional code.

- [ ] 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. Explain:

- [ ] If procurement is being paid with Federal or State grant funds, the vendor was identified by name in the approved Grant Application. (OPTIONAL)

REASON FOR REQUEST

WHY A COMPETITIVE SELECTION PROCESS CANNOT BE USED:
Provide **detailed** explanation below. For a true sole source, provide all information to explain why this product or service can only be purchased from this vendor. For one-of-a-kind items not sold through distributors, explain the unique performance features of the product requested that are not available from any other product. For services, detail the unique qualifications this vendor possesses, or other reason(s) that meet the criteria selected above. Identify specific, measurable factors and qualifications.

Contract is for outside counsel to provide specialized legal services for nuisance action ons to Tree Lane and Rethke apartments. Attorneys at Foley and Lardner have this specialized legal knowledge. This amends the original Purchase Order 23003506 from $50,000 to $75,000.

Submit

City of Madison

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

Master

File Number: 83291

File ID:	83291	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/07/2024
File Name:	CLAIM: K. Witkins - Vehicle Damage - $40,000.00			**Final Action:**	
Title:	K. Witkins - Vehicle Damage - $40,000.00				
Notes:	EVL005518				
				CC Agenda Date:	05/21/2024
				Agenda Number:	82.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 83291

Title

K. Witkins - Vehicle Damage - $40,000.00

Body

Claim received 5/6/2024.

City of Madison

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

Master

File Number: 83296

File ID:	83296	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/07/2024
File Name:	CLAIM: B. Shoemaker - Property Damage - $1,200.00			**Final Action:**	
Title:	B. Shoemaker - Property Damage - $1,200.00				
Notes:	EVL005520				
				CC Agenda Date:	05/21/2024
				Agenda Number:	83.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 83296

Title

B. Shoemaker - Property Damage - $1,200.00

Body

Claim received 5/6/2024.

City of Madison

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

Master

File Number: 83465

File ID:	83465	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/14/2024
File Name:	CLAIM: C. LaCombe of Progressive for J. Mathis - Property Damage - $8,869.45			**Final Action:**	

Title: C. LaCombe of Progressive for J. Mathis - Property Damage - $8,869.45

Notes: EVL005442

		CC Agenda Date:	05/21/2024
		Agenda Number:	84.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 83465

Title

C. LaCombe of Progressive for J. Mathis - Property Damage - $8,869.45

Body

Claim received 5/9/2024.

City of Madison

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

Master

File Number: 83470

File ID:	83470	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/14/2024
File Name:	CLAIM: M. Roth - Vehicle Damage - $775.56			**Final Action:**	
Title:	M. Roth - Vehicle Damage - $775.56				
Notes:	EVL005534				
				CC Agenda Date:	05/21/2024
				Agenda Number:	85.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 83470

Title

M. Roth - Vehicle Damage - $775.56

Body

Claim received 5/13/2024.

City of Madison

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

Master

File Number: 83473

File ID:	83473	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/14/2024
File Name:	CLAIM: S. Seton - Property Damage - $280.00			**Final Action:**	
Title:	S. Seton - Property Damage - $280.00				
Notes:	EVL005535				
				CC Agenda Date:	05/21/2024
				Agenda Number:	86.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 83473

Title

S. Seton - Property Damage - $280.00

Body

Claim received 5/13/2024.

City of Madison

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

Master

File Number: 83237

File ID:	83237	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/02/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Nerdhaven Arcade LLC • dba Nerdhaven
203 Cottage Grove Rd • Agent: Adam Wood
Estimated Capacity (in/out): 260/0
Class B Beer, Class C Wine • 10% alcohol, 0% food, 90% other
Police Sector 613 (District 15)

Notes:			
		CC Agenda Date:	06/04/2024
		Agenda Number:	87.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00126 App.pdf, LICLIB-2024-00126 Supplemental.pdf, 203 Cottage Grove Rd map.pdf, Malcolm Comments.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	05/02/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (5/15/24), Common Council (6/4/24)

1	COMMON COUNCIL	05/07/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	05/15/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	05/15/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass
	Action Text:	A motion was made by Barushok, seconded by Westra, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.				

Text of Legislative File 83237

Title

Public Hearing - New License
Nerdhaven Arcade LLC • dba Nerdhaven
203 Cottage Grove Rd • Agent: Adam Wood
Estimated Capacity (in/out): 260/0
Class B Beer, Class C Wine • 10% alcohol, 0% food, 90% other
Police Sector 613 (District 15)

1097

Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) _____

(Legistar file number) _____

(License number) _____

(Alder District #) 15 (Police Sector) 610

Office Use Only

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ Limited Liability Company exactly as it appears on your State Seller's Permit.
   Nerd Haven Arcade
2. Trade Name (doing business as) Nerdhaven Areade
3. Address to be licensed 203 Cottage Grove Rd, Madison WI
4. Mailing address 203 Cottage Grove Rd, Madison WI
5. Anticipated opening date October 2020
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☑ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☑ No ☐ Yes (explain)

Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   All alcoholic beverage will be sold and stored at 203 Cottage Grove Rd location.
   Game floor is 7,200 sq feet Beer will be stored in coolers Behind the counter the public will have full access to game floor Thursdays will be set aside for adults

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

Indoor: 260 Outdoor: N/A

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

Shared Parking for the Lake Side Shopping Center. Cameras will be Pointed out windows.

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

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

Section C—Corporate Information

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

12. Name of liquor license agent Adam T. Wood

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

14. How long has the agent continuously resided in the State of Wisconsin? 49 years

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 11/23/2021

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

WI, 11/8/2018

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

☐ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Co-Owner	John A. Karalis	Madison WI
Co-Owner	Adam T. Wood	Madison WI

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

John A. Karalis

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

☒ No ☐ Yes (explain) _____

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

☒ No ☐ Yes (explain) _____

Section D—Business Plan

21. What type of establishment is contemplated?
    ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store

    ☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

    ☒ Other Retro Arcade

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 9pm	-	-	3pm - 9pm	3pm - 9pm	11am - 12am	11am - 12am
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. _____

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

    If applicable, describe "Other": _____

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

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

    _____

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

Section F—Required Contacts and Filings

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

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

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

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

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

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

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 90 days of being granted. ☐ No ☒ Yes

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

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

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

Section G—Information for Clerk's Office

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

38. State Seller's Permit 4 5 6 - 1 0 2 9 9 9 6 9 2 7 - 0 4

39. Federal Employer Identification Number 83-2478272

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

Contact person John A. Karalis

Business phone (608)416-5217 Business e-mail address nerdhavenardade@Gmail.com

Preferred language English

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

☐ Yes (language: _____)

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

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

☐ Sí, lenguaje: _____

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

41. Corporate attorney, if applicable: Name Leslie Elkins / Kew Law

Phone (608) 709 7115 E-mail elkins@kewlaw.com

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

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

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

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

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

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

03/8/24
(Date)

Clerk's Office checklist for complete applications

☒ WI Seller's Permit Certificate (matching articles of incorporation)	☒ Background investigation form(s)	☒ Floor Plans
☐ FEIN	☐ Form for surrender of previous license	☒ Lease
☐ Written description of premises	☒ *Articles of Incorporation	☒ Business Plan
	☐ *Appointment of Agent	☐ **Sample Menu
	* Corporation/LLC only	** Class B only

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

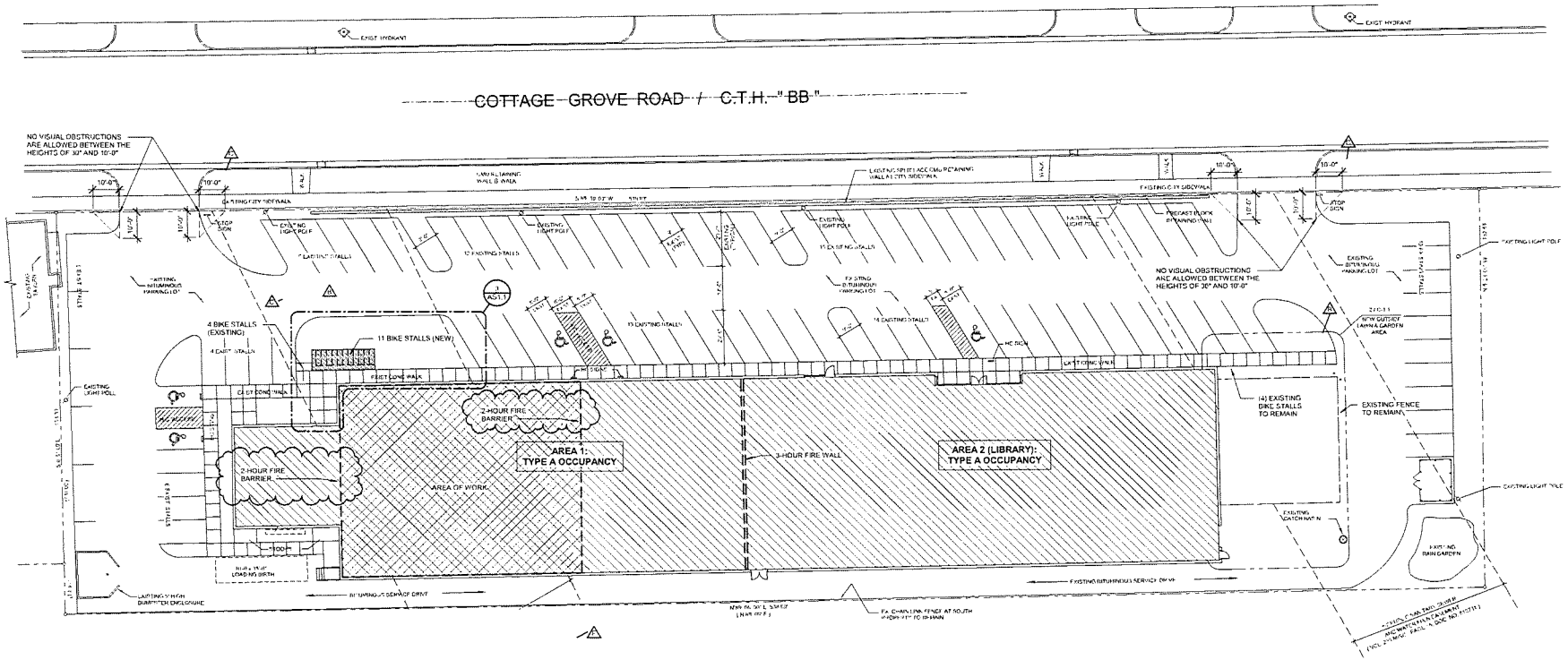
☐ Orange sign ☐ Orange business card

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

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

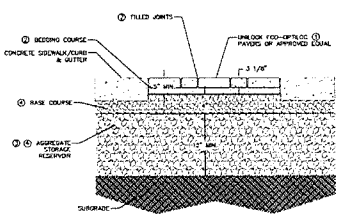


1 SITE PLAN
1" = 20'-0"

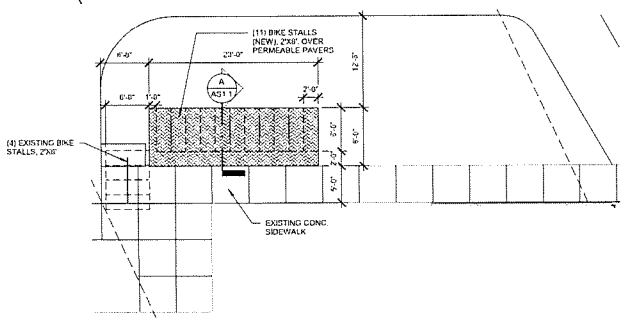
GENERAL NOTES

ALL PERMEABLE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1008 (PERMEABLE PAVEMENT) AND MANUFACTURERS RECOMMENDATION

1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 6, 89 OR 57 AGGREGATE
3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
4. BASE AND/OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.



A PERMEABLE PAVER SECTION
NOT TO SCALE



3 SITE PLAN - Callout 1
1/8" = 1'-0"

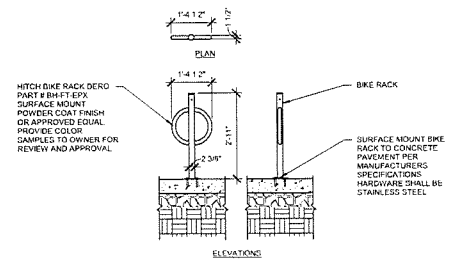
NOTE: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

IMPERVIOUS SURFACE RATIO (ISR)

ADDED 161 SF FOR BIKE PARKING

AREA OF PROPERTY = 82,510 SF
IMPERVIOUS AREA = 9,280 SF

ISR = 9,280 / 82,510 * 100 = 11%



4 BIKE RACK DETAIL
1/2" = 1'-0"

CONSTRUCTION SET

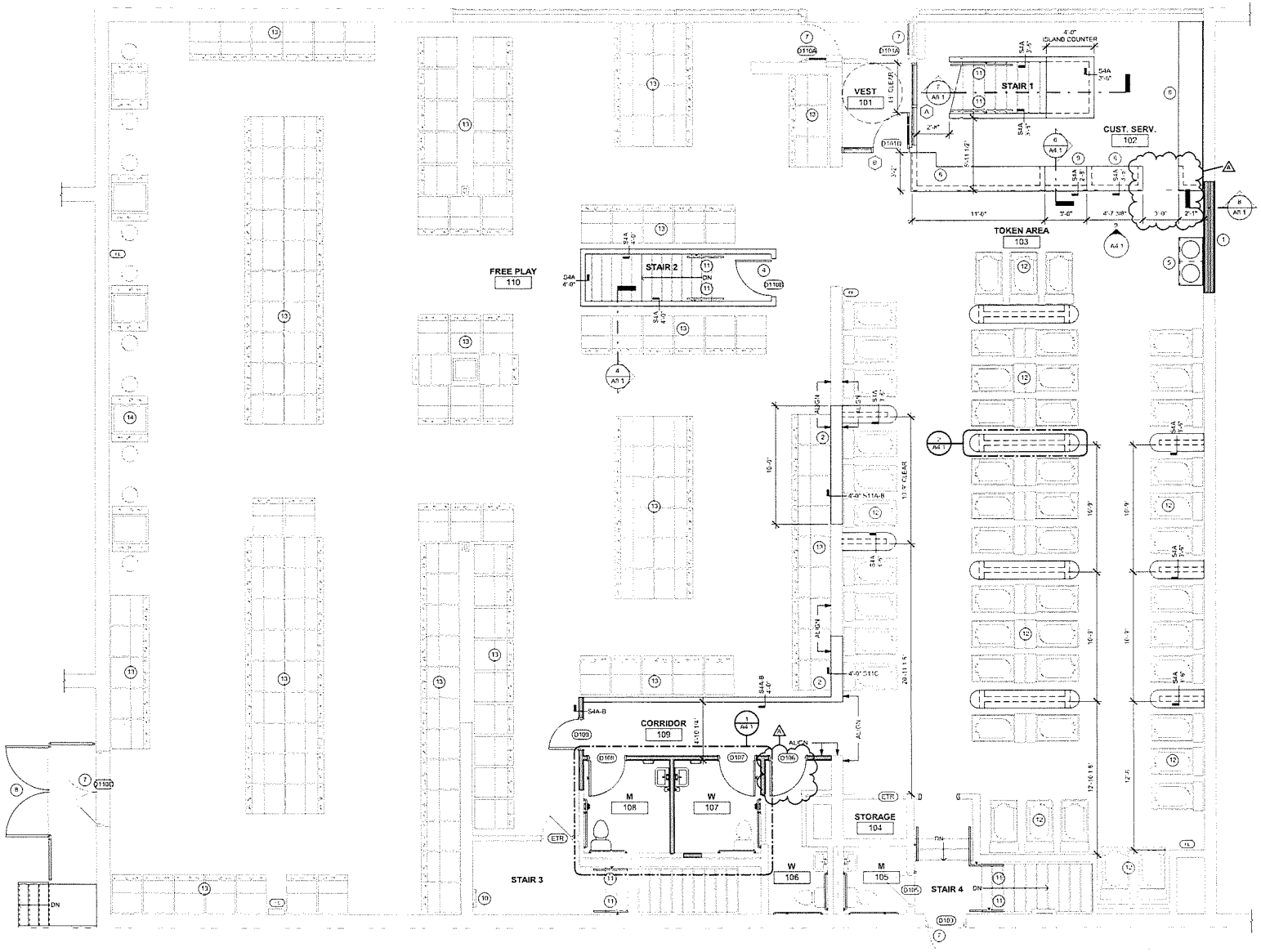
NERDHAVEN ARCADE
TENANT IMPROVEMENT
203 COTTAGE GROVE RD
MADISON, WI 53716

SITE PLAN

Project Status

	2019.11.15	FOR CONSTR
B	2019.12.14	ADDENDUM 1
C	2020.01.02	ADDENDUM 2
D	2020.01.07	ADDENDUM 3
E	2020.01.09	ADDENDUM 4
1	2020.01.24	CO01

AS1.1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2

C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS

D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

E. INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES

F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

H. FIRE EXTINGUISHER SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. WALL-HUNG AND CABINET RATED TO MEET THE ASSOCIATED WALL FIRE RATING

I. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND

J. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES

HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

KEYED PLAN NOTES:

1. INFILL OPENING WITH 2-HOUR WALL, UL V442
2. INFILL WALL OPENING, ALIGN TO EXISTING FACE
3. (NUMBER NOT USED)
4. INSTALL 4'-0" TALL LATCHABLE GATE WITH PASSAGE LOCKSET ACCESS FOR EVENT SPACE DOWNSTAIRS
5. BEVERAGE, DISPENSER AND TRASH AREA, EQUIPMENT AND CASEWORK BY TENANT
6. INSTALL COUNTERTOP, SEE ELEVATION AND SECTION
7. INSTALL PANIC HARDWARE ON EXISTING DOOR
8. INSTALL METAL GUARDRAIL WITH LATCHABLE GATE
9. ADA TRANSACTION COUNTER, MAX HEIGHT 2'-10" AND MINIMUM LENGTH 3'-0", SEE ELEVATION
10. ELECTRICAL ENGINEER TO ENSURE ADEQUATE POWER IS AVAILABLE AND DISABLE AND SECURE UNUSED PANELS AS NECESSARY
11. ADD HANDRAILS TO MEET CODE REQUIREMENTS
12. PINBALL MACHINE (BY TENANT)
13. ARCADE GAME (BY TENANT)
14. TABLE ARCADE GAME (BY TENANT)
15. FIRE EXTINGUISHER, WALL HUNG, 2-A 5-B C

SCALE 1/4" = 1'-0"

FLAN NORTH

TRUE NORTH

CONSTRUCTION SET

Sketchworks architecture

NERDHAVEN ARCADE

TENANT IMPROVEMENT

203 COTTAGE GROVE RD
MADISON, WI 53716

FIRST FLOOR PLAN

Project Status

	2019.11.15	FOR CONSTR
A	2019.12.05	ADDENDUM A

A2.3

NerdHaven Arcade Beer Wine Proposal

We are NerdHaven Arcade. We are a small business that has been open for the past 4 ye

We are writing this document to request approval to sell beer and wine. This opportunity to serve beer and wine would be another form of income for our arcade. The approval would also allow our arcade to grow in many different ways, such as:

1) Hire more staff

2) Financial Stability

3) Invest in the business

Our Plan::

We plan to dedicate one day out of our work week to be able to sell Beer and Wine. Currently our Wedsdays and Thursdays are in need of a financial boost.

Hire More Staff
Currently, NerdHaven Arcade is operated by only two individuals working about 16 hour days. Bringing in more staff would allow the owners to free up there time to focus on other aspects of the business

Financial Stability

Having another source of income would be a big relief to us. This whole operation has been on the shoulders of the owners from day one.

Invest in the Business

The secret to operating an arcade uptime of games & repairs, new titles, customer service.

Uptime and Repairs

Currently, NerdHaven Arcade has only one technician keeping all the games in our collection running. That is 192 games total to make sure they stay operational. If we would be able to hire another tech or two to oversee repairs in the arcade, not only would we be able to

April 2024 ALRC New License

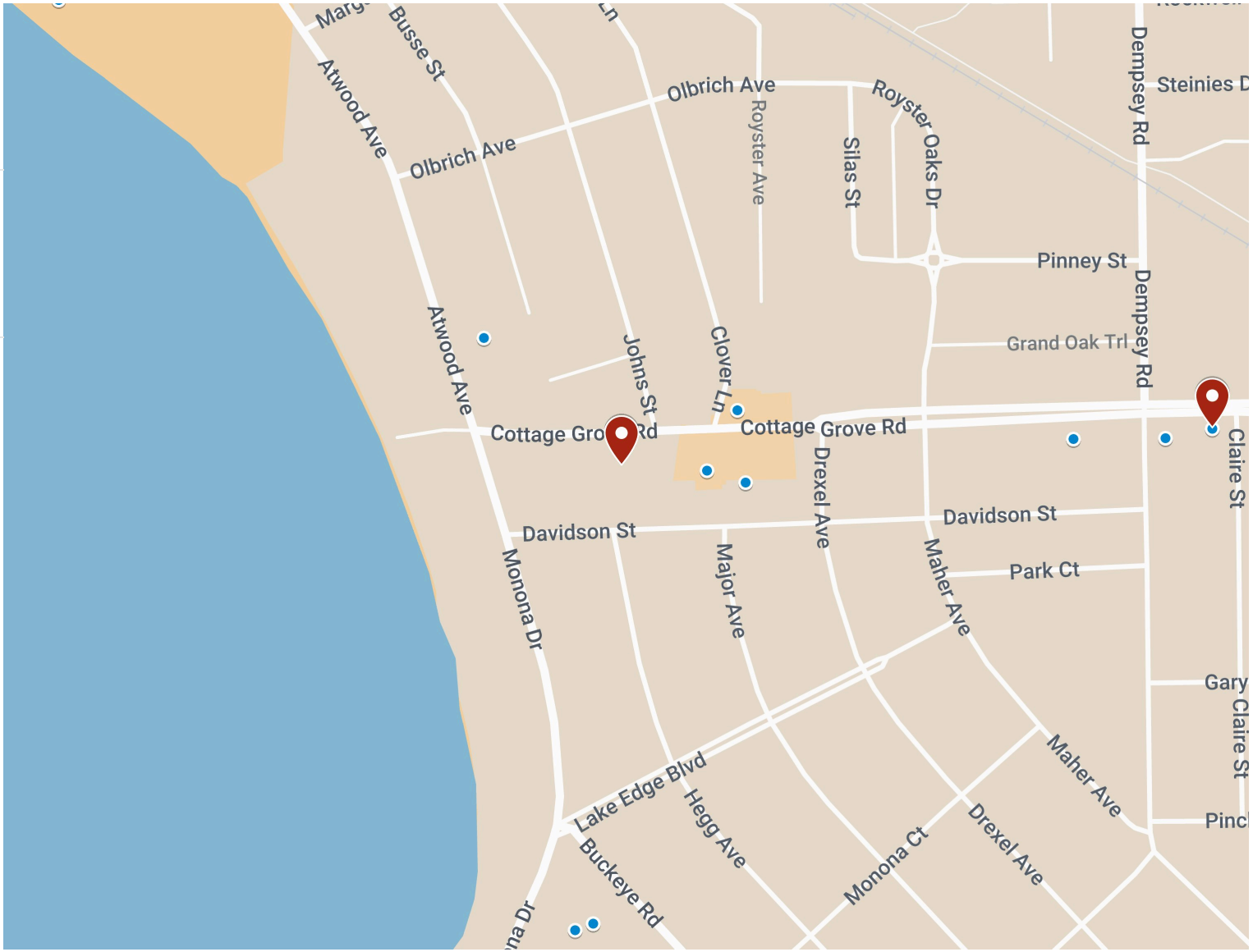
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



From: Verveer, Michael
To: Verbick, Jim
Subject: Fwd: New beer license for Nerdhaven Arcade, 302 Cottage Grove Rd
Date: Monday, April 29, 2024 11:55:33 AM

Hi Jim,

Please distribute this correspondence to the committee and add to the legislative file.

Thanks,
Mike

Begin forwarded message:

From: Pat Malcolm <pmalcpoet@gmail.com>
Date: April 18, 2024 at 1:14:52 PM CDT
To: All Alders <allalders@cityofmadison.com>
Subject: New beer license for Nerdhaven Arcade, 302 Cottage Grove Rd

> Some people who received this message don't often get email from pmalcpoet@gmail.com. Learn why this is important

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

Sincerely,
A. Pat Malcolm (she/her)
206 Davidson St Apt 2
Madison, WI 53716

PS I missed the opportunity to communicate with the Alcohol License Review Committee last night because the notice of public hearing mailing was not delivered here until yesterday, Wednesday, April 17, 2024.
Sent from my iPad

I am a resident of Davidson Street, just behind Lake Edge Shopping Center and Nerdhaven Arcade. I oppose the granting of the new beer license for 203 Cottage Grove Rd.

My concern is the alley that runs behind the shopping center and faces several of the apartments on Davidson St. Many people walk through the alley to view the mural art there, including families, dog walkers, those taking photos using the art as a backdrop, and more. In the past nighttime drinkers have littered the ally with bottles, cans, cigarette packs, and all manner of trash. Privacy and security were a concern. At this point it has been pretty good for a while and we would not like it to begin again with cans and trash and nighttime drinking from Arcade drinkers. The alley is quiet, but frequent beer delivery will increase noise and litter. What is their plan for ID checks, noise and to keep drinking and drinkers on their premises? Are Arcade owners new to running a bar altogether? Nearby Jade Monkey has a good, proactive owner and there have been few problems. Hawk has been active in building neighborhood relationships and is sensitive to neighborhood concerns. Have Arcade owners built relationships with the neighborhood? Attended neighborhood association meetings to introduce themselves?

I oppose the granting of the new beer license for Nerdhaven Arcade at 203 Cottage Grove Rd.

City of Madison

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

Master

File Number: 83256

File ID:	83256	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/02/2024
File Name:				**Final Action:**	

Title: To grant Class A Liquor, Class A Beer, Class A Cider, Class B Beer, Class B Combination Liquor & Beer, Class C Wine 2024-2025 License Renewals with restrictions as previously approved and to include any change of corporate structure and amended conditions as set forth in the report.

Notes:

		CC Agenda Date:	06/04/2024
		Agenda Number:	88.
Sponsors:		**Effective Date:**	
Attachments:	Alcohol License Renewals 2024.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	05/02/2024	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (5/15/24), Common Council (6/4/24)					
1	COMMON COUNCIL	05/07/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE		05/15/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.					

1	ALCOHOL LICENSE REVIEW COMMITTEE	05/15/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING	Pass

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

One registration in support.

Text of Legislative File 83256

Title
To grant Class A Liquor, Class A Beer, Class A Cider, Class B Beer, Class B Combination Liquor & Beer, Class C Wine 2024-2025 License Renewals with restrictions as previously approved and to include any change of corporate structure and amended conditions as set forth in the report.

Report ID -
City of Madison - Clerk's Office
Active Licenses

Date: 5/11/2024
Time: 10:47:11PM

ClassABeerLiquor

1.	4810 WASHINGTON INC	4810 E Washington AVE	LICLIA-2011-01800	17	Premise: Convenience store. Beer sold from cooler.
2.	7 SEAS LIQUOR	1763 Thierer RD	LICLIA-2020-00860	17	Premises: approx. 3,476 sq. ft. liquor store. Alcohol stored on the sales floor and cooler as well as stock room. Common Council granted 2/2/2021 with conditions. Common Council removed conditions from the license 7/12/2022.
3.	7-ELEVEN #35851J	2216 University AVE	LICLIA-2023-00250	5	Premises: Alcoholic beverages (beer) stored in the back of store and sold at cash registers near front of store. Records kept in manager's office. No outside seating. Council granted on 7/11/2023 with conditions: 1. The establishment shall not sell, dispense, or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor, & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed, or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans.
4.	AC HOTEL MADISON	1 N Webster ST	LICLIA-2017-00010	2	Premises: In-house market where guests may purchase snacks, beverages, and other sundries. The remainder of the hotel is the premises of a different entity so any alcohol purchased at the market may not be consumed elsewhere in the hotel. Common Council granted 3.7.2017
5.	ALDI #21	3925 LIEN RD	55696-67755	3	Premise: Approximately 17,115 sq ft. Grocery store, backroom, sales floor. License granted by Common Council on November 4, 2003.
6.	ALDI #22	8222 WATTS RD	58400-67754	1	Premise: Grocery store, backroom, sales floor. License Granted by Common Council on November 4, 2003
7.	ALIMENTARI	306 S Brearly ST	LICLIA-2018-00318	6	Premises: 1800 sq ft deli/market, one prep room in back
8.	AMOCO	1129 S Park ST	LICLIA-2024-00018	13	Premises: entire building at 1129 S. Park Street. Common Council granted 3/5/2024 with the following conditions: 1. Hours of operations are limited from 6am to midnight. 2. The establishment shall regularly monitor the parking lot to address concerns of on-site consumption and loitering. 3. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a four pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands.
9.	ASIAN MIDWAY FOODS	301 S Park ST	LICLIA-2013-00723	13	Premises: Entire store, alcohol stored in back storage room. Common Council granted 10-1-2013
10.	AVENUE SHELL	4821 ANNAMARK DR	47110-65928	17	Premise - 25' x 63' ranch style convenience store. Alcohol sold at front counter, stored in storage room. Common Council granted on 8-5-03 with the following conditions: 1) No single cans or single bottles of beer or fermented malt beverages. 2) Exclusion from previous condition for specialty imported beers and microbrews.
11.	BADGER LIQUOR	402 STATE ST	69638-74217	2	Premise - First level of building, with 650 square feet of retail space and 650 square feet of storage in basement. Common Council granted 7.7.2015, with conditions: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
12.	BP	1010 N Sherman AVE	LICLIA-2023-00166	12	Premises: Gas station. We will serve beer inside the gas station only. Everything in cooler and overstock will be inside the cooler. Common Council granted 5.2.2023 with the following conditions: 1. No sale of 40 ounce bottles of fermented malt beverages. 2. No sale of single bottles or single cans of beer or fermented malt beverages.

13. CAPITAL ONE PETROLEUM	735 E Washington AVE	LICLIA-2011-00201	6	Premise - 900 sq ft convenience store, alcohol on shelves and in coolers. Common Council granted license 5/17/2011 with the following conditions: 1. No sale of beer or fermented malt beverages in amounts less than a 6 pack of no less than 12 oz. each. 2. The liquor portion of the license allows sales of wine only. 3. No fortified wines are allowed.
14. CAPITOL PETROLEUM LLC	4601 Cottage Grove RD	LICLIA-2017-00171	16	Premises: THE LOCATION IS AN EXISTING CONVENIENCE STORE. SMALL AMOUNT OF ON-SITE STORAGE. ONE 13 DOOR WALK-IN DISPLAY COOLER AND ONE 3 DOOR WALK-IN DISPLAY FREEZER. The conditions are as follows: 1. No sale of 40 ounce bottles of fermented malt beverages. 2. No sale of single bottles or single cans of beer or fermented malt beverages.
15. CASEY'S GENERAL STORE #3833	3603 Cross Hill DR	LICLIA-2019-00782	17	Premise: One story pre-structured steel building. 2130 sq. ft. sales floor with alcohol displays throughout. Walk-in coolers in back left corner with alcohol. Storage room across from men's restroom contains extra alcohol storage. Common Council granted the license on 10/1/19 with the following condition: 1. No sale of intoxicating liquors, with the exception of wine and cider.
16. CG MARATHON	605 COTTAGE GROVE RD	69127-73285	15	Premise - 2,500 square foot convenience store. Beer stored against the wall and in sales area. Beer sold from store coolers. Common Council granted January 3, 2006, with the following conditions: 1) Display of beer limited to one 15 square foot section of cooler. 2) No sale of single bottles or single cans of beer or fermented malt beverages. 3) No sale of 40 ounce bottles of fermented beverages.
17. CITY VIEW LIQUOR	6420 Cottage Grove RD	LICLIA-2019-01247	3	Premises: Approximately 2000 square feet with 1 storage room in back of store. All sales will be inside the establishment. There are 2 restrooms located inside as well. Common Council granted 2.4.2020.
18. Cork 'n'Bottle	855 E Johnson ST	LICLIA-2020-00709	6	Premises: First Floor: Sales and storage. Sub floor: Storage. Common Council granted the license on 11/17/2020.
19. CP Mart NE	4905 Commercial AVE	LICLIA-2017-00172	3	Premises: The location is an existing convenience store. Small amount of on-site storage. One 13 door walk-in display, one three door walk-in display freezer. The conditions are as follows: 1. No sale of 40 ounce bottles of fermented malt beverages. 2. No sale of single bottles or single cans of beer or fermented malt beverages.
20. CP MART WEST	6702 Mineral Point RD	LICLIA-2014-01155	19	Premises: 3368 sq. ft. convenience store/gas station all on first floor. One 13 door walk-in display cooler, one 3 door walk-in display freezer. Common Council granted on 1-6-2015 with the following conditions: 1) No sale of single bottles or singles cans of beer or fermented malt beverages. 2) No sale of 40 ounce bottles of fermented malt beverages. 3) Display of beer will be limited to one 15 square foot section of cooler. 4) Beer shall only be displayed in the cooler. There will not be any other displays of beer in the store. 5) Applicant will meet with Police Captain Wahl before January 6, 2015 Common Council Meeting.
21. CVS PHARMACY #4930	2 S Bedford ST	LICLIA-2014-00553	4	Premises: Entire one-floor building. Common Council granted license 8-5-14 Common Council renewed license 06/02/15 with the following conditions: 1. Sales shall be limited to beer, wine and fermented beverages only. 2. Shall not sell, dispense, or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of bottles or cans; 3. Malt based flavored coolers may not be sold, dispensed, or given away in the original container in amounts less than a four pack of bottles or cans; 4. Shall not sell, dispense, or give away wine in the original container with an alcohol content of more than 15% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to vermouth, port, sherry, and wine sealed with a cork and aged two or more years, and wine with 15% or less alcohol by volume where the alcohol is produced by natural fermentation. 5. Refrigerated beer display area limited to 2 coolers accessible by no more than 6 doors. 6. Wine display area limited to 16' x 72" shelf area. 7. Unrefrigerated beer display area limited to 4' x 4' shelf or endcap area.
22. CVS PHARMACY #7147	6701 Mineral Point RD	LICLIA-2012-00037	19	Premise: One floor building - retail off-premises sales only. Storage in backroom area monitored by alarm system. Beer located in the cooler accessible by 3 doors. Wine section 16 X 60 on a shelf. Common Council granted 3/20/2012 with the condition that the license is Class A Beer and Class A Wine.
23. D.B.'S SERVICE	902 Atlas AVE	LICLIA-2018-01205	3	Premises: Entire store at 902 Atlas Ave. Beer sold from walk-in cooler. Warm beer stored on sales floor and back storage room.
24. DON BETO GROCERIES	916 S Whitney WAY	LICLIA-2020-00239	20	Premises: 30 feet X 40 feet, 9 door cooler, 10 door cooler, 8 door cooler, storage and retail area. Common Council granted the license on 6/2/2020.
25. EDEN NAIL SPA	7870 Mineral Point RD	LICLIA-2021-00781	9	Premises: Service in salon and spa area. Alcohol will be stored in the back on shelf in a cool place away from flammables. Common Council granted 2/1/22 with the following conditions: 1. Samples must be provided free of charge. 2. Two samples of wine per person per day not to exceed three fluid ounces per sample. 3. One sample of distilled spirits per person per day not to exceed one half ounce. 4. Samples must be provided between the hours of 11:00am and 7:00pm. 5. Samples may not be provided to underage persons. 6. Wine or spirits provided as taste samples must be sold by a wholesaler and invoiced to the retailer. 7. Samples must be served by licensed operators (bartenders) or servers under the immediate supervision of a licensed operator, the licensee, or an agent of a retail corporation or LLC licensee.
26. ERNIE'S LIQUOR	4521 Cottage Grove RD	LICLIA-2023-00706	16	

27.	FAIRFIELD INN AND SUITES	2702 Crossroads DR	LICLIA-2019-01280	17	Premises: In the hotel lobby snack shop further described as - Four-story, 130 room, 67,095 square foot hotel. Alcohol stored in secure storage room. Common Council granted the license on 1/7/2020 with the following condition: 1. Class A Liquor license limited to wine sales only.
28.	GLOBAL MARKET & FOOD HALL	2161 Zeier RD	LICLIA-2020-00148	17	Premises: approx. 15,000 sq. ft. including market and liquor store areas. Common Council granted the license on 6/2/2020.
29.	GREWAL PETROLEUM	3859 E Washington AVE	LICLIA-2023-00274	3	Premises: entire gas and convenience store. Alcohol stored in coolers and shelves. Council granted the license on 7/11/2023 with the following conditions: 1. The establishment shall not sell, dispense, or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor, & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed, or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. Class A Liquor license limited to the sale of wine and cider only.
30.	HAMPTON INN	4820 Hayes RD	LICLIA-2019-01282	17	Premises: In the hotel lobby snack shop further described as - 115 room limited service hotel. Beer/wine will be sold to the hotel guests from a pantry located in the lobby. In the evening, beer/wine will be sold to the hotel guests from a portable bar in the lobby. The beer/wine will be stored in the pantry. Common Council granted the license on 1/7/2020 with the following condition: 1. Class A Liquor license limited to the wine sales only.
31.	HAMPTON INN & SUITES - MADISON DOWNT	440 W Johnson ST	LICLIA-2017-00945	4	Premises: The premises consist of a gift shop located within the Hampton Inn & Suites Hotel located at the address listed above. Alcohol will be secured in locked, monitored cabinets within the fist shop. Alcohol on display will be locked after hours. All alcohol will be monitored 24 hours a day as the gift shop is an extension of the front desk area. Common Council granted October 31, 2017
32.	HARLEY'S LIQUOR & BAIT	3838 ATWOOD AVE	64016-63692	15	Premise - 21' x 69' brick building; 7 rooms: sales room, storage room, bait shop, 3 walk-in coolers, bathroom, and loading dock. Common Council granted on 12-03-02 with the following conditions: 1) No single cans or single bottles of beer or fermented malt beverages. 2) Exclusion from previous condition for specialty imported beers and microbrews.
33.	HARRY'S LIQUOR	3506 Packers AVE	LICLIA-2021-00154	18	Premise: Alcohol sold from shelves at 3506 Packers Ave. Alcohol stored in back storage room. Common Council granted the license on 7/6/2021.
34.	INTER MARKET	5317 Old Middleton RD 101	LICLIA-2011-00156	11	Premise - 700 square feet of retail space located in lower level of building. Alcohol stored in back storage area. Common Council granted license 11/9/2010.
35.	J&G MINI MARKET	714 W Badger RD	LICLIA-2021-00324	14	1,000 sq ft store with storage area, parking lot and no outdoor seating. Liquor will be stored behind cashier and beer inside walk-in cooler. Storage will be separate behind the coolers and only employees will have access. The conditions are: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a four pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22). 4. The establishment shall not open before noon on Sundays. 5. The license holder shall maintain video cameras inside and outside the establishment shall save recordings from that system for a minimum of 10 days.
36.	JENIFER STREET MARKET	2038 JENIFER ST	7836-57741	6	Licensed premise: Sales floor and backroom are 10,000 square feet. Common Council granted on 7-17-2001 with the following voluntary condition: 1) Beer and wine sales only.
37.	KELLEY'S MARKET	901 S GAMMON RD	71220-77373	20	Premise: 3000 sq. ft. convenience store. Sold at retail only - approx. 550 sq ft. Reach-in/walk-in cooler. Common Council granted license July 3, 2007, with the following conditions: 1) No sale of single bottles or single cans of beer or fermented malt beverages. 2) No sale of 40 ounce bottles of fermented malt beverages. 3) No sale of fortified wines. 4) Liquor sales limited to wine only.
38.	KWIK SPIRITS 514	1117 N Sherman AVE	LICLIA-2021-00491	12	Premises: One-story unit in a shopping mall (northgate shopping center) with storage in walk-in cooler and on sales floor. Leased premise is 5,126 sq. Ft. Common Council granted 10.5.2021.

39.	KWIK TRIP #268	1421 Monroe ST	LICLIA-2014-00310	5	Premises: ONE STORY FRAME CONTRUCTION WITH STORAGE IN LOCKABLE WALK-IN COOLER AND CABINETRY. Common Council granted 7-1-2014. Common Council granted 06/02/15 with the following conditions: 1. No liquor sales - beer and wine only. 2. No sale of single serve bottles or cans larger than 25 ounces in size. 3. The floor display shall be as submitted . 4. No keg sales.
40.	KWIK TRIP 1511	4624 Monona DR	LICLIA-2020-00785	15	Premises: One-story building with storage in coolers, on sales floor, behind sales counter and in back room. Common Council granted the license on 12/1/2020 with the following condition: 1. Class A Liquor limited to wine and cider only.
41.	KWIK TRIP 1513	3401 University AVE	LICLIA-2020-00787	5	Premises: One-story building with storage in coolers and cabinetry locked non-sales hours, behind sales counter and in back room. Common Council granted the license on 12/1/2020 with the following condition: 1. Class A Liquor limited to wine and cider only.
42.	KWIK TRIP 1514	5445 University AVE	LICLIA-2020-00789	19	Premises: One-story building with storage in coolers, on sales floor, behind sales counter, in back room. Common Council granted the license on 12/1/2020.
43.	KWIK TRIP 1522	6202 Schroeder RD	LICLIA-2020-00793	19	Premises: One-story building with product storage in coolers only, records kept in office area. Common Council granted the license on 12/1/2020.
44.	KWIK TRIP 155	6525 Kilpatrick LN	LICLIA-2020-00781	16	Common Council granted a change of licensed premises 1/4/2022 to remodel the space increasing retail and grocery products as well as ready to eat items. The condition is: 1. Class A Liquor limited to wine and cider only.
45.	KWIK TRIP 187	4825 American PKWY	LICLIA-2015-00711	17	One-story frame construction with storage in walk-in beer cooler, on sales floor and behind sales counter. Common Council granted 11.3.2015 with the following condition: The condition is that there shall be no sales of intoxicating liquor with the exception of wine and cider.
46.	KWIK TRIP 531	2601 Fish Hatchery RD	LICLIA-2017-00828	14	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10/3/2017 and approved revised conditions on 7/10/18 with the following conditions: 1. No sale of glass containers of single beer or fermented malt beverages. 2. Must be closed between the hours of 11:00 pm - 5:00 am.
47.	KWIK TRIP 950	4402 E Buckeye RD	LICLIA-2017-00827	16	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017 with the following conditions: 1. Class A Liquor license limited to cider and wine sales only. 2. No sale of fortified wines. 3. Wine and wine coolers will be limited to one shelf of walk-in cooler and one five-square-foot rack of wine.
48.	KWIK TRIP 951	6702 Raymond RD	LICLIA-2017-00826	20	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
49.	KWIK TRIP 952	2538 Fish Hatchery RD	LICLIA-2017-00825	14	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10/3/2017 and approved revised conditions on 7/10/18 with the following conditions: 1. No sale of glass containers of single beer or fermented malt beverages. 2. Must be closed between the hours of 11:00 pm - 5:00 am.
50.	KWIK TRIP 953	7502 Mineral Point RD	LICLIA-2017-00808	9	One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
51.	KWIK TRIP 954	7717 Mineral Point RD	LICLIA-2017-00824	9	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
52.	KWIK TRIP 955	1625 N Stoughton RD	LICLIA-2017-00807	12	Premises: One story convenience store. Alcohol stored in coolers, on sales floor, behind sales counter and in storage room. Common Council granted 10.3.2017.
53.	KWIK TRIP 956	3153 Maple Grove DR	LICLIA-2017-00820	7	Premises: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
54.	KWIK TRIP 958	4741 Lien RD	LICLIA-2017-00829	17	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
55.	KWIK TRIP 960	401 N Third ST	LICLIA-2017-00830	12	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017 with the following conditions: 1. Class A Liquor license limited to cider and wine only. 2. No sale of single bottles of fermented malt beverages. 3. No sale of 40 ounce bottles of fermented malt beverages. 4. No sale of fortified wines. 5. Display of beer will be limited to one 15-square-foot section of cooler. 6. Wine and wine coolers will be limited to one shelf of walk-in cooler and one five-square-foot rack of wine. 7. Beer shall only be displayed in the cooler. There will not be any other displays of beer in the sto

56.	KWIK TRIP 961	3528 E Washington AVE	LICLIA-2017-00831	12	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017 with the following conditions: 1. Class A Liquor license limited to cider and wine sales only. 2. No sale of single bottles or single cans of fermented malt beverages.
57.	KWIK TRIP 963	1434 Northport DR	LICLIA-2017-00823	18	Premise: One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10.3.2017.
58.	KWIK TRIP 965	2402 W Broadway	LICLIA-2017-00822	14	One-story frame construction with storage in coolers, on sales floor, behind sales counter, in storage room. Common Council granted 10/3/2017 and approved revised conditions on 7/10/18 with the following conditions: 1. No sale of glass containers of single beer or fermented malt beverages. 2. Must be closed between the hours of 11:00 pm - 5:00 am.
59.	LA HISPANA	2229 INDEPENDENCE LN	68954-72971	17	Premise - 2,800 square foot grocery store with attached 1,400 square foot liquor store. License granted by Common Council November 8, 2005.
60.	LAKE MANAGEMENT LLC	2801 Atwood AVE	LICLIA-2019-00229	15	Premises: Convenience store, to be sold in coolers and stored in back room. Common Council granted the Class A Beer license on 2-4-2014, the Class A Liquor license on 6-11-2019, and a change to the license conditions on 9-5-2019. The conditions are: 1) No sale of single cans or single bottles of beer or fermented malt beverages. 2) No more than four coolers will be used for alcohol sales. 3) No space on the floor will be used for alcohol sales. 4) Class A Liquor license is restricted to the sale of cider and wine only.
61.	LEOPOLD MENS SALON	124 S Carroll ST	LICLIA-2019-01240	4	Premises: Beverages will be kept in the employee breakroom and served in the lobby and cutting floor. Common Council granted 2.4.2020.
62.	LUCKY'S MARKET - PARK STREET	2703 W Beltline HWY	LICLIA-2023-00032	10	Beer in coolers, wine on shelves, liquor on shelves back of cash register. Stored in back storage room Common Council granted 4.18.2023 with the following conditions: 1. Operating hours shall be no earlier than 5:00 a.m. to no later than 11:00 p.m. 2. Sale of intoxicating liquor is limited to wine and cider. 3. There shall be no sale of single bottles or cans of beer or fermented malt beverages. 4. The establishment shall have outdoor lights with motion sensors for all sides of the building. 5. The establishment shall have video surveillance equipment (inside and outside the building) that complies with Madison General Ordinance 38.05(13). 6. The establishment shall post signs prohibiting trespassing on the property.
63.	LUCKY'S MARKET - PARK STREET	2201 S Park ST	LICLIA-2023-00033	14	Beer in coolers, wine on shelves, liquor on shelves back of cash register. Stored in back storage room Common Council granted 4.18.2023 with the following conditions: 1. Operating hours shall be no earlier than 5:00 a.m. to no later than 11:00 p.m. 2. Sale of intoxicating liquor is limited to wine and cider. 3. There shall be no sale of single bottles or cans of beer or fermented malt beverages. 4. The establishment shall have outdoor lights with motion sensors for all sides of the building. 5. The establishment shall have video surveillance equipment (inside and outside the building) that complies with Madison General Ordinance 38.05(13). 6. The establishment shall post signs prohibiting trespassing on the property.
64.	LUNAS GROCERIES	2010 Red Arrow TRL	LICLIA-2018-00576	10	Premises: Entire grocery store. Common Council granted 8.7.2018 with conditions: The conditions are: 1. No sale of single containers of fermented malt beverages. 2. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume.
65.	MacTaggart's Market & Deli	230 W Lakelawn PL	LICLIA-2021-00141	2	Premise: Basement of three-story apartment building. Alcohol sold in approximately 3000 square foot sales floor of business. Back stock stored in the cooler & basement. Common Council granted this license with conditions on 06.01.21 with the following conditions: 1. Shall not sell, dispense, or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of bottles or cans. 2. Spirits based products with an alcohol content of 15% or less by volume or malt based flavored coolers may not be sold, dispensed or given away in the original container in amounts less than a four pack of bottles or cans. 3. Shall not sell, dispense, or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. Shall not sell, dispense, or give away wine in the original container with an alcohol content of more than 15% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to vermouth, port, sherry, and wine sealed with a cork and aged two years or more, and wine with 15% or less alcohol by volume where the alcohol is produced by natural fermentation. 5. Class A Liquor license limited to only sales of wine, cider, and spirits based products with an alcohol content of 15% or less by volume.

66. MADISON FOOD MART	902 E JOHNSON ST	62587-60580	6	Premises: 700 sq ft. Alcohol stored in walk-in cooler and display coolers. Common Council granted on 7-2-02.
67. MADISON PANTRY	2022 FORDEM AVE	LICLIA-2024-00015	12	Common Council granted the license on 12/1/2020 with the following condition: 1. Class A Liquor license limited to wine only. Premises: Beer bulk stacked on the floor and in cooler. Liquor behind the counter along with cigarettes and tobacco. Alcohol storage in the back room. All sales at the front counter. Common Council granted 4/16/2024.
68. MAHARAJA GROCERY	1701 Thierer RD	LICLIA-2023-00284	17	Premise: 2400 Sq Ft grocery store. Liquor stored and displayed in cooler and behind the counter. Beer stored and displayed in cooler. License granted by Council on 8/1/2023.
69. MAHEN'S LIQUOR	4276 EAST TOWNE BLVD	68919-72903	17	Premise: liquor store approximately 2,400 square feet. Alcohol stored in back room and walk-in coolers. Alcohol sold from walk-in coolers and floor display. Common Council granted license November 8, 2005.
70. MAHEN'S LIQUOR	36 S Bassett ST	LICLIA-2015-00172	4	Premises: Main floor and basement of retail space Common Council granted license 5-5-2015 and granted with conditions 7-7-2015 The conditions are: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
71. MARATHON	4602 VERONA RD	75497-85788	10	Premise - 32 x 12 building and cooler is 27 x 12. Beer stored in the cooler. Common Council granted on June 2, 2009 with condition: 1) No single cans or single bottles of beer or fermented malt beverages. 2) Exclusion from previous condition for specialty imported beers and microbrews.
72. MEAT PEOPLE BUTCHER	4106 Monona DR	LICLIA-2021-00020	15	Premises: 1848 sq. ft. Butcher shop with a retail space in the front and storage space for alcohol in the back of the store in a hallway separate from the publicly accessible storefront. Beer and wine sold from a cooler directly opposite the service counter of the shop and on shelves right next to said cooler. Common Council granted 3.2.2021.
73. METCALFE'S	7455 Mineral Point RD	LICLIA-2011-01722	9	Premise - 67,365 sq. ft. building with 3776 sq. ft. beer/wine/liquor and 1400 sq. ft. of display merchandising. First 13 parking spots, nearest to the store on the southern end of the store, added to condition to allow for online ordering transactions. Common Council granted 1.3.2012
74. METCALFE'S SENTRY FOODS - HILLDALE	726 N MIDVALE BLVD	8600-45273	11	Premise: 1500 square foot retail. Wine/alcohol displayed in southeast corner of first floor, miscellaneous display of beer & wine only 200 square feet of balance of first floor (40,873 square feet). Alcohol sold throughout establishment. Storage in basement: 2500 square feet of 9000 square foot basement. Circle drive-up area added to condition to allow for online ordering transactions. Common Council granted license 2/17/98 with the following conditions: 1) 1500 square foot area in southeast corner to include liquor and beer. 2) 1500 square foot area in southeast corner will be gated at 9:00 pm daily. 3) 1500 square foot area in southeast area will not have an entrance into the mall area. 4) Display wine and beer only in the 200 square foot area. Common Council granted expansion of licensed premise to allow entire establishment to sell alcohol 6/15/99 with the following conditions: 5) Cashiers selling alcohol must be 18. 6) License includes the right to sell single serve imported bottles of beer. Common Council granted change in license premise 3/6/2007 to remodel the liquor display area.
75. MILLER'S LIQUOR	2401 UNIVERSITY AVE	53828-45686	5	Premise - one story, 1,900 square feet. License granted by Common Council.
76. MOBIL MART	33 JUNCTION CT	55448-70639	9	Premise: 3,500 square foot convenience store. Sold at retail only. Walk-in reach-in cooler (approximately 480 square feet) at southeast corner of building. Common Council granted March 1, 2005, with the following conditions: 1) License limited to the sale of wine and wine coolers only. 2) Wine and wine coolers limited to one shelf of walk-in cooler and one five-square-foot rack of wine.

77. MOBIL MART	8230 WATTS RD	55644-70638	1	Premise: 3,700 square foot convenience store. Retail sales only. Walk-in/reach-in cooler (approximately 480 square feet) at southwest corner of building. Common Council granted March 1, 2005, with the following conditions: 1) License limited to the sale of wine and wine coolers only. 2) Wine and wine coolers limited to one shelf of walk-in cooler and one five-square-foot rack of wine.
78. MOBIL MART	2601 SHOPKO DR	57566-73595	12	Premise - 3,500 square food convenience store. Common Council granted license April 4, 2006, with the following conditions: 1) Limited to wine and wine coolers only. 2) Display of wine coolers will be limited to one shelf of cooler space. 3) Display of wine will be limited to a five-square-foot wine rack.
79. NORTHPORT CITGO	1423 Northport DR	LICLIA-2014-00228	18	Premises: Alcohol stored in the coolers and back storage room. Common Council Granted with the following conditions 6-3-2014. 1) No sale of single bottles or single cans of beer or fermented malt beverages. 2) No sale of 40 ounce bottles of fermented malt beverages.
80. Odilon Ford Winery	4614 Femrite DR	LICLIA-2021-00420	16	Premises: The premises consists of 2685 sq ft of space./ The entire space is bonded as a winery for wine production and wine storage. A space 15x12 primarily for tasting and checkout is in the southwest corner. Attached to the tasting/checkout space is a tiny office space that leads into the main production and storage space. In the south central part of the space is a 10x15 space primarily for wine storage. Common Council granted the license on 8/31/2021 with the following condition: 1. Class A Liquor license limited to wine sales only.
81. OG LIQUOR	2801 N Sherman AVE	LICLIA-2020-00040	12	Premises: liquor store including shelves, coolers, and storage room. Common Council granted 3.3.2020.
82. PARK STREET MINI MART	950 S PARK ST	39101-32789	13	Premise - 1576 square foot, one story building. Beer kept in Cooler B. License granted by Common Council.
83. PINKUS MCBRIDE MARKET	301 N Hamilton ST	LICLIA-2017-00903	2	Premises: Alcohol sold on shelf and 4 coolers in liquor area. Alcohol stored in storage area and basement. Common Council granted October 31, 2017, with the following conditions: 1. Class A Liquor license limited to wine and cider only. 2. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 3. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
84. REFUEL PANTRY	4601 Verona RD	LICLIA-2024-00147	10	The conditions are: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22). 4. Class A Liquor license limited to only sales of wine.
85. REFUEL PANTRY - EAST WASH	4222 E Washington AVE	LICLIA-2022-00075	17	Premises: Alcohol stored in the beer cooler and shelving in the store. The condition is: 1. Class A Liquor license limited to wine and cider sales only.
86. REFUEL PANTRY - MILLPOND	6410 Millpond RD	LICLIA-2023-00298	16	Premises: @1500 sq. ft. store. Alcohol stored in beer cave and store shelving. Council granted the license with the following condition: 1. Class A Liquor license limited to the sale of wine and cider only.
87. REGENT ST MINI MART	1401 Regent ST	LICLIA-2023-00306	13	Premises: @3200sq. ft. building. Alcoholic beverages stored in the back of the store and sold at cash registers near front of store. Records kept in manager's office. No outdoor seating. Council granted on 7/11/2023 with the following conditions: 1. Sales of alcohol shall be limited to beer, wine, and cider. 2. There shall be no sale of single bottles or cans of beer or cider no larger than 24 ounces. 3. There shall be no sale of kegs.

88.	REGENT STREET LIQUOR	916 Regent ST	LICLIA-2023-00295	8	Premises: First floor sales floor 25'x30', basement storeroom, outside water cooler adjacent to building Council granted on 7/11/2023 with the following conditions: 1. Premise includes 6' x 8' access point between cooler and building. 2. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 3. Flavored malt beverages containing up to 6% alcohol by volume may not be sold,dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 4. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 5. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
89.	RILEY'S WINES OF THE WORLD	402 W GORHAM ST	69639-74218	2	Premise - ~3,000 sq. ft basement, ~4,000 sq.ft. 1st level, ~3,000 sq. ft. 2nd level and ~2,000 sq ft 3rd level of storage area. 3rd floor office space. Common Council granted 7.7.15 with Conditions 1, 2, 3 and 4: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
90.	RNF LLC	2801 University AVE	LICLIA-2020-00256	5	Premises: approx. 800 sq. ft. convenience store and gas station. Sales over the counter. Beer stored in two cooler doors. Common Council granted the license 07/14/2020 with conditions. The conditions are: 1. Sales limited to beer only. 2. No sale of single bottles or cans of beer or fermented malt beverages. 3. No sale of 40 ounce bottles of fermented malt beverages.
91.	ROCKY'S LIQUOR	4429 Milwaukee ST	LICLIA-2014-00054	3	Premise - 32x40 feet. Liquor sold in front room, cooler, and stored in basement. Bathroom, backroom, ice room, storage shed. Common Council granted 3-4-2014
92.	ROCKY'S LIQUOR EAST WASHINGTON	2734 E Washington AVE	LICLIA-2021-00203	12	Alcoholic beverages stored and sold for off-site consumption from the first floor storefront area. Additional storage in basement cooler. Common Council granted the license on 7/6/2021.
93.	ROCKY'S LIQUOR WEST	4217 W Beltline HWY	LICLIA-2016-01189	10	Premises: 1700 square feet, first floor liquor store for off premises consumption. Common Council granted 12-6-2016 with the following conditions: 1. The establishment shall have outdoor lights with motion sensors for all sides of the building. 2. The establishment shall have video surveillance equipment (inside and outside the building) that complies with Madison General Ordinance 38.05(13) in order to curtail drinking, drug use, and drug sales on the property. Exterior surveillance shall be continuous and not be limited to business hours. 3. The establishment shall report to police all illegal activities found on camera recordings or seen in person. 4. The establishment shall post signs prohibiting loitering on the property.
94.	SANTA MARIA GROCERY	1326 S Midvale BLVD	LICLIA-2017-00562	10	Premise: 3000 sq ft building. Alcohol stored in two storage rooms in basement. Granted by Common Council on 8-1-2017.
95.	SEVERSIN CITGO	3401 Milwaukee ST	LICLIA-2018-00774	15	Premises: entire store, beer sold and stored from inside the store in the cooler. Common Council granted 9.4.2018.

96.	SKY LIGHT FOOD MART	2050 Fish Hatchery RD	LICLIA-2023-00127	13	Premises: On-site refrigerator and sales floor. The conditions are: 1. No sale of single bottles or single cans of beer or fermented malt beverages. 2. No sale of fermented malt beverages in containers greater than 30 ounces. 3. Licensee will post all licenses as required by state statute and municipal ordinance. 4. Wine tasting is prohibited. 5. The store shall have video surveillance operational inside the store during hours of operation. 6. Request for video from any law enforcement agency shall be provided to that agency within 24 hours.
97.	SPEEDWAY #4132	4902 VERONA RD	53385-45052	10	Premise - general sales area, checkout, one door cooler in main sales area, one storeroom. License granted by Common Council.
98.	STAR LIQUOR	1209 Williamson ST	LICLIA-2018-00493	6	Premises: Retail floor, walk/reach-in coolers, directly attached basement, basement cellar. License granted by Common Council on 8/7/2018.
99.	STEVE'S WINE-BEER-SPIRITS	122 JUNCTION RD	63039-61297	9	Premise - 5000 square foot retail space and full basement. 08/07/12 Transfer of Licensed location from 8302 Mineral Point Rd granted by Common Council
100.	SUNRISE GAS LLC	1130 Williamson ST	LICLIA-2023-00346	6	Premises: Sold over the counter; Stored in the storage room and coolers. Common Council granted 8.1.2023 with the following conditions: 1. No sale of single cans or single bottles of beer. 2. No sale of 40 ounce bottles of fermented malt beverages. 3. Beer will be limited to one 15 square foot section of cooler. 4. No fermented malt beverages to be sold in less than a 6 pack, malt-based coolers not to be sold in less than a 4-pack, does not apply to microbrews and imports.
101.	TARGET 1060	201 JUNCTION RD	71764-78765	9	Premise: 100,292 sq ft is for retail sales, 14,152 sq ft is for storage. 130-150 sq ft is for liquor sales. Common Council granted license September 4, 2007 Common Council granted a change of licensed premise on 3/2/2010 expanding their liquor offerings from the current 55-110 square feet to 130-150 square feet.
102.	TARGET 1069	4301 LIEN RD	52183-77334	17	Premise - total square footage of 122,226, 100,292 square feet is for retail sales, 14,152 square feet is for storage, and 130-150 square feet is for the display and sale of alcohol. Common Council granted license July 3, 2007. Common Council granted change in licensed premise 3/2/10 to expand liquor offerings from 55-110 sq ft to 130-150 sq ft.
103.	TARGET STORE T-2765	750 Hilldale WAY	LICLIA-2011-00093	11	Premise - Of the total square footage of 148,840, 112,903 square feet is for retail sales, 22,363 square feet is for storage, and 130-150 square feet is for the display and sale of alcohol. Common Council granted license 2/1/2011.
104.	THE VINEYARD	626 UNIVERSITY AVE	69636-74214	2	Premise - basement of a two story building which has about 3,000 square feet of floor space. Common Council granted license 6-6-2006. Common Council granted license 7-7-2015 with revised Conditions 2, 3, 4, 5. 1. Establishment will scan and verify all out-of-state IDs. 2. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 3. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 4. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 5. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
105.	TRADER JOE'S #712	1810 MONROE ST	70582-76225	13	Premise: 13,450 sq ft grocery store. Alcohol sold from sales floor and stored in 1,500 sq ft stockroom. Common Council granted license August 1, 2006. Transfer of location granted by Council 3/6/2007.
106.	TRIXIE'S LIQUOR STORE	2929 E WASHINGTON AVE	LICLIA-2011-00229	15	Premise - Approximately 5,586 square feet. Alcohol sold on sales floor, stored in front shelves, backroom storage, beer coolers, and office. Common Council granted license 5/17/2011 with the following condition: 1. No sale of 40 ounce of bottles of fermented malt beverages. test

107.	UNIVERSITY AVENUE LIQUOR	525 UNIVERSITY AVE	76140-87544	2	Premise - 1 main sales area, back porch and basement. Common Council granted license 10-06-09 with the following conditions: Common Council granted 7.7.2015 with the following conditions: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
108.	VERONA ROAD BP MART	4501 VERONA RD	75496-85787	10	Premise - 30 x 50 building. Beer stored in three-door walk-in cooler (8x27). Beer purchased from cashier at counter. Common Council granted June 2, 2009 with the following conditions: 1) No sale of single bottles or single cans of beer or fermented malt beverages. 2) No sale of 40 ounce bottles of fermented malt beverages.
109.	VR MOBIL	4601 VERONA RD	66208-67970	10	Premise: 28' x 70' square foot building with 3 door cooler. Granted by Common Council 2/3/2004 with the following conditions: 1) No single cans or single bottles of beer or fermented malt beverages. 2) Exclusion from previous condition for specialty imported beers and microbrews. 3) No increase in space for beer sales.
110.	Wall to Wall Wine & Spirits	7475 Mineral Point RD	LICLIA-2020-00842	9	Premises: Sales Floor, throughout entire store: 8945 sq ft. Tasting area. Alcohol stored in storage room until it is displayed on the sales floor. Common Council granted the license on 3/2/2021 with the following conditions: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22). 5. The applicant shall have a neighborhood meeting no sooner than six months after opening, and at that time the applicant could return to the ALRC to request that the conditions be modified.
111.	WAL-MART SUPERCENTER #1138	7202 WATTS RD	62244-82218	1	Premise - One story building approximately 130293 sq ft. Liquor stored in backroom. Common Council approved 7/1/08. Common Council approved change in licensed premises 9/15/09 to remove restriction of sales to certain registers, and to allow for hard-liquor sales.
112.	WAL-MART SUPERCENTER #1138	7202 WATTS RD	62244-82218	1	Premise - One story building approximately 130293 sq ft. Liquor stored in backroom. Common Council approved 7/1/08. Common Council approved change in licensed premises 9/15/09 to remove restriction of sales to certain registers, and to allow for hard-liquor sales.
113.	WAL-MART SUPERCENTER #2335	4198 NAKOOSA TRL	62243-80829	3	Premise - approximately 188,805 sqft. Liquor stored in backroom and displayed on 96-foot shelf space adjacent to the grocery department. Common Council approved 7/1/08. Common Council approved Change of Licensed Premises with Conditions 9/1/2015: 1. No sale of single bottles or single cans of beer or fermented malt beverages. Common Council approved Change of Licensed Premises expanding the premises to include six (6) canopy spaces for online grocery pickup.
114.	Willy Street Co-op	2817 N Sherman AVE	LICLIA-2016-00621	12	Premise - 19,000 square foot grocery store. Liquor department 1,500 square feet at right front of retail. Storage in locked/caged area in back stock area. Common Council granted 8-02-2016.

115. WILLY STREET CO-OP	1221 Williamson ST	LICLIA-2017-00699	6	License Premises: Product will be stored and sold at 1221 Williamson Street. Product will be stored in the back of house in a locked facility. Beer and wine will be sold in refrigerated closed door cases on the retail floor. Beer and wine may also be sold in a non-refrigerated display on the retail floor. Common Council granted October 31, 2017, with the following condition: 1. Limit Class A Liquor license to wine and cider.
116. WOODMAN'S FOOD MARKET	711 S GAMMON RD	48889-3235	19	Premise: 17,000 square foot sales area and storage, northeast corner. License granted by Common Council. Common Council granted a change of licensed premises 5-6-2014: Expanding the premises to include an additional 1,168 sq. ft. in the liquor store with revisions to the cash register area, security area, display area, and reconfiguration of the North and West entrances.
117. WOODMAN'S FOOD MARKET	3817 MILWAUKEE ST	6078-1885	15	Premise: 10,600 square foot portion at northwest corner. Check-out moves and four liquor islands. Common Council granted license. Change in licensed premise (2-15-00) for construction of addition to west side of existing building. Change in licensed premise 4-8-2008. Common Council approved Change in Licensed premise on 7/1/08: Expanding liquor sales by approximately 1000 sq ft. Check-out moves and four liquor islands expand.
	860.00			

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118. 107 STATE	107 State ST	LICLIB-2019-00228	4	Premises: 2450 sq. ft. restaurant with sidewalk café, in front of business and extended in front of 109 State St. Alcohol stored behind the bar and in the finished basement, cooler and shelving. The condition is: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02 at all times. Common Council granted 5/14/2019.
119. 5 STAR KOREAN BBQ	605 E Washington AVE	LICLIB-2022-00408	6	Premises: 2300 sq ft in the restaurant section. Includes dining room, kitchen, and all other restaurant spaces. Common Council granted the license on August 2, 2022 with the following conditions: 1. Establishment capacity will be no greater than 90 persons. 2. There will be no outdoor alcohol service. 3. Establishment must meet the definition of a restaurant as defined by Madison General Ordinance 38.02.
120. 508 State Street Golf LLC	508 State ST B	LICLIB-2019-00464	2	Premise description: 4000 sq ft commercial space on second floor with direct access to State Street walking mall. Two exits in the rear of the unit lead to the service alley allowing for a second fire exit and direct delivery access to kitchen and waste disposal. All sales and services will be conducted o and consumed inside the building. There will be 4 open bay golf simulators, one private room simulator, and a full bar and dining area. Alcohol will be stored in the kitchen and office/storage room. Common Council granted the license on 7/16/2019. Council granted a change of conditions on 8/3/21 with the following condition: 1. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
121. A LA BRASA	15 N Broom ST	LICLIB-2018-00935	4	Premises: Inside restaurant and outside seating area served at tableside. The alcoholic beverages are stored behind cashier counter in refrigerated shelf sections. The conditions are: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02 at all times. 2. No outdoor amplified sound is permitted. 3. Establishment must follow all zoning conditions as to the patio use. 4. Shall cease alcohol by 10pm Sunday - Thursday and 2am on Friday and Saturday.
122. A PIG IN A FUR COAT	940 Williamson ST	LICLIB-2014-00761	6	Premise - 1400 sq. ft. single story featuring dining room with bar in southwest corner. Alcohol stored in back closet with lock and locked walk-in cooler. Patio seating. Common Council granted 9-2-2014 with the following conditions: 1. The outdoor patio must close by 10:00 pm. 2. That the establishment continue to meet the definition of a restaurant under Madison General Ordinance 38.02. at all times.
123. AFTERSHOCK CLASSIC ARCADE	1444 E Washington AVE 102	LICLIB-2021-00429	6	Tavern Premises: Approximately 3,000 sq. ft. suite. Alcohol stored and served within the suite, also stored in basement storage featuring walk-in cooler and racks. Outdoor seating on patio on East side of the building. Bathrooms located in common area designated as suite 101. Common Council granted October 5, 2021.
124. AHAN	744 Williamson ST	LICLIB-2023-00521	6	Premises: Alcohol consumed inside restaurant and patio located on enclosed patio. Alcohol sold from existing bar within restaurant. Drinks stored in low boy coolers behind bar. Drinks, kegs, and four tap lines stored in bar walk-in cooler. Bottles housed in the wells and displayed behind bar. Backup liquor caged inside of the dry storage/office that is located in the basement. Granted by the Common Council on 9/5/2023.
125. ALCHEMY CAFE	1980 ATWOOD AVE	72286-79894	6	Premises: A single stand alone building serving food and alcohol in bar and seating area, and outdoor patio. Back up liquor secured and locked in the office and behind the bar. 50'X16' roadway cafe expansion, extending premises to sidewalk. Common Council granted the license on 10/16/2018. Common Council granted the addition of an outdoor patio on 7/14/2020.

126. ALLIANT ENERGY CENTER	1919 ALLIANT ENERGY CENTER WAY	LICLIB-2023-00133	14	Premises: Alcohol permitted on entire grounds including coliseum, exposition hall, etc. Alcohol stored in liquor cages and secure beer coolers. The conditions are: 1. Licensee may maintain on the Alliant Energy Center grounds no more than two (2) locations of outside sale on a particular date provided the Licensee provides the City Clerk and City of Madison Police Department with at least 48 hours written notice of any outside sale location and Licensee for installs a double fence around the main point of sale to control ingress and egress and shall continually station a licensed security guard at the entrance for purpose of checking age identification. The double fence shall be a minimum of four (4) feet high and a minimum of six (6) feet between fences. A single eight (8) foot chain link fence may be used to meet the fence requirements. Intoxicants will only be sold at said locations in foam or plastic cups or open plastic' bottles. For any designated outside sale location, Licensee must meet any and all health and safety codes, statutes, and/or regulations. 2. For events with an estimated attendance of 1,000 or more people, or as directed by the Sheriff (or his/her designee and/or the City of Madison Police Chief (or his/her designee) Licensee shall provide the Sheriff or his/her designee and the City of Madison Police Chief or his/her designee with a written security plan for the event This security plan shall contain the number of security officers/deputies for the event, the security officers/deputies duties and location posts for security officers/deputies. The security plan shall also provide the requested number of law enforcement personnel for the event and requested assignments for the event This written communication shall be a minimum of 30 days prior to the event Licensee shall follow the recommendations for law enforcement personnel staffing, traffic control and security as required by the Sheriff (or his/her designee) and/or the City of Madison Police Chief (or his/her designee) if different from Licensee security plan. a. Exceptions for this requirement include all events inside the coliseum and Trade shows and flat shows (i.e. Deer and Turkey Expo, Quilt show and car shows) with a history of 3 years at the Expo Center and alcohol is not prevalent at these events. 3. Licensee may request a waiver for the required fence in restriction one above for events that occur on Willow Island. The request must be made a minimum of 30-days prior to the event with documentation, maps, and attendance estimations provided with the waiver request and forwarded to the Sheriff or his/her designee and the City of Madison Police Chief. Licensee shall follow the Dane County Sheriffs Office and City of Madison Police Department recommendations for the minimum number of Law Enforcement personnel and security personnel present as a condition of this license. Licensee may have more personnel present than required. 4. Any security or "event staff' that are contracted for an event must be hired from a properly state licensed security company and only employees who are licensed through the state of Wisconsin as private detectives or private security personnel may be assigned to work the event.
127. AMA RESTAURANT	809 Williamson ST	LICLIB-2023-00678	6	Premises: There will be alcohol storage in the designated storage area. There is an interior bar area where alcohol will be served. Drinks may also be taken to an enclosed patio area. Common Council granted 11.7.2023 with the following condition: 1. The patio shall close by 9pm, daily.
128. AMARA	670 N Midvale BLVD	LICLIB-2022-00307	11	Premises: Alcoholic beverages are sold in the main dining room and the outdoor patio. Storage of beer, wine, and spirits located behind the bar, in a wine refrigerator in the dining room, and on the mezzanine above the kitchen. Common Council granted the license on July 12, 2022.
129. AMERICINN OF MADISON WEST	516 GRAND CANYON DR	74109-83128	19	Premise: Approximately 1200 square feet. Hospitality suite, lobby & patio area are all on first floor. Alcohol stored in back office area and storage room. Common Council granted license 9/2/08. Common Council granted change in licensed premise 9/15/09 to include the parking lot for promotional events.
130. ANCORA COFFEE & TEA	107 King ST	LICLIB-2013-00277	4	Premises: 2200 sq. ft. restaurant including 1400 sq. ft. dining area plus 400 sq. ft. outdoor seating area, including roadway cafe in 2 parking stalls spanning 51' 9", including barriers/cones. Alcohol stored in coolers behind the bar and in shelved area on SW side of basement near stairs. Common Council granted 6-4-2013. Common Council granted a change of licensed premises 7-1-2014 adding an additional 14 outdoor seats.
131. ANCORA COFFEE ROASTER (2), LAUNCH DE	4000 International LN	LICLIB-2016-00416	12	Premises: Airport terminal with 10 points of sale. Common Council granted 7.5.2016 All Locations: Ancora Coffee Roaster (2), Launch Deck Bar, Stella Bar, Goose Island Bar, Madtown Gastro Pub, Metcalfe's, Vinoteca Wine & Tapas, Wurst German Bar, Look Mom No Hands, and Picnic Point Public House.
132. ANTLERS PUB	2202 W Broadway	LICLIB-2022-00851	14	Tavern Premises: 30’ X 80’bar area; 10X18 office; 15X20 cooler where beer is stored. Liquor and beer also stored on shelving in back room area. Common Council granted 11/1/2022.
133. APPLEBEE'S NEIGHBORHOOD GRILL & BAR	4710 East Towne BLVD	LICLIB-2023-00434	17	Premises: Restaurant and free standing bar. Alcohol stored in locked room by the manager's office. Beer stored in secured cooler. Common Council granted 8.1.2023.
134. ARGUS	123 E MAIN ST	70782-76521	4	Tavern Premise - 3,800 total square feet (2500 downstairs, 1300 first floor). Liquor served on lower level, first floor, and patio. Patio includes part of E Main St and part of sidewalk along Webster St. Increase outdoor capacity to 110. Alcohol stored in store room and walk-in cooler on lower level. Common Council granted License on Feb. 6, 2007. Common Council granted a change of licensed premise on 06/21/2022.
135. ATTIC ANGEL PLACE	8301 Old Sauk RD	LICLIB-2022-00539	9	Premises: Alcohol served in main dining room on lower level including adjacent social room, outdoor patio adjacent to main dining room, and casual dining restaurant. Alcohol stored in locked central dining storeroom. Common Council granted the license on August 2, 2022.

136. BADGER TAVERN SEMINOLE LLC	1612 Seminole HWY	LICLIB-2023-00203	10	Common Council granted the license on 6/6/2023.
137. BALDWIN STREET GRILLE	1304 E Washington AVE	LICLIB-2013-00286	6	Premise - Main dining and bar area. Alcohol stored downstairs in locked liquor room/office and walk-in cooler. Common Council granted 7-2-2013 with the following conditions: 1. The licensee posts a sign at the back door stating no alcohol is allowed outside. 2. Smokers are encouraged to smoke outside the front of the building. 3. No exterior areas are included in the licensed premise.
138. BANDUNG RESTAURANT	600 WILLIAMSON ST M	57868-51673	6	Premise - approximately 2280 square feet. Dining room includes area where alcoholic beverages may be sold. The kitchen includes the area where the alcoholic beverages are stored. Outside dining area. Waiting/bar area in adjacent space. Common Council granted on 1-4-00. Change in licensed premise (5-21-02). Common Council granted change of licensed premise 8/3/2010 to create a bar/waiting area in an adjacent space. Common Council granted a change of licensed premises 6-3-2014 expanding outdoor capacity to 250 for the Rhythm & Booms event.
139. BANZO	2105 SHERMAN AVE	LICLIB-2012-00355	12	Premise - 1978 sq ft main level with small dining area in front with large porch for outdoor seating. Beer and wine stored in cooler behind the bar as well as walk-in cooler in kitchen area and locked in 650 sq ft basement Common Council granted 7-3-2012 with the following condition: Capacity is 60 including outdoor seating, unless Building Inspection capacity is less.
140. BAR CORALLINI	2004 Atwood AVE	LICLIB-2019-00160	6	Premises: @3,000 sq. ft. restaurant including 1st floor restaurant space with 15 seat bar. No outdoor seating. Alcohol stored behind the bar on the 1st floor and in basement in a beverage cooler and in locked liquor storage area. Premise temporarily extended every year for Atwood Fest to include parking lot. Common Council granted the license on 4/16/2019. Common Council granted a change of premises on 7/16/2019.
141. BARLEYPOP TAP AND SHOP	2045 Atwood AVE 107	LICLIB-2023-00172	6	Tavern Premises: approx. 1700 sq. ft. Building has one large room plus an office and two bathrooms. Packaged beer will be available in cooler via glass doors plus some on standard shelves. Kegs will be inside the same cooler accessible only by staff. Outdoor areas include tables out front, back patio. Common Council granted 5.2.2023.
142. BARRIQUES	8410 Old Sauk RD	71057-77050	9	Premise - 1986 sq. feet - appr. 1/4 serve area + 3/4 seating and sales. All alcoholic beverages served and stored in this 1986 sq. ft w/ the reception of appox. 120 sq. ft. outdoor patio where alcohol is served. License granted by the Common Council May 15, 2007.
143. BARRIQUES	2505 University AVE	LICLIB-2017-00047	5	Premises: Approx. 2000sq. ft. café and approx. 300 sq. ft. outdoor patio area. Common Council granted with the following condition: 1. The establishment must close by 9pm as voluntarily agreed to by the applicant.
144. BARRIQUES COFFEE TRADER	127 W WASHINGTON AVE	68335-71567	4	Premise: 1,700 square feet of retail space on lower level of Lorraine Building with coffee/wine bar counter and bathrooms. Approximately 220 square feet of kitchen & storage. Upper mezzanine area is split into two areas: approximately 400 square feet each. Outside sidewalk cafe for approximately 20 people. License granted by the Common Council July 5, 2005.
145. BARRIQUES WINES	1825 Monroe ST	55393-47991	13	Premise - 2600 sq. ft. square feet of retail and cafe space on ground floor. Common Council granted Transfer of Licensed Premises 10-1-2013.
146. BARRYMORE THEATRE	2090 ATWOOD AVE	23659-66577	6	Tavern Premise - inner & outer lobby, main auditorium, balcony & public basement. Storage in lobby, basement & back stage. License granted by Common Council on 9-2-03 with the following conditions: 1)Confined to live performances and/or special events. 2)Alcohol will not be served at regularly scheduled films. 3)Alcohol may be consumed in lobby, balcony, auditorium and in dressing room areas. It will be served up to one hour before the event, until twenty minutes before the end of the event. 4)Ushers will be posted in all areas to prevent alcohol from being passed to minors or from leaving the building. 5)Proof of age will be required. 6)Special events defined: a public or private rental or use that is either sponsored or co-sponsored by an outside organization, and is differentiated from regularly scheduled films.
147. BARTACO	464 N Midvale BLVD	LICLIB-2018-00390	11	Approximately 5,394 square feet indoors and an outside patio space immediately adjacent to the building consisting of approximately 637 square feet. Common Council granted 7.10.2018.
148. BARTELL THEATRE	113 E MIFFLIN ST	64809-64840	4	Premise - Alcohol stored in locked concession room. Lobby sales only, pre-show & intermission. License granted by Common Council July 1, 2003, with the following condition: 1) Service bar only.
149. BASSETT STREET BRUNCH CLUB	444 W Johnson ST	LICLIB-2013-00747	4	Premises: Entire restaurant including dining room, bar, outdoor patio, in separate dining rooms, in kitchen and restroom areas. Alcohol stored near restrooms in cabinets, in kitchen, and bar. Common Council granted 10-1-2013 with the following condition: Establishment must meet the definition of a restaruant under section 38.02 MGO at all times.

150.	BAYMONT INN & SUITES	8102 EXCELSIOR DR	27867-13777	9	Tavern Premise - 2 story hotel 240' x 192', 130 rooms. Liquor served over a 12' bar in a 24' x 30' room off the lobby. This room is also a small restaurant. Liquor stored near the serving area in a 5' x 12' storage room. Premise also includes courtyard and pool area. Common Council granted with the following condition: 1. Service bar only.
151.	BAYMONT INN AND SUITES	2810 Coho ST	LICLIB-2019-00932	14	Premises: Micro market and a small bar. The bar and storage is located near front desk area. The conditions are: 1. Hotel security plan must be submitted to the Madison Police Department South District for review prior to the opening of the hotel, and reviewed annually with MPD South District Captain, owners, and management staff. 2. Must meet with the South District Command Staff as needed to review calls for service. 3. All staff will participate in the MPD human trafficking training, and any refresher training annually. 4. Alcohol service restricted to hotel guests only. 5. Security cameras should be installed (focusing on common areas, entrances and exit). 6. Staff must be designated as security.
152.	BEEF BUTTER BBQ	3001 N Sherman AVE	LICLIB-2018-01023	12	Premises: 3000 sq. ft. building including kitchen and seating areas, beer stored in cooler behind the serving counter, beer wine and/or liquor stored in separate cooler. Outdoor areas include seating for up to 20 people. Granted by Common Council 12.4.2018
153.	BELAIR CANTINA	111 Martin Luther King Jr BLVD	LICLIB-2017-00636	4	Premises: First floor bar and restaurant, liquor room, basement beer cooler, basement beer storage room, sidewalk café. Common Council granted 9.5.2017.
154.	BENNETT'S MEADOWOOD COUNT	2009 FREEPORT RD	3232-1616	10	Tavern Premise - main bar room; back room for storage and basement. License granted by Common Council.
155.	BENVENUTO'S	1109 FOURIER DR	58322-52349	9	Premise - 158 room hotel with 5000 square foot restaurant. 2700 square foot banquet hall. Lobby bar, banquet room bar, restaurant bar, and outdoor patio. Common Council granted 4-18-00. Council granted the addition of outdoor patio on 8/3/21.
156.	BEST WESTERN EAST TOWNE SUITES	4801 Annamark DR	LICLIB-2017-00602	17	Premises: Sold in Market, Lobby, Hallways, Guest Rooms, Meeting Rooms, Front Desk and Balconies. Stored in locked cooler in Market area and locked storage/display window. Granted by Common Council on 8-1-2017.
157.	BEST WESTERN WEST TOWNE SUITES	650 Grand Canyon DR	LICLIB-2022-01064	19	Premises - 101 room hotel, breakfast area, fitness room, business center, and meeting room. Alcohol sold from sundry shop and stored in locked closet near the sundry shop as well as sundry shop Common Council granted 2/7/23.
158.	BIEROCK	2911 N Sherman AVE	LICLIB-2018-00014	12	Premises: Sales and storage limited to approx. 2173 sq ft and adjoining outdoor patio. Common Council granted 4/10/2018.
159.	BIG TOP EVENTS	917 E Mifflin ST	LICLIB-2015-00579	6	Service inside the perimeter of Breese Stevens Field, including the field, seating areas and under seating areas. Storage under seating in accessory buildings and temporary storage for special events. Common Council granted 9.1.2015.
160.	BIGSUR CANTINA	7436 Mineral Point RD	LICLIB-2021-00125	9	Premises: @3500 sq. ft. restaurant. Alcohol stored and sold in bar, kitchen, dining room, patios, office, restrooms, walk-in cooler. Common Council granted the license on 12/7/2021.
161.	BLIND SHOT GOLF AND SOCIAL CLUB	177 S Fair Oaks AVE	LICLIB-2020-00576	15	Premises: Entire facility including dining room, simulators, bar, outdoor patio, separate dining rooms, kitchen and restroom areas. Alcohol stored behind bar and in the storage room.
162.	BLUE MOON	2535 UNIVERSITY AVE	44836-32313	5	Premise - two story brick building. Main floor occupied by tavern consisting of three rooms: bar area, seating area, game area, storage in basement, second floor. Outdoor patio, sidewalk café, and second floor balcony Common Council granted license. Change in licensed premise 5-16-95. Conditions placed on license (6-17-97): 1) Post a sign at front door and have staff tell customers leaving the Blue Moon to 'please be considerate to the neighboring residents in the vicinity.' 2) Back door will be kept closed except when being used as an exit. 3) The Blue Moon will notify residents of the 2500 block of Kendall Ave by mail whenever it intends to have a live band on the premise or to provide a schedule of same. Change in licensed premise granted September 6, 2005, to include patio. Change in licensed premise granted August 5, 2008 to include sidewalk cafe in front of building. Conditions placed on license (6-1-2010): 4) Placement of a legible sign at each building exit door reminding patrons to be quiet and respectful of neighboring residences as they leave the establishment and locate their vehicles. 5) Honor a "no noise" agreement concerning the disposition of empty cans and bottles between the hours of 10 p.m. and 7:30 a.m. daily. Post notices for employees, particularly on back door, to remind them of this commitment. 6) Recycling and waste hauling trucks are not to arrive prior to 7:30 a.m. to pick up materials. 7) Any expansion or change to the outdoor seating must be approved by the Regent Neighborhood Association board, after public notice to the neighborhood via the RNA listserv. Common Council granted a Change of Licensed Premises 10-7-2014 expanding the premises to include a second floor balcony and increasing the outdoor capacity from 16 to 64 with the following conditions: 8. No music or speakers in the balcony. 9. Balcony will close (no patrons sitting in the balcony) at 9pm Sunday to Wednesday and 10pm Thursday through Saturday.

163. BLUE PLATE CATERING	702 S High Point RD	LICLIB-2011-00153	1	Premise - 15,000 square feet, including entire ground floor of the Bishop O'Conner Catholic Pastoral Center. Includes main dining room, six meeting rooms, commercial kitchen, & courtyard. Alcohol stored in dry storage area and cooler of catering kitchen. . Common Council granted license June 1, 2010.
164. BONEFISH GRILL	7345 Mineral Point RD	LICLIB-2014-00908	9	Premises: Approx. 6500 sq. ft. building including all dining and bar areas. Common Council granted 10-7-2014.
165. BONFYRE	2601 W BELTLINE HWY	75735-86428	10	Premise - 1st floor West Building, 5300 sq. ft., including outdoor patio. Includes all first floor areas under control of license holder, with the exception of the atrium. Alcohol stored behind bar and in storage rooms. Common Council granted license on August 4, 2009. Common Council granted a Change of Licensed Premises 2-5-2013 expanding the licensed premises with the following conditions: 1. The premises are expanded to include all first floor areas under control of the license holder with the exception of the Atrium. 2. Internal capacity is increased to 305, outdoor capacity remains 60.
166. BOWL-A-VARD	2121 East Springs DR	LICLIB-2024-00095	17	Premises: Alcohol allowed in 40 bowling lanes, two bars inside, one patio bar outside near volleyball courts, full-sized kitchen, 2 meeting rooms, 3 offices, a pro shop, parking lot with temporary tented area for events. Alcohol stored in basement. Common Council granted 4/16/2024.
167. BRASS RING BAR & RESTAURANT	701 E WASHINGTON AVE	62137-68452	6	Premise - main floor: rectangular premise in northeast corner of building at 701 East Washington Avenue, approximately 102' by 48'(4,083 square feet). Mezzanine (710 square feet) and office/storage area (approximately 100 square feet) in upper southwest corner of premise, small storage area in basement (150 square feet). 1,700 square foot outdoor seating area. License granted by Common Council on May 4, 2004. Licensed premise expanded to include outdoor seating area, granted by Common Council on March 1, 2005.
168. Breakfast A La Brasa LLC	45 S Bassett ST	LICLIB-2023-00593	4	Premises: entire restaurant including patio area and basement storage. Common Council granted 10.3.2023.
169. BRENNAN'S CELLARS	8210 Watts RD	LICLIB-2017-01081	1	Premises: 20,076 sq. ft. building including all produce, storage and prep areas, produce sales area, misc. food storage and sales areas, alcohol sales and storage areas. Alcohol sales portion of the premises is approximately 6500 sq. ft. Common Council granted 12.5.2017.
170. BRIDGES GOLF COURSE	2702 SHOPKO DR	58275-52252	12	Premise - Alcohol beverages sold and stored in the restaurant/bar area of the clubhouse and stored in a secured room in the basement, entire clubhouse and golf course. Common Council granted on 4-18-00. Change in licensed premise (5-16-00). On 6-7-2011, Common Council amended the license to include the language: One week prior to special events in which the entertainment license will be utilized, licensee shall notify the Captain of the North Police District via email of event details including: Start time, End time, Who is providing security and the security plan, name of individual planning and/or hosting the event, and the name of the manager on duty on the day of the event.
171. BROTHERS THREE BAR AND GRILL	614 N Fair Oaks AVE	LICLIB-2018-00934	12	Premises: A single stand alone building serving food and alcohol in bar and seating area, and outdoor patio. Back up liquor secured and locked in the office and behind the bar. Common Council granted the license on 10/16/2018. Common Council granted the addition of an outdoor patio on 7/14/2020.
172. BTM WISCONSIN CONCESSIONS, LLC	2502 Crossroads DR	LICLIB-2019-01144	17	Premises: Entire hotel, restaurant and lounge further described as- 127 room select service hotel including lobby, meeting rooms, and pool area. Common Council granted the license on 1/7/2020.
173. BUFFALO WILD WINGS #413	240 East Towne MALL	LICLIB-2012-00796	17	Premises - 7380 sq. ft. building including outdoor patio. Alcohol is stored in bar and beer cooler. Common Council granted 10-2-2012 Common Council granted a Change of Licensed Premises on 8-02-2016 increasing the indoor capacity to 343 and doing some remodeling inside. Common Council granted a Change of Licensed Premises on 5-2-2017 allowing the sale of beer within the perimeter or the adjacent parking lot on 5/11/2017, 6/8/2017 and 7/13/2017 during the hours of 6:00pm to 11:00 pm with outdoor capacity increased to 384 during these times.
174. BUFFALO WILD WINGS #414	789 University AVE	LICLIB-2012-00797	8	Premise - University Square/Lucky Building sites 58 & 59. 60 X 109 ft. 3 dining areas. One bar area 30 X 10. Alcohol sold in dining areas and bar. Alcohol stored in cooler, at bar and in locked bar storage room adjacent to the bar. Common Council Granted 10-2-2012
175. BURAKA LLC	1210 Williamson ST	LICLIB-2015-00340	6	Premises-Alcohol to be served in bar area, indoor seating area, and outdoor on site areas within the leasehold as noted on plans. Alcohol stored in basement. Common Council granted 7-7-2015 with a capacity equal to the lesser of 126 total, 74 inside, 12 front patio, 40 back patio or the occupant load determined by building inspection and with the following conditions: 1. The front patio shall close at 11pm, the rear patio shall close at 10pm. 2. Food shall be available at all times the establishment is open. 3. No outdoor amplification.

176.	BUSSES TAVERN	2005 N Sherman AVE	LICLIB-2016-00944	12	Tavern Premises: Alcohol stored and sold on first floor in main bar area. Extra storage for alcohol in basement. Records for sales and purchases in basement filing cabinets. Premises extended outside to the west and southwest of the building. Common Council granted 10.4.2016.
177.	BUTTERBIRD	1134 Regent ST	LICLIB-2023-00235	8	Premises: Approx. 4,987 sq. ft. restaurant including indoor areas and enclosed patio. Common Council granted the license on 6/6/2023.
178.	CAFE CODA	1224 Williamson ST	LICLIB-2023-00314	6	Tavern Premises: 1224 is a commercial storefront business property consisting of approximately 2350 square feet. The main floor is connected to a basement where the alcohol is stored. Outdoor patio. Granted by Common Council with the following conditions: 1. The establishment must close by midnight, Sunday thru Wednesday evenings, except for up to five times per month. The establishment must close by 1:00am Thursday evenings and close by 2:00am Friday and Saturday evenings. 2. The establishment must keep the rear door closed except for deliveries, loading, unloading and emergencies. 3. The decibel level will not except 60 decibels, measured at the property line. 4. There will be a maximum indoor capacity of 99 persons and outdoor capacity of 8. 5. Must close patio one hour before the establishment closes.
179.	CAFE LA BELLITALIA	1026 N SHERMAN AVE	72447-80180	12	Premise - 1,900 square feet, including 950 square feet of seating, and 950 square feet for kitchen and restrooms. No bar. Alcohol stored in display case and walk-in cooler. Common Council granted 4-8-2008.
180.	CAMBRIA	5045 Eastpark BLVD	LICLIB-2021-00648	17	Premises: Restaurant and lounge. Alcohol served in bar, restaurant area, meeting rooms, and lobby. Guests may take alcohol to their rooms and order via room service. Common Council granted 12/7/2021.
181.	CAMBRIDGE WINERY	1001 S Whitney WAY	LICLIB-2014-00274	10	Tavern Premises: Commercial building main floor including wine tasting bar, lounge, outdoor deck and gift shop. Wine storage in an interior room on the lower level.
182.	CAMP CANTINA	1503 Monroe ST	LICLIB-2023-00385	13	Premises: Alcoholic beverages sold only at the restaurant Camp Cantina located at 1503 Monroe St, including indoors and the outside patio at the same address. Alcohol stored at 1503 Monroe St. Granted by the Common Council on 9/5/2023.
183.	CANTEEN	111 S Hamilton ST	LICLIB-2017-00046	4	Premises: 1850 sq. ft. First floor and basement including dining area, two bathrooms, bar and kitchen. Basement consists of walk-in cooler, prep area, locked office/storage and other storage area. Alcohol served in first floor dining room, bar and outdoor dining area. Alcohol stored in bar, first floor walk-in cooler and locked storage area in basement. Common Council granted 3.7.2017.
184.	CAPITOL LAKES INC	333 W MAIN ST	73982-82342	4	Premise - No bar on site. Dining room is 2,960 square feet and kitchen is 750 square feet. Granted by Common Council 8/5/2008.
185.	CARGO COFFEE	750 E Washington AVE	LICLIB-2013-00992	6	Premises: @2400 sq. ft. on first level. Seating for 20 in outdoor cafe. Alcohol strored in cooler and kitchen. Provisional license expires 3/31/2014 or upon issuance of regular license.
186.	CARIBOU TAVERN INC	703 E JOHNSON ST	64814-64854	6	Tavern Premise - approximately 16' x 50' one-story cement block building, with beverages stored and sold on premise. Outdoor premises includes placement of 3 4'X3' tables for seating capacity of 12 persons in back lot of 703-705 E Johnson ST (PRIVATE), 10'X20' patio area, solid 72" high fence on neighboring property with 2 8'fence panels (36" high) enclosing seating area. Common Council granted on 7-1-03.
187.	CASK & ALE	212 State ST	LICLIB-2016-00048	4	Tavern Premises: approx. 1650 sq. ft. upstairs, approx. 1650 sq. ft. basement storage. Alcohol stored and served in the upstairs bar area, stored in locked rooms in the basement. Alcohol also served on the patio. Common Council granted 3-1-2016.
188.	CENTO	122 W Mifflin ST	LICLIB-2014-00197	4	Premises: Entire establishment including main dining room, private dining room, outdoor seating. Alcohol stored behind both main and private bars, in a wine storage area on the main floor, and in basement storage. Common Council granted 5-6-2014.
189.	Chaeyong LIm	721 N High Point RD	LICLIB-2014-00772	19	Premise: Dining area of approximately 800 sq. ft. Alcohol stored in coolers located in kitchen. Common Council granted 9-2-2014.
190.	CHASERS 2.0	408 W Gorham ST	LICLIB-2021-00209	2	Premises: approx. 8,672 sq ft. restaurant. Basement storage dry and in coolers, main floor bar and patio behind the building, second floor bar, third floor bar and outdoor (rooftop) patio. Common Council granted the license on 7/6/2021 with the following conditions: 1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times. 2. Establishment shall cease alcohol service 30 minutes before bar time. 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night. 4. Amplification is not permitted on outside patios. 5. The license holder will use an effective system for carding such as an ID scanner.
191.	CHEBA HUT	453 W Gilman ST	LICLIB-2021-00733	2	Premises: Approx. 2500 sq ft restaurant on the first floor. Basement storage and outdoor patio seating. Two points of sale: one strictly for food and non-alcoholic beverages, one at bar where food and alcoholic beverages are purchased. Common Council granted 1/4/2022 with the following conditions: 1. Capacity shall be 75 indoors and 16 outdoors. 2. The establishment shall meet the definition of a restaurant under MGO 38.02 at all times.

192.	CHEF DAVE MADISON	100 N Hamilton ST	LICLIB-2022-00555	4
				Premises: Madison Children’s Museum owns its entire lot, which includes the entire 5 story 62,000 sf building and the 10,000 sf back lot (8’unclimbable fence), partly covered by a 16’x16’ loading dock. Alcohol is sold within the boundaries of the museum, on any of the five public levels, varying with the size of the event. Bars are temporary setups, and all alcohol is retrieved and then returned to a locking liquor closet on the private facility area level. Three public levels -Wildernest, 1st Floor Concourse, and 2nd Floor are indoors. Two public levels are outdoors - Wonderground and Rooftop Ramble and these are only accessible through a museum admission entrance (locked gate or door). Alcohol is delivered to the locked loading dock doors and received into private space, and then the locked liquor closet only by the liquor license holder personnel. Seating is available throughout the museum indoor and outdoor spaces, in the form of chairs, sculptures, rocks, and steps. Common Council granted the license on August 2, 2022.
193.	CHEN'S DUMPLING HOUSE	505 State ST	LICLIB-2020-00255	2
				Premises: approx. 1000 sq. ft. restaurant on two floors, alcohol sold at cash counter, stored in cooler by the front door and in the basement. The condition is: 1. The establishment must meet the definition of a restaurant as defined by 38.02 of the Madison General Ordinances, at all times.
194.	CHIEF'S TAVERN	300 Cottage Grove RD	LICLIB-2011-01605	15
				Tavern Premise - Alcohol stored and served entire first floor with the exception of a leased salon on the East side of the building. First floor contains central bar in three section room. Alcohol service also allowed in patio area South of the building. Alcohol also stored in locked basement cage. Common Council Granted 12/3/2012. Council added outdoor patio to premises on 8/3/21.
195.	CHILI'S GRILL & BAR	7301 Mineral Point RD	LICLIB-2019-00723	9
				Premises: Alcoholic beverages stored in bar and dining area. Alcohol stored in locked storage off of the kitchen. Common Council granted the license on 10/1/2019.
196.	Chili's Grill &Bar	4344 East Towne BLVD	LICLIB-2019-00722	17
				Premises: Alcoholic beverages solved at bar and dining area. Stored in locked storage off of the kitchen. Common Council granted the license on 10/1/2019.
197.	CHUCK E CHEESE'S	438 Grand Canyon DR	LICLIB-2021-00130	19
				Premises: 12,873 sq ft building. Beer stored in walk-in cooler in the kitchen. Service at counter.
198.	CHURCH KEY	626 UNIVERSITY AVE	69637-74215	2
				Tavern Premise - First and second level of two story building; each level has about 3,000 square feet of space. Common Council granted license 6-6-2006 with the conditions. Conditions amended by Council on 6/5/18: 1) The Church Key shall maintain the existing video cameras and video camera system and shall save tapes from that system for a minimum of 10 days. Those tapes shall be made available to the Madison Police Department upon request and pursuant to an active investigation. 2) The maximum capacity for the first and second floor bar areas will not exceed 190. Capacity may be further limited by code. 3) Hand-held counters shall be used by staff at the entrance after 8:00 p.m. 4) Food service shall be available at all times up until one hour prior to closing. 5) Staff will be assigned to encourage patrons to leave and be stationed outside the building at closing time to assist patrons in leaving the area. 6)Staff will remain stationed outside the building until patrons have dispersed. 7)Ordinary, non-emergency entrance and exiting for patrons of the Church Key must use the University Avenue frontage of the property and not the rear alley. 8)Lighting installed to the rear of the Church Key must be directed downward and must be no brighter than recessing for emergency, delivery, maintenance, and similar purposes. 9)During the regular hours of operation and upon closing the bar each night, Church Key employees shall clean the dumpster area behind the establishment. License holder's employees shall regularly ensure that all trash is placed into a trash container and that the containers are not on Langhammer property. 10)Church Key employees are prohibited from making unreasonable noise in the dumpster area behind the establishment, including when they discard garbage. License holder shall ensure that employees take necessary steps to discard garbage. 11)No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights. 12)On Friday and Saturday nights a staff person shall be designated to control access to the upstairs area.
199.	CIELO	118 State ST	LICLIB-2023-00664	4
				Tavern premises: Basement storage (approx 2,000 sq ft) 1st floor (3,004 sq ft) 2nd floor (2,054 sq ft). Two-story building with multi-level configuration. Common Council granted 11.7.2023.
200.	CITY BAR AND RESTAURANT	636 STATE ST	53989-45895	2
				Tavern Premise - 3800 square foot open area room (100'x30') with bar, table and booth seating, full kitchen, office near bar and store room. Outdoor patio expansion, 6 ft x 24 ft. Patio capacity: 30. Common Council granted on 6-2-98. Change in licensed premise 6-2-00. Common Council added the following condition on 6.11.2019: 1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
201.	CITY BAR AND RESTAURANT	636 STATE ST	53989-45895	2
				Tavern Premise - 3800 square foot open area room (100'x30') with bar, table and booth seating, full kitchen, office near bar and store room. Outdoor patio expansion, 6 ft x 24 ft. Patio capacity: 30. Common Council granted on 6-2-98. Change in licensed premise 6-2-00. Common Council added the following condition on 6.11.2019: 1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
202.	CLARION SUTIES	102 E Rusk AVE	LICLIB-2023-00132	14
				Premises: Alcohol served in the breakfast/bar area in the main lobby on the first floor. Alcohol stored in locked room.

203. CLUB 5	5 APPLEGATE CT	53625-45440	14	Tavern Premise - 8100 square foot restaurant, bar, deck. Common Council granted on 3-17-98. Change in licensed premise (5-18-99). Change in licensed premise granted 10-11-05, eliminating the condition that the establishment meet the definition of a restaurant.
204. CLUB LAMARK	1525 N Stoughton RD	LICLIB-2015-00308	12	Tavern Premise - 20x40 front bar area, 40x40 pool room in back and outdoor smoking area. Alcohol stored in two walk-in cooler and dry storage area. Common Council granted 7.6.2015.
205. COCOVAA CHOCOLATIER	1815 E Washington AVE	LICLIB-2020-00646	6	Premise: Alcohol sold in retail shop. Alcohol stored in back storage area (chocolate room) and displayed on the library wall in the retail area. Common Council granted the license on 10/6/2020.
206. COLISEUM BAR & BANQUET	232 E Olin AVE	LICLIB-2016-01298	14	Premises: Entire first and second floor. Outside seating area. Alcohol stored in cooler and bar. Common Council granted 1.3.2017. Common Council granted a Change of Licensed Premises 10.3.2017: On special event days, the outdoor premises will include a 67' x 82' beer garden and the total outdoor capacity will be 325 persons. Special event days are defined as all UW-Madison home football game days, the day of the local Polar Plunge, and St. Patrick's Day. This is conditioned upon all conditional use permit provisions. Prior to issuing a license with this premise, the applicant must contact City of Madison Building Inspection Division and the Madison Fire Department to certify all capacities.
207. COME BACK IN	508 E WILSON ST	75373-85523	6	Tavern Premise - first floor 2 large rooms, 1 small room; basement 2 large rooms, outside deck/patio. License granted by Common Council June 2, 2009.
208. COMEDY CLUB ON STATE	202 STATE ST	74094-82609	4	Tavern Premise - Service in bar and showroom area. Alcohol stored in liquor storage room and in walk-in cooler, and basement storage space. Premises includes restrooms. Common Council granted license transfer 6-3-2008.
209. CONCOURSE HOTEL AND GOVERNORS CLUB	1 W DAYTON ST	38242-23168	4	Premise - Hotel with restaurants and a lounge, meeting facilities, 3000 sq ft speakeasy area, and guest rooms in which alcohol is served. License granted by Common Council. Change in licensed premise (12-20-94 and 9-3-2019).
210. COOPERS TAVERN, THE	20 W MIFFLIN ST	75544-85898	4	Premise: 2375 square foot space including second floor space with bar and kitchen as well as a sidewalk cafe. Alcohol stored in basement walk-in cooler. Common Council granted license July 7, 2009. Common Council granted a change of licensed premise on May 4, 2010 to include a sidewalk cafe. Common Council granted a Change of Licensed Premises 2-26-2013 expanding to second floor space including bar and service kitchen and increasing capacity to 194 indoors, outdoor capacity remains 40.
211. COPPER TOP RESTAURANT	5401 SCHROEDER RD	48913-38155	20	Premise - 2,100 square foot restaurant with kitchen and storage area. No bar. Alcohol served in dining area and stored in cooler. License granted by Common Council. Common Council renewed 06/02/2015.
212. CORDIAL	516 S Park ST	LICLIB-2022-00201	13	Tavern Premises: All alcohol beverages will be served within 1st floor of building bar area and stored behind the bar. Additional alcohol beverage inventory will be stored in locked basement storage, which is not shared with other tenants. Common Council granted June 7, 2022.
213. CRACKER BARREL #214	2147 East Springs DR	LICLIB-2021-00221	17	Premises: Entire Store. Alcohol sold in restaurant, stored in dedicated cooler, walk-in cooler, and dry storage. Common Council granted 7/6/2021.
214. CRANBERRY CREEK CAFE	1501 LAKE POINT DR	67111-76429	14	Premise - 4200 square foot building with 120 seats, no bar (table service only). Beer and wine sold at service counter, and stored in locked cooler and cabinet in stock room area. Patio seating area adjacent to building. Common Council granted License on Jan 2, 2007.
215. CROSTINI SANDWICHES	231 North ST	LICLIB-2017-00860	12	License Premises: Alcohol will be stored in a locked holding cage in the restaurant storage basement. Alcohol will be consumed in customer dining area. Common Council granted October 31, 2017.
216. CRUCIBLE	3116 Commercial AVE	LICLIB-2017-00353	12	Tavern Premise: Approx 5,800 sq ft converted former commercial/industrial building: a taproom, a dance floor/performance space, non-public storage, back stage areas, and outdoor "beer garden" area on south end of building. Additional extension of outdoor premises to southern-most 10.5 parking spaces on the west side of the building. Common Council granted the license on July 10, 2018 with conditions. Common Council granted changes to the premises and conditions on July 16, 2019. On May 5, 2020, Common Council granted a change to the conditions on the license by removed a condition on the license. 1. The licensed premise totals 5800 square feet.
217. CRYSTAL CORNERS BAR	1302 WILLIAMSON ST	469-421	6	Tavern Premise: Entire first floor and basement. Sidewalk Cafe. Common Council granted license. Change in licensed premise (1-18-00). Change of premise to include sidewalk cafe granted 10-11-05.
218. DAHMEN'S AT HAWKS LANDING	88 Hawks Landing CIR	LICLIB-2015-01031	1	Premises: All grounds of golf course including approx. 6,000 sq. ft. clubhouse, rear deck, patio and veranda of club house. Alcohol stored in bar, coolers, store rooms and carts. Common Council granted 2-2-2016.
219. DAISY CAFE & CUPCAKERY	2827 ATWOOD AVE	75285-88031	15	Premise: 3100 sq ft, first-floor restaurant with alcohol storage in basement. Common Council granted 11/3/2009.

220. DANNY'S PUB	328 W Gorham ST	LICLIB-2017-00277	2	Tavern Premises: approx. 8000 sq. ft. on the first and second floors of approx. 4000 sq. ft. each. Both floors contain a bar and restrooms. Alcohol stored behind each bar and in locked cage area in the basement. No outside seating. Common Council granted October 31, 2017 with the following conditions: 1. The capacity is 314 persons. 2. No refuse or recycling is to be stored on public property. Common Council added the following condition on 6.11.2019: 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
221. DARK HORSE	10 N Livingston ST	LICLIB-2019-01224	6	Premises: approx. 2800 sq. ft. indoor area and with outdoor patio. Included are a full service bar with 20-24 seats, a full service dining room with 85 seats, kitchen and back areas as well as a full service patio with 40 seats. Alcohol stored behind full service bar and in back storage area. Common Council granted on 2/4/2020 with the following conditions: 1. No outdoor service will occur after 10pm. 2. No live music will occur on the licensed premises.
222. DAVE & BUSTERS	414 West Towne MALL	LICLIB-2016-01195	9	Premises: approx. 31,630 sq. ft. within the southwestern corner of former Sears building. Alcohol served in public spaces of the premises and stored in storage areas. Common Council granted 12-6-2016.
223. DELANEY'S CHARCOAL STEAKS	449 GRAND CANYON DR	1463-960	19	Premise - 6,700 square foot supper club with cocktail lounge, dining room, and outdoor patio. License granted by Common Council. Common Council May 4, 2004 change of license premise to add outside patio.
224. DELICACIES OF ASIA	506 State ST	LICLIB-2021-00220	2	Premise: Two story building with restaurant on the first floor. The alcohol beverages will be served in the first floor dining room. Additional alcohol beverages will be stored in the back, located in the kitchen area. Common Council granted the license on 7/6/2021 with the following conditions: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02, at all times. 2. Alcohol service shall cease at midnight, daily.
225. DEXTERS PUB	301 NORTH ST	72004-79409	12	Tavern Premise - 3325 sq ft building, dining area 800 sq ft, bar area 640 sq ft. Alcohol will be served in the bar, dining, and patio areas. Alcohol will be stored in cooler on the main floor and in the basement. The premise is to also include the near north side parking lot for a couple events each year. Common Council granted license. 5/1/2012 Change of Licensed Premise granted to extend premises to include north side parking lot for several events each year with the following conditions: 1. Maximum of four events per year. 2. Prior to each event, establishment will inform the District Police Captain, District Alder and City Clerk's Office. 3. Event times will be noon to 8:00 p.m. 4. Establishment must abide by all conditional use permit conditions. The motion passed by voice vote/other.
226. DLUX	117 Martin Luther King Jr BLVD	LICLIB-2012-00456	4	Premise - 41'X42' dining area including booths, banquet area, central bar, ledge facing MLK Blvd., and sidewalk café. Alcohol stored in locked cabinets behind bar and basement storage area. Common Council granted 8-7-2012.
227. DOTTY DUMPLING'S DOWRY	317 N FRANCES ST	64643-64558	2	Premise: 1950 square feet bar, dining area and restrooms on first floor. 1800 square feet on lower level with prep kitchen and coolers. Storage in liquor room, keg cooler and behind bar. Common Council granted 6/3/2003. Change of license premises granted 5/19/2004. Removal of all conditions granted by Common Council on 6/1/2004.
228. DOUBLE 10 MINI HOT POT	600 Williamson ST E	LICLIB-2021-00777	6	Premises: approx. 2500 sq. ft. restaurant with inside alcohol sales only. Alcohol stored in beverage cooler next to the cash register. Common Council granted 2/1/2022.
229. DOUBLE TAP	347 W State ST	LICLIB-2023-00619	4	Tavern Premises: Total space of 3874 sq ft. One bar where alcoholic beverages will be sold. Alcohol will be stored behind and at the bar itself as well as in a dedicated storage room. The conditions are: 1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times. 2. Food shall be available at all times. 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday nights.
230. DOUBLE TREE HOTEL MADISON EAST	4402 E Washington AVE	LICLIB-2020-00342	17	Premises: 226 room hotel including meeting facilities, restaurant, bar and lounge. Alcohol served/sold from the restaurant, bar, meeting facilities and a market in the lobby. Alcohol stored in a locked storage room and the bar area. Receipts stored in the General Manager's office. Common Council granted license on 8/4/2020.
231. DOUBLETREE HOTEL MADISON	525 W JOHNSON ST	7283-1985	4	Premises: brick construction; seven-story building. Liquor and malt beverages served from bar. Adjoining dining room, meeting rooms, guest rooms, fitness center, and public restrooms. Liquor storeroom adjoins restaurant and manager's office. License granted by Common Council. Change in licensed premises granted 12-2-1997. Change in licensed premises 8-6-2002. Premises extension adding outdoor serving area next to Marion St. Change in licensed premises 7-14-2020.

232. DRAPER BROTHERS CHOP HOUSE	101 N Hamilton ST	LICLIB-2023-00411	4	Premises: First floor bar and dining area. Upstairs dining room. Storage facility in basement, sidewalk café. Common Council granted 8.1.2023.
233. DREAM LANES	13 ATLAS CT	69377-73734	3	Tavern Premise: 40,000 square foot single story building with 600 square foot patio. Alcohol stored behind bar, office and basement. Common Council granted April 4, 2006.
234. Dubai Restaurant and Bar	419 State ST	LICLIB-2018-00323	2	Premises: Bar with two coolers storing bottled beer and under bar sinks, cleaning equipment and serving storage. Liquor is kept behind the bar. The basement has a walk-in cooler for additional storage. Serving and storage are on the single ground floor and patio. Also outdoor seating subject to sidewalk café conditions. Common Council granted on 6/5/18, and Common Council granted a change to condition one on 10/16/18. Common Council granted another change to condition one on 1/7/2020 to read the following conditions: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02, at all times. 2. Food must be available at all times.
235. DUMPLING HAUS	540 N Midvale BLVD	LICLIB-2016-00423	11	Premises: Approximately 1,121 sq. ft. restaurant including dining area, kitchen, storage/dishwashing area in the back as well as outdoor seating. Common Council granted 7.5.2016
236. DUTCH MILL SPORTS CLUB	4818 DUTCH MILL RD	29401-33763	16	Tavern Premise - 2 story (wood frame) building with basement (office & storage), main floor (bar room & storage), and top floor (storage & possible living quarters). License granted by Common Council. Change of licensed premise granted September 6, 2005, to include outdoor, fenced-in area for a special event from 1:00 p.m. to 10:00 p.m. on September 10.
237. D'VINO	116 King ST	LICLIB-2019-01179	4	Premises: Free standing, adjacent building at 116 King Street, store front, upstairs coolers and bar, basement storage areas, coolers. Includes expanded kitchen service area between 116 King St and 106 Webster St to incorporate retail area. Outdoor sidewalk café and roadway cafe during outdoor season. The condition is: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02 at all times.
238. EAGLES CLUB 623	2109 BARTILLON DR	54054-45844	12	Tavern Premise: one story building 97 feet x 75 feet. Bar, 2 bar storage rooms, kitchen, 2 kitchen storage rooms, 3 offices, 2 restrooms, janitor's closet, cloak room, banquet hall, mechanical room. Common Council granted 5-19-1998.
239. EAST JOHNSON FAMILY RESTAURANT	824 E Johnson ST	LICLIB-2021-00335	6	Premise: Alcohol served inside 1,100 sq ft restaurant and on outdoors in pavilion type bar in rear of building. Alcohol stored in a walk in cooler attached to the building, behind interior bar, storage on rear pavilion patio, and on a hanging shelf above the bar. Common Council granted 8/3/2021 with the following condition: 1. The patio shall close by 10pm.
240. ECHO TAP & GRILL	554 W Main ST	LICLIB-2011-00530	4	Tavern Premise - Upstairs loft, mezzanine 20/30 ft, main floor 20/30 ft, basement 20/30 ft. and outdoor patio. Alcohol stored behind bar, walk-in cooler on main floor and basement. Common Council granted 8/2/2011. Common Council granted Change of Licensed Premise 5/1/2012 with the following conditions: 1. Outdoor patio hours of operation are until 10pm Sunday-Thursday, 11pm Friday and Saturday 2. The establishment meets all existing conditions and abides by all Conditional Use Permit provisions. Common Council granted Change of License Conditions 8-5-2014 as follows: 1. Outdoor patio closing hours to midnight seven days per week. Streatery Extension “The adjacent parking lot is owned by the owners of the business. We would extend the present patio to the fenced in parking lot which has the total perimeter enclosed. Patio tables would be spaced 6 feet apart and no more than 8 persons will be seated at each table. Total capacity of 90 persons.”
241. EDGEWATER MANAGEMENT COMPANY LLC	1001 Wisconsin PL	LICLIB-2014-00204	2	Premises: Hotel and outside hotel-owned land. Common Council granted 5-6-2014, and renewed on 6/5/18 with the following condition: 1) Establishment must abide by all conditions under the PAMA as registered in the Dane County Register of Deeds on 11/12/2012 not withstanding the agreement to not sell alcohol by way of points of sale or wait staff at the auto court and the cafe outdoor terrace as outlined in the site plan Appendix B (a copy of which will be kept on the license premises). The area depicted in Appendix B is indicative of surface area only and does not include any areas below surface level (i.e. the concession area below the auto court that serves the main terrace). It is possible that patrons my occupy these areas at times with alcohol if they have purchased the beverage from a different point on the property.
242. EDO ASIAN CUISINE	532 S Park ST	LICLIB-2017-00450	13	Premises: All alcohol is stored in the storage room and bar only. Alcohol is sold at bar and living room and tea room. Granted by Common Council on July 11, 2017.
243. EL IMPERIO MEXICAN FOOD	3162 Maple Grove DR	LICLIB-2022-00063	7	License granted by Common Council on 05/10/2022.
244. EL PANZON	1310 S Midvale BLVD	LICLIB-2020-00173	10	Premises: Alcohol served in main area of approximately 1236 sq ft restaurant, including new bar area. Alcohol stored in the kitchen area. Common Council approved the expanded premises to include adjacent property that was 1306 S. Midvale Blvd. Common Council approved 5/5/2020 with the following conditions: The conditions are: 1. Alcohol service shall cease by 10pm, daily. 2. Must meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.

245. EL PASTOR	2010 S PARK ST	75368-85511	14	Premise: 1,700 sq. ft including bar and dining room. Alcohol stored in two separate rooms. Common Council granted license June 2, 2009.
246. EL RANCHO 2 MEXICAN GRILL	4527 Cottage Grove RD	LICLIB-2022-00445	16	Premise: Seating area with 4-top tables and booths. Outdoor seating area. Beer and beverages displayed in cooler in back of service area with employee access only. Common Council granted the license on 9/6/2022.
247. EL RANCHO MEXICAN GRILL	819 S Park ST	LICLIB-2023-00425	13	Premises: Alcohol sold inside restaurant, stored behind counter. No outdoor premises. Common Council granted 8.1.2023.
248. EL SABOR DE PUEBLA	305 N Fourth ST	LICLIB-2017-01178	12	Premises: 1440 sq. ft. restaurant including dining room, cooler, office and outside patio. Alcohol stored in cooler and locked office. Common Council granted1-2-2018.
249. ENO VINO	601 JUNCTION RD	75523-85853	9	Premise: Alcohol permitted in the dining room, bar and patio. Stored in liquor room and wine lockers. Common Council granted license July 7, 2009.
250. ENO VINO DOWNTOWN MADISON	1 N Webster ST	LICLIB-2016-01360	2	Premises: Areas of 1 N Webster St not already premised by North Central Management, Inc. Premises include: 1st floor lobby lounge, 9th floor service bar, 10th floor main bar, 9th &10th floor restaurant. Outdoor terrace on 9th floor, sidewalk café on East Washington Ave. Storage in 1st floor lobby lounge, additional storage on G1 level storage room, 9th floor Dominion Storage room, liquor storage room, beer and wine cooler on the 10th floor. Common Council granted 3.7.2017
251. ENRIQUE'S MARKET	1417 Northport DR B	LICLIB-2017-00325	18	Premises: Approx. 1711 sq ft. Beer stored in a walk-in cooler.
252. ERIN'S SNUG IRISH PUB	4601 American PKWY	LICLIB-2011-00398	17	Premise: 8,700 square foot building and outdoor patio. Storage in coolers, bar coolers, liquor room and bar shelves. Common Council granted 8/2/2011
253. ESSEN HAUS	514 E WILSON ST	14779-3295	6	Premise - main floor two rooms, second floor banquet room, outdoor cafe, kitchens and basement storage, beer garden for special events, also outdoor volleyball court. License granted by Common Council 6/3/86. Change in licensed premise 9-17-96 with the following condition: 1) Outdoor cafe to be open as long as food is available but not later than 12:00 midnight. Common Council granted a Change in Licensed Premises 3-19-2013 adding outside seating with the conditions: 1) Total capacity remains 240. 2) Service outdoors to cease at 12:00 midnight. 3) Granting contingent on approval of Major Alteration by Common Council and with conditions attached to the Major Alteration approval.
254. EVERLY & MIKO POKE	2701 Monroe ST 700	LICLIB-2016-00414	13	Premises: approximately 3,221 sq. ft. restaurant area including 2 areas-each with a different DBA. Premises also include outdoor seating facing Knickerbocker Street. Alcohol stored behind the counters and in both a walk-in cooler on the second floor and a locked storage room in the basement. Common Council granted 7.5.2016 with the following conditions: 1. The exterior closing hours are: 9pm Sunday-Thursday and 10pm Friday and Saturday. 2. The exterior space will not be permitted an entertainment license.
255. FAIRCHILD	2611 Monroe ST	LICLIB-2019-00967	13	Premises: Alcohol served in the 1700 sq. ft., 50 seat restaurant on the first floor of the building. Alcohol is stored in the basement of the building and behind the bar. Outdoor premises includes seating for 4 people in front of restaurant and 24 seats on the patio on the side of the building. Council granted 12/11/2019.
256. FAMOUS DAVE'S	900 S Park ST	LICLIB-2019-00391	13	Premise: 4800 square foot building. One room and bar/waiting area. Alcohol stored in cooler in back of kitchen. Ground floor only. License granted by the Common Council on 6/11/19 with the following condition: 1) No 40 ounce bottles of beer for carryout.
257. FEAST MODERN CUISINE LLC	904 Williamson ST	LICLIB-2021-00196	6	Premise: Alcohol served on the first floor in the dining and bar areas, and outside seating area. Alcohol stored in the bar area. Common Council granted the license on 7/6/2021 with the following conditions: 1. The establishment must meet the definition of a restaurant per MGO 38.02 at all times. 2. No alcohol sales after 9pm, daily. 3. Outdoor patio closing time is 9pm, daily. 4. Outdoor patio capacity is 20 persons. 5. No outdoor sound amplification or music is permitted.
258. FIN SUSHI	610 Junction RD 113	LICLIB-2022-00171	9	Premises: Alcohol beverages will be stored under server's counter and a cooler. Alcohol beverages will be sold to customers in dining room as well as an outside patio. Common Council granted the license on 6/7/2022.
259. FLIX BREWHOUSE	85 East Towne MALL	LICLIB-2018-00213	17	Premise: Alcoholic beverages will be sold in the restaurant/lobby and in auditorium seating in a 39,500 square foot dine-in movie theater. Restaurant service also includes a bar. Beer and win will be stored in a walk-in cold-room in the kitchen and in a beer tank storage room. Common Council granted on 6/5/18.
260. FORAGE KITCHEN	715 Hilldale WAY	LICLIB-2018-01272	11	Licensed premises is a part of Hilldale Shopping Center. Beer and wine sold at counter for customers to take to seats. Only have kegged beer and wine; storage is in kegerators. Also includes small outdoor patio. Common Council granted 2/5/2019.
261. FORWARD CRAFT & COFFEE	2166 Atwood AVE	LICLIB-2022-00074	15	Streatery Extension through April 14, 2021: Two igloos added to patio for the winter months. Premise: 2267 sq ft coffee café and tap room. Three rooms. All service is in main room. Beer served from bar only and stored in the cooler behind the bar in kegs or glass-front refrigerators. To-go beer sales stored in coolers located in the rear of the café. Common Council granted 5.10.2022. License is provisional until a regular one is issued.

262. FOX AND BIRD LLC	131 E Mifflin ST	LICLIB-2019-00643	4	Premise: Alcohol will be served in bar room, restaurant dining space, sidewalk café, and behind building under a 20' x 40' tent. Alcohol will be stored behind the bar & behind kitchen in a storage space. Conditions are: 1. The condition is that the establishment must meet the definition of a restaurant under Madison General Ordinances at all times. 2. Full menu must be available until midnight. 3. Sidewalk cafe shall cease operating at midnight.
263. FRESH MADISON MARKET	703 University AVE	LICLIB-2013-00530	8	License is provisional until 9/2/2019 or Common Council grants a regular license, whichever comes first. Premises: approx. 21,000 sq. ft retail supermarket. first and second floors; first for retail, second for cooking school. Common Council renewed 06/02/2015 with the following conditions: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22).
264. FROMAGINATION	12 S CARROLL ST	71521-78146	4	Premises: 1,400 square feet. Indoor and outdoor seating, retail space. Common Council granted August 7, 2007
265. FUGU ASIAN RESTAURANT	411 W Gilman ST	LICLIB-2020-00335	2	Premise: 2000 square foot building, storage in basement and sales of beverages inside the restaurant at front counter. The conditions are: 1. Alcohol sales shall cease by 10:00 p.m. on Sunday through Thursday and 11:00 p.m. on Friday and Saturday. 2. Must meet the definition of a restaurant as defined by MGO Section 38.02. 3. Food must be available at all times.
266. FUKI	2143 Zeier RD	LICLIB-2022-00744	17	Premises: Entire building including all interior areas. No outside spaces.
267. GAMMA RAY BAR	121 W Main ST	LICLIB-2024-00154	4	
268. GARIBALDI MEXICAN RESTAURANT	117 S Butler ST	LICLIB-2020-00047	6	Premises: Entire building at 117 S. Butler St. including two main floors. Alcohol sold at dining and bar areas, stored at the bar and in the basement. Also a sidewalk café with approval. Common Council granted the license on 3/3/2020 with the following conditions: 1. Alcohol sales shall cease by midnight, daily. 2. Patio must close by 10pm, daily. 3. No outdoor amplification permitted. 4. No live entertainment permitted. 5. Food must be available at all times. 6. Must meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.
269. GARTH'S BREW BAR	1726 Monroe ST	LICLIB-2019-00524	13	Tavern Premises: approx. 2200 Sq. Ft. space with provision for outdoor seating. Beer served from draught system and packaged beer from a reach-in cooler. Common Council granted 8/6/2019.
270. GARVER EVENTS	3241 Garver Green	LICLIB-2019-01259	15	Premises: The alcohol service areas include: The main event dining room and bar area on the first floor that is overlooked by a small balcony on the mezzanine level. Small mezzanine room on the second level used for private dining and changing quarters for wedding parties. The kitchen space where we plan to host visiting chefs, cooking demonstrations and culinary tasting classes. Outdoor patio with seating on the front/south of the building for al fresco dining. Outdoor courtyard on the back/north side of the building for special events and outdoor weddings. Temporary Extension until 10/31/2020: Request to temporarily extend outdoor premises on Thursday: 4pm - Close; Friday 3pm - Close, Saturday 10am - Close, and Sunday 10am - Close. Common Council granted the alcohol license on 2/4/2020. Common Council granted revised conditions to the license on 8/4/2020 and 12/6/2022. The conditions are: 1. The establishment must cease sales of alcohol Monday through Thursday by 11 p.m., Friday and Sunday by midnight, and Saturday evening by 1am. 2. All outdoor space on the licensed premises shall close by 10pm Sunday - Thursday, and 11pm Friday and Saturday. 3. Live music limited to 90 decibels, all other music limited to 70 decibels. Music must cease a half hour before close. 4. Food must be available at all times alcohol is served.

271.	GARVER EVENTS	3330 Atwood AVE	LICLIB-2022-00961	15	Premises: Beverages served in Olbrich event spaces: upstairs meeting room, atrium, and Evjue Commons. Beverages will be served in public spaces during fundraising events. Alcohol stored in locking fridge at Olbrich, locking cage at Olbrich. Granted by Common Council on 12/06/2022.
272.	GATES & BROVI	3502 MONROE	LICLIB-2012-00344	13	Premise - 3,420 square foot restaurant. Liquor stored behind bar and in walk-in cooler. Common Council granted 7-3-2012.
273.	GENNA'S COCKTAIL LOUNGE	105 W MAIN ST	53649-45454	4	Tavern Premise - basement storage, first floor bar and tables, second floor bar and tables, Sidewalk café and planter area. Common Council granted on 3-17-98 with the following condition: 1) Sidewalk café must meet and comply with Section 9.13(6)(j)(2)&(3) of the Madison General Ordinances.
274.	GIB'S	201 W Mifflin ST	LICLIB-2016-01191	4	Tavern Premises: Central Library including the Bubbler on Ground Floor and entire Third Floor, with locked liquor cage in secure area. Alcohol stored in cage when not in use. Service provided in designated event areas, as specified by Library staff. Common Council granted 12-6-2016 for the following spaces and capacities: third floor Auditorium & Art Gallery with capacity of 500, ground level Lobby & Program Room with capacity of 100. Total capacity of 600.
275.	GIB'S BAR	1625 NORTHPORT DR	LICLIB-2023-00477	12	Premises: Alcohol is sold in the event space. Alcohol is stored in locked cages. Granted by the Common Council on 9/5/2023.
276.	GLASS NICKEL PIZZA CO	2916 ATWOOD AVE	62327-60221	15	Premise - First floor (68' x 52') and basement (38' x 68'). Upstairs bar has 8 stools. Downstairs bar has 6 stools. Alcohol stored in liquor cage and beer cooler in basement. Common Council granted on 5-7-02 with the following condition: 1) No alcohol carryout or delivery.
277.	Gloria's	610 Junction RD SUITE 3	LICLIB-2016-01364	9	Premises: approx. 1404 sq. ft. restaurant including dining room, outdoor seating, kitchen, bathrooms, and storage spaces. Common Council granted 2.7.2017. Common Council granted a license premises change on 7.16.2019 to add outdoor seating.
278.	GOODMAN COMMUNITY CENTER	149 Waubesa ST	LICLIB-2011-01732	15	Premise - Cafe at South end of Goodman Community Center. Cafe seats 30-35, area expandable to include Evjue, Merrill Lynch, and Bolz community rooms for a maximum seating of 300. Alcohol may be available in these areas during special events, dinners, private rentals, and catered events. Alcohol to be stored exclusively in secured cabinet and cooler. Common Council granted 2.7.2012 with the condition: Alcohol services is to stop at 11:00pm Common Council granted a change of licensed premises 5-6-2014 expanding the licensed premises to include the Opportunity Wing on May 29. The capacity increases to 500 on May 29.
279.	GOODMAN COMMUNITY CENTER	214 Waubesa ST	LICLIB-2018-00623	15	Premises: Lower level: locked storage under stairwell & in kitchen dry storage/cooler area. First level: Large venue, 4 small community rooms, lounge and connecting hallways, and outdoor courtyard. Second level: Small conference room. First level has secured storage closet and two beverage stations in large venue. Common Council granted August 7, 2018
280.	GOOSEBERRY ON THE SQUARE	1 S Pinckney ST 104	LICLIB-2016-01088	4	Premises: 6000 sq. ft. space inside the US Bank building. Beer stored in walk-in cooler with white wine, red wine will be in locked cage in basement of the building.
281.	GRACE COFFEE	1216 E Washington AVE	LICLIB-2019-00956	6	Premises: approx. 2046 sq. ft. first story building. Alcohol stored in back storage area and two 46" beer coolers in the main dining room. Open wine/liquor stored behind the main counter bartop. Premises also include sidewalk cafe. Records stored in a file cabinet. Common Council granted on 1/7/2020 with the following conditions: 1. Alcohol service shall cease by 9pm Friday - Saturday and 8pm Sunday - Thursday. 2. No live music will occur in this space. 3. No outdoor amplified sound.
282.	GRADUATE MADISON HOTEL	601 Langdon ST	LICLIB-2014-00186	2	Premises: Ground floor lounge and guest rooms, outdoor terrace, outdoor seating area on first floor, interior seating area on 7th floor as well as 7th floor sun terrace. Alcohol stored in the lounge and secured storage area on the 7th floor. Common Council granted 5-6-2014. Common Council granted a change of Licensed Premises 10-21-2014 increasing capacity to 84 indoor and 64 outdoor and expanding the physical premises. Common Council granted a change of Licensed Premises 6-2-2015 to allow remodeling of 7th floor space and increasing capacity to 249 indoor and 71 outdoor.
283.	GRAMPA'S PIZZERIA	1374 WILLIAMSON ST	LICLIB-2013-00165	6	The building is located at 1374 Williamson St and is approximately 1600 sq ft. The space has projected seating for 40-50 people in the dining room and bar combined. All beer and wine will be stored either behind the bar or in a locked store room. Beer and wine will be sold both at the bar and to customers in the dining room.

284.	GREAT DANE PUB AND BREWING CO	123 E DOTY ST	44679-32021	4
				Premises: overall dimensions 13,000 square feet with 3,000 square foot garden on 3 floors plus a lower level establishment to occupy lower level and first floor. Lower level dimensions 4,300 square feet encompassing a bakery, 2 restrooms, a mill room, a cold room, an office, 3 storage rooms and a bar/dining area. Alcohol stored in the 270 sq ft cold room, and the 110 and 162 square foot storage rooms behind lower level bar. First floor dimensions 4,900 square feet encompassing a kitchen, brewhouse, fermentation room, bar/lounge area and a dining room. Alcohol stored in the 300 square foot fermentation room and behind the first floor bar. Alcohol service areas: lower level bar - 25 feet long, lower level tables, garden, first floor bar - 36 feet long, first floor tables, first floor porch, License granted by Common Council with the following condition: 1) Must meet definition of restaurant pursuant to Madison General Ordinance section 38.
285.	GREENBUSH BAR	914 REGENT ST	41298-27313	8
				Change in licensed premises granted 7/16/1996. Tavern Premise - lower level of 914 Regent Street. Main room (27'x37'), kitchen (12'x22'), mechanical room (14'x15'), walk-in room (12'x7'), and two storage rooms (12'x7' and 14'x4'). License granted by Common Council.
286.	HA LONG BAY	1353 Williamson ST	LICLIB-2023-00820	6
				Change of License Premise granted 9-4-2007 Serving alcohol upstairs in the Italian Workmen's Club space on football Saturday's only. Serving before and during game only. 50% alcohol/food Premises: Entire building Alcohol will be sold and served in dining room. Alcohol will also be stored in the basement stock area. Common Council granted 2/13/2024.
287.	HAMPTON INN & SUITES MADISON WEST	483 COMMERCE DR	72709-80665	1
				Premise - 132 unit limited service hotel including lobby, pool, meeting room & breakfast area. Common Council granted license June 3, 2008.
288.	HAWK'S	425 STATE ST	62832-60933	2
				Premise - 3600 square feet; 12 foot bar; 90 seats in 1800 square foot area; alcohol stored in cooler in back; reserve liquor stored in basement office. Sidewalk patio (40'4" x 11') along State St in front of building. License granted by Common Council. Common Council removed all restrictions 9-7-2004. Change in license condition (6-3-03)
289.	HAYES PLACE	1145 N Sherman AVE	LICLIB-2022-00996	12
				Common Council granted a change in licensed premise increasing capacity from 83 to 99 3-20-2012. Common Council granted a change in licensed premises on 6/7/2022 to add outdoor premises with capacity of 25. Premises: 2500 sq ft space with open floor concept. Alcohol sold at bar area and consumed onsite in event area. Alcohol stored behind bar and in locked office. Granted by Common Council on 12/06/2022.
290.	HIGH NOON SALOON	701 E Washington AVE	LICLIB-2022-00081	6
				Tavern Premises: One area on the first floor, 3600 sq ft with 2 bars, a 750 sq ft mezzanine level with seating, and 34 seats on the outdoor patio. Alcohol will be stored in a walk-in cooler and storage rooms on both the first floor and mezzanine. One day during each Memorial Day weekend and Labor Day weekend, the premises is expanded to include the parking lot.
291.	HILTON GARDEN INN MADISON	770 Regent ST	LICLIB-2020-00759	4
				Premises: Six story, 176-room hotel with service in restaurant/bar and outdoor seating. Packaged beer/wine sold out of a Market in lobby. Common Council granted the license on 12/1/2020.
292.	HILTON MADISON AT MONONA TERRACE	9 E WILSON ST	59279-54431	4
				Premise - 13 story, 235 room full service hotel with restaurant, lounges, meeting rooms, providing room service to guest rooms, with basement storage. 380 square foot outdoor patio. License granted by Common Council. Change of premise to include patio granted 9-5-2006.
293.	HIMALCHULI RESTAURANT	318 STATE ST	61427-58568	4
				Premise - first floor 15' x 40' x 15'; 1 room and basement. Beer stored in basement cooler. License granted by Common Council with the following condition: 1) Beer to be served only with food.
294.	HO-CHUNK GAMING MADISON	4002 Evan Acres RD	LICLIB-2016-00419	16
				Premises: entire building including gaming floor, service bar. Alcohol stored in service bar with walk-in cooler. Additional supplies housed in locked dry storage within the building. Common Council granted 7.5.2016
295.	HOLIDAY INN AT THE AMERICAN CENTER	5109 WEST TERRACE DR	69999-74945	17
				Premise - 91,597 square foot hotel. Alcohol sold in bar and restaurant, stored in secured bar area and in closet. Common Council granted license August 1, 2006.
296.	HOLIDAY INN EXPRESS & SUITES	610 John Nolen DR	LICLIB-2014-01029	14
				Common Council granted Change of Licensed Premise 3/3/09 to include exterior patio area off the prefunction area (aprox. 2100 sqft). Premise: Entire hotel and outdoor patio. Common Council granted a Class B Combination Liquor and Beer license 10-7-2014. Common Council granted an expansion of entire hotel and outdoor patio on 6/11/2019.
297.	HOLIDAY INN EXPRESS & SUITES MADISON	5150 High Crossing BLVD	LICLIB-2016-00484	17
				Premises: 106 room limited service hotel. Alcohol sold in convenience store adjacent to the front desk in the lobby. Front desk staffed 24 hours. Common Council granted 8-02-2016.
298.	HOME2 SUITES MADISON CENTRAL	2153 Rimrock RD	LICLIB-2019-00388	14
				Premises: 143 room, 86,831 sq ft limited services hotel with 4 floors plus two outdoor patio areas. The Home 2 Suites Hilton hotel will include a small, in-house market located in the hotel lobby. The market is intended for hotel guests to purchase snacks, beverages (including beer, liquor, and wine), and other sundries. The market will be located on the first floor at the front desk area and will be managed by North Central Management Inc. Alcohol will be stored in closet 103A on the first floor. Common Council granted the license on 7/16/2019.

299. HOMEWOOD SUITES MADISON WEST	479 COMMERCE DR	74215-82996	1	Premise: Five story, 122 guestroom, extended-stay hotel. Alcohol will be stored in food prep room and storage room. Common Council granted license 9/2/08.
300. HONG KONG CAFE	2 S MILLS ST	34679-18898	13	Premise: First floor, kitchen, bathrooms, utility area, waiting area, dining room. Beer and food garden solely for Camp Randall Events. Outdoor dining area. Beer and food garden adjacent to premises to be used solely for Camp Randall Events with a maximum capacity of 888. Seasonal outdoor dining area with a maximum capacity of 64. The conditions are: 1. No outdoor amplification is permitted after 9 p.m. 2. Beer & food garden to be used during Camp Randall events only.
301. HONG KONG CAFE	2 S MILLS ST	34679-18898	13	Premise: First floor, kitchen, bathrooms, utility area, waiting area, dining room. Beer and food garden solely for Camp Randall Events. Outdoor dining area. Beer and food garden adjacent to premises to be used solely for Camp Randall Events with a maximum capacity of 888. Seasonal outdoor dining area with a maximum capacity of 64. The conditions are: 1. No outdoor amplification is permitted after 9 p.m. 2. Beer & food garden to be used during Camp Randall events only.
302. HONG KONG CHILI LLC	1441 Regent ST	LICLIB-2017-00321	13	Premises: Beverages stored in walk-in cooler. Beverages sold at the lobby stand.
303. HOOPS OF DANE COUNTY INC	802 Atlas AVE	LICLIB-2014-00125	3	ALCOHOL WILL BE SERVED UPSTAIRS, ON THE LOWER LEVEL AND OUTSIDE ON THE PATIO. ALCOHOL WILL BE STORED IN THE BASEMENT, COOLERS IN THE BASEMENT AND UPSTAIRS BEHIND THE BAR. Common Council granted 5-6-2014 with the following conditions: The conditions are: 1) The capacity will be a maximum of 480 with the basement being limited to 168. 2) The security plan provided by the applicant be a part of the license conditions with the following changes: - Item 2 shall be amended to read "...security in lot(s) at all times on nights that are busy entertainment is provided." - Item 3 shall be amended to read "...will go up as the night goes on up to $15 then to $20 or higher based on time." 3) The premises shall at all times abide by the terms of the Security Plan approved by the Common Council (a copy of which shall be maintained on premises and available for inspection at all times and a copy of which shall be kept on file with the City Clerk's Office).
304. HOOTERS	2639 East Springs DR	LICLIB-2014-00896	17	Premises: 2700 square foot dining area, including bar. Storage behind bar and locked walk-in cooler. Common Council granted 10-7-2014.
305. HORSESHOE BAR	3900 Dempsey RD	LICLIB-2011-00162	15	Tavern Premises: 1,350 square foot bar and patio. Storage in basement. Common Council granted June 1, 2010. Common Council granted addition of patio on June 5, 2018.
306. HOT LUNCH	708 E Johnson ST	LICLIB-2022-00887	6	Premises: Ground floor brick building. Modest dining/bar area with 12 bar seats, 24 table seats in view of open kitchen galley. paved easement street side with 16 seats. All alcohol served and stored at bar. Granted by Common Council on 12/06/2022.
307. HUTONG	410 E Wilson ST	LICLIB-2020-00707	6	Premise: Alcohol served in the main dining area, which includes bar seating. Alcohol served and consumed on the outdoor patio. Alcohol stored in a locked closet at the top of the back staircase. Beer stored in a locked compartment inside the walk-in refrigerator in the basement. Common Council granted 11-17-2020.
308. HYATT PLACE MADISON	333 W Washington AVE	LICLIB-2011-01725	4	Premise - 11 story, 151 room hotel. Alcohol served in 820 sq. ft. lobby/cafe on first floor, 840 sq. ft. great room off the lobby, 100 sq. ft. lobby-patio area and in 2488 sq. ft. meeting space on second floor of the building. Alcohol stored in cabinet/cooler at bar, locked storeroom on second floor. Common Council granted 1.3.2012 Common Council granted Change of Licensed Premise 7.7.2015 to add 100 square foot lobby-patio area.
309. HY-VEE	675 S Whitney WAY	LICLIB-2013-00226	11	Premises - 80,955 sq. ft. grocery store and wine & spirits store. Common Council Granted 5.7.2013 Common Council Granted a Change of Licensed Premises 4.8.2014 to include an outside dining area with an capacity of 30 in addition to the 175 indoor capacity.
310. HY-VEE MADISON	3801 E Washington AVE	LICLIB-2015-00037	3	Premise - Grocery store and wine and spirits store totaling 90,693 square feet, plus patio. Common Council granted March 3, 2015. Patio added to premises by Common Council on 7/6/2021.
311. I/O Arcade Bar, LLC	924 Williamson ST	LICLIB-2020-00855	6	Premises: 6300 sq ft main floor with central bar. Alcohol stored behind bar and in locked basement room. Kegs and canned beverages kept in walk-in cooler on main floor in kitchen. Premises temporarily expanded into parking lot during Fruitfest and Willy Street Fair, with an outdoor capacity of 2540. Common Council granted 2/2/2021 with the following conditions: 1. Amplified sound restricted to 60 db limit at the property line 2. Establishment shall close by midnight Sunday through Wednesday 3. Capacity is the lesser of 300 or as determined by Building Inspection 4. The sale of alcoholic beverages shall account for 75% or less of the establishment’s gross receipts. 5. Food served until 90 minutes before closing 6. Promote use of outdoor designated smoking patio on side of building

312. IAN'S PIZZA FRANCES	319 N Frances ST	LICLIB-2022-01048	2	Beer & wine would be sold on the main level to be consumed in our dining room. Beer & wine will be stored behind our counter in a lockable, small cooler and 3-4 tap lines. Inventory will be kept in our basement in a locked room. No outdoor seating. Common Council granted 3/7/2023.
313. IAN'S PIZZA GARVER	3241 Garver Green 121	LICLIB-2019-00170	15	Premises: approx. 2500 sq. ft. restaurant with service in beer bar and dining room. Alcohol stored behind bar/service counter, prep kitchen storage area. Common Council granted the license on May 14, 2019.
314. ICHIBAN RESTAURANT	610 S Park ST	LICLIB-2012-00018	13	Premise: Restaurant includes 610 and 601 S Park St, with dining room and bar. Alcohol sold at bar and stored in basement. Common Council granted 3-20-2012 with the following condition: 1.The establishment continue to meet the definition of a restaurant under Madison General Ordinance 38.02. Common Council granted Change of Licensed Premises 9-4-2012.
315. IDEAL BAR	1968 Atwood AVE	LICLIB-2016-00043	6	Tavern Premise - Ground floor and outdoor patio at rear of building. 34'X16' roadway extension to expand premises to the sidewalk. Storage in basement. Common Council granted 3-1-2016 with the following conditions: 1) The 26' x 10' expansion will be located only in back of the Ideal Bar, directly behind the building. The expansion will not extend into the alley between 1962 Atwood Avenue and 1968 Atwood Avenue. 2) The Ideal Bar will build a solid wall to block off the licensed area from the alley. This wall will be at least 8 feet high and will not have any openings, other than a solid door for emergency exiting and utility use. 3) The Ideal Bar will provide lighting in the alley between the two buildings at night during regular open hours. 4) There will be no music, either piped into or performed in the outdoor patio space. Any televisions in the outdoor patio space will have their sound turned off by 10 p.m. 5) The outdoor patio area shall close by 1:00 a.m. daily.
316. INDIE COFFEE	1225 REGENT ST	66951-69096	13	Premise - Approx. 1000 square foot first floor and outdoor patio. Approx. 1000 square foot basement for storage only. Common Council granted license 8-3-2004, with the following condition: 1) No sales of alcohol after 12 Midnight for Special Events. Common Council granted Change of Licensed Premise 6-5-2007, with the following conditions: 1) Outdoor patio service limited to beer and wine. 2) No sales of alcohol after 12 Midnight for Special Events.
317. INTERNATIONAL COMMONS	5810 Mineral Point RD	11018-2605	0	Premises - Entire five-story building including all interior areas. Alcohol stored in a locked area on the 5th floor. License granted by Common Council 3-3-81 Transfer of license location from 5910 Mineral Point Rd. to 5810 Mineral Point Rd. granted by Common Council on 8/2/2022..
318. IT'S GOOD FOR YOU	521 N Sherman AVE	LICLIB-2022-00963	12	Premises: Alcohol served and stored in the 1000 sq ft building that serves as commercial kitchen and catering/event space. In the warmer months, alcohol served in the front and back patio spaces as approved by the conditional use permit. Alcohol stored in undercounter and walk-in refrigeration units and display shelves. Granted by Common Council on 12/06/2022.
319. IVORY ROOM, THE	116 W MIFFLIN ST	70162-75386	4	Tavern Premise - Approximately 1,200 square feet, including basement, first floor, back court, and sidewalk cafe. 36' X 16' roadway cafe with fencing around entire space with bumpers along street sides. Alcohol sold on first floor and stored in basement. Common Council granted license 9-5-2006. Common Council granted Change of Licensed Premises on 6-12-2012.
320. JACKNIFE	1046 E Washington AVE	LICLIB-2021-00492	6	Premises: Alcoholic beverages may be consumed inside seating area and on outdoor patio. Alcoholic beverages stored at the dedicated storage, in the walk-in cooler, and in the "grab and go" refrigerators. Common Council granted 10.5.2021.
321. JADE MONKEY COCKTAIL LOUNGE	217 Cottage Grove RD	76631-88624	15	Tavern Premise: Alcohol served in entire space and patio. Alcohol stored in locked office. Common Council granted license 2/2/10. Common Council granted transfer of license from old address to new address on 2/13/20.
322. JALISCO CACINA MEXICANA	108 King ST	LICLIB-2023-00094	4	Premises: Alcohol served and sold in main dining room area, bar, private party room, and in outdoor seating area as weather permits. Alcohol will be stored in locked room in premises. Common Council granted license on 4/18/2023.
323. JAY'S	406 N Frances ST	LICLIB-2023-00435	2	Tavern Premises: Alcohol stored behind bar, in the basement, and in the beer cooler. Alcohol served at main bar, outdoor fenced-in seating area of 8 feet by 40 feet, and sidewalk cafe. Common Council granted 8.1.2023 with the following conditions: 1. Whenever outdoor patio is utilized, an employee will supervise the area. 2. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.

324.	JOHNNY DELMONICO'S	130 S PINCKNEY ST	60459-56287	4	Premise - Bar, restaurant, sidewalk café, and 4th floor terrace. Alcohol stored in walk in cooler, step in cooler, locked in store room behind bar and cooler cabinets behind bar, as well as shelving behind bar. Common Council granted on 6-5-01 with the following conditions: 1) Must meet definition of a restaurant as defined in Section 38.02 of the Madison General Ordinances. 2) Acoustic music only. 3) The condition is: The capacity of the rooftop shall be 100 and the capacity of the sidewalk cafe shall be 25.
325.	JORDAN'S BIG TEN PUB	1330 REGENT ST	56914-50174	8	Tavern Premise - Two bars, dining area, 3200 square foot outdoor beer garden and large cooler for storage. Common Council granted on 7-20-1999. Common Council granted Change of Licensed Premise 8-7-2007.
326.	JORDAN'S BIG TEN PUB	1330 REGENT ST	56914-50174	8	Tavern Premise - Two bars, dining area, 3200 square foot outdoor beer garden and large cooler for storage. Common Council granted on 7-20-1999. Common Council granted Change of Licensed Premise 8-7-2007.
327.	K PEPPERS	601 Junction RD 2	LICLIB-2023-00244	9	Premises: Alcohol served at 10 tables in the dining area and 4 tables in outdoor seating area next to entrance. Alcohol stored in the office inside the restaurant. Council granted the license on 7/11/2023.
328.	KAVANAUGH'S ESQUIRE CLUB	1025 N Sherman AVE	LICLIB-2024-00086	12	Premises: 50X70 square foot bldg. Two separate bar rooms - upstairs and downstairs. Dining rooms, kitchen and storage rooms. Common Council granted 4/16/2024 with the following condition: 1. Must meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.
329.	KETTLE BLACK KITCHEN	1835 Monroe ST	LICLIB-2023-00234	13	Premises: 1835 Monroe Street - small storefront. Dining room is about 800 sq ft, kitchen 300 sq ft. Basement (finished), prep kitchen with 2 walk-in fridges, boiler room & employee bathroom. Alcohol will be stored in the basement, served at small bar in dining room (5 seats). Common Council granted the license on 6/6/2023.
330.	KING & MANE	102 King ST	LICLIB-2011-00180	4	Premises - 1,200 square foot dining area and 600 square foot outdoor patio, as well as an extension of roadway cafe into part of E Main St. Alcohol stored in basement and behind bar, beer stored in walk-in cooler. Common Council granted license July 6, 2010. Common Council granted a change of licensed premises 6-3-2014 expanding the sidewalk cafe capacity to 76.
331.	KOLLEGE KLUB	529 N Lake ST	LICLIB-2011-00238	2	Tavern Premise - approximately 4700 sq. ft. in whole and approximately 3500 sq. ft. available to clientele. Three separate areas of assembly. Two bars for alcohol service, 40 ft bar located in the 'main bar room' and 30 ft bar located in the 'back bar' room, including restrooms and 'exit only' door/vestibule. Alcohol storage throughout the kitchen, office, and mechanical room away from the customers area of assembly. Common Council granted license 5/17/2011. The Common Council approved a Change of Licensed Premise 6/7/2011. Common Council granted Change of Licensed Premise 10/6/2015 increasing licensed capacity to 400. Common Council granted license renewal 6/7/16 with the following condition: 1. Capacity shall be the lowest of the capacities set by Building Inspection, Fire and Common Council. Common Council added the following condition 6/11/2019: 2. The entity will come before the Alcohol License Review Committee at their regular November 2019 meeting.
332.	LA BAGUETTE	7424 MINERAL POINT RD	74283-83693	9	Premise: 2,888 sq ft shop with 1,100 sq ft of retail/seating area. Common Council granted license September 17, 2008.
333.	LA BONITA	4915 Commercial AVE	LICLIB-2021-00184	3	Premise: Alcohol is served in dining area. Alcohol is stored in cooler. Common Council granted the license on 7/6/2021.
334.	LA HACIENDA RESTAURANT	515 S PARK ST	53953-45822	13	Premise - Alcohol served at the tables in the dining areas. Alcohol stored at the upper storage area. Common Council granted on 6-16-98. Change in licensed premise (10-17-00). Council granted renewal on 6/5/18 with a change of premises and revising conditions. The conditions: 1. Food must be available at all times the establishment is open. 2. The establishment must close no later than 2:00 am. 3. Security staff must monitor the interior and exterior of the restaurant between midnight and 2:00 am. 4. The establishment must install and maintain security cameras inside and outside the restaurant and make footage available to the Madison Police Department upon request. 5. Employees must pick up trash in the restaurant's parking lot and immediately on adjacent streets each night after closing. 6. The applicant must meet with the Madison Police Department and the District Alder on or before October 2018 to review conditions and hours of operation.
335.	LA MESTIZA MEXICAN CUISINE	6644 ODANA RD	71593-79147	19	Premise: Approximately 200 sq ft for sales, storage in 25 sq ft. Common Council granted license October 2, 2007

336. LA PENCA MEXICAN RESTAURANT	1821 S Park ST	LICLIB-2019-00864	14	Premises: Alcohol served in dining room and at bar on main floor. Liquor stored in basement walk-in cooler. Paperwork stored in basement. Common Council granted the license on 12/3/19 with the following conditions: 1. Establishment shall close at 10pm, daily. 2. Establishment shall provide MPD South District with a security plan. 3. Establishment shall sweep the parking lot for trash and alcohol containers at least once every day during operating hours. 4. The owner shall meet with the Alder, MPD South District, and neighborhood residents after four months of business. 5. Establishment shall not use the outdoor trash bin or the rear door facing Beld Street after 9pm. 6. Establishment shall not have any amplified music on the exterior of the building. 7. Establishment shall have food available during operating hours. 8. Establishment (owner/designee) shall be available during business hours. 9. Establishment shall meet the definition of a restaurant at defined by Madison General Ordinance 38.02, at all times.
337. LA POLLERA COLOMBIANA	3579 E Washington AVE	LICLIB-2023-00342	12	Premises: Approximately 4,900 sq ft restaurant space. Alcohol served in dining room and stored in walk-in coolers, office, and storage room. Common Council granted 8.1.2023.
338. LA TAGUARA	3502 E Washington AVE	LICLIB-2013-00380	12	Premises: 1800 sq. ft. restaurant including dining, kitchen, and office areas. Alcohol stored in cooler and served at counter. Common Council Granted 7-2-2013
339. LA TAGUARA BAR & GRILL	3010 CROSSROADS DR	61471-58658	17	Premise - free standing (approximately 6,000 square foot) building for restaurant operation with full-service bar (approximately 1,200 square feet). Outdoor patio. Common Council granted license. Common Council granted dba change 6/7/22.
340. LAKESIDE ST COFFEE HOUSE	402 W LAKESIDE ST	LICLIB-2012-00358	13	Premise - @3425 sq. ft. total. Upstairs/ground floor counter & food prep, seating for 50. Downstairs seating for 20, back storage area, office, freezer, and refrigerator. Side deck off main floor seating for 12. Common Council granted 7-3-2012.
341. LALLANDE	1859 Monroe ST	LICLIB-2016-01196	13	Premises: 2400 sq foot restaurant space including restrooms and kitchen. Alcohol stored in basement and behind beverage counter. Common Council granted 12-6-2016 with the following condition: Alcohol sales will cease at 10:00 p.m.
342. LAO LAAN XANG	2098 ATWOOD AVE	75390-85557	6	Premise: 1,680 square foot restaurant and sidewalk cafe. Alcohol stored in basement, upstairs kitchen and beer cooler. Alcohol served in main dining room, bar station and sidewalk cafe. Common Council granted license June 2, 2009. Common Council granted Change of Licensed Premise on June 2, 2009 with following condition: 1) Outdoor seating will close at 10:00 p.m., and inside closes at 1:30 a.m. Monday through Saturday and 10:00 p.m. on Sunday.
343. LAREDO MEXICAN RESTAURANT	4001 LIEN RD	57740-51501	3	Premise - bar seating/serving area, dining area, kitchen area, outdoor seating. Storage in locked room. Common Council granted on 11-30-99. Change in licensed premise granted 5-7-02. Change in license premise granted 5-2-06.
344. LAREDOS MEXICAN RESTAURANT	694 S WHITNEY WAY	62624-60648	19	Premise - restaurant/dining areas, kitchen, restrooms. Common Council granted on 5-21-02.
345. LAUREL TAVERN	2505 MONROE ST	10143-2420	13	Tavern Premise - dining room, bar, storeroom and cooler; 75 x 40 feet. License granted by Common Council. Change of Licensed Premise granted 9-21-2011.
346. LAZY JANES	1358 WILLIAMSON ST	57965-51794	6	Premise - 2442 square foot building; two floors and basement storage. Common Council granted on 2-15-00 with the following conditions: 1) Establishment must meet the definition of a restaurant pursuant to Section 38.02 of the Madison General Ordinances. 2) Establishment will be open no later than 11 p.m. Sunday thru Thursday, and no later than 12 a.m. Friday and Saturday. 3) Back door of establishment will be used as emergency exit only. 4) Music will be kept at a level where it cannot be heard beyond the establishment's lot line.
347. LETIGRE LOUNGE	1328 S MIDVALE BLVD	1015-673	10	Tavern Premise - one bar room; two restrooms on first floor; liquor & storage room downstairs (basement). License granted by Common Council. Streatery extension of premises until April 14, 2022: Large sidewalk with 5 tables and 15 chair. Dimensions of space are 11' x 19' 9" x 39'. 7' between edge of space and curb.
348. L'ETOILE/GRAZE	1 S Pinckney ST	LICLIB-2011-00160	4	Premise: Approx. 10,600 square feet with two dining rooms. one private event room, two bars and outdoor patio. Alcohol stored behind both bars, in two wine cellars, and beneath gastropub bar. Common Council granted license 3- 2-2010. Common Council granted a premises change 7/14/2020 increasing capacity to 305 indoor, 80 outdoor.

349. LIBERTY STATION	2161 Rimrock RD	LICLIB-2019-01102	14	Premises: 5675 sq. ft building. Beverages sold and served at the bar area and at tables located in the restaurant area and outdoor patio space. Liquor stored in designated bar area. Receipts will be stored in Managers office. Common Council granted the license on 1/7/2020.
350. LICARI'S BAR & GRILL	1405 EMIL ST	12775-2813	14	Tavern Premises: bar room, kitchen, serving area, outdoor patio with outdoor cooler, walk-in cooler, closet at south entrance, storage areas at east wall. License granted by Common Council 3/30/82. Change of licensed premises granted by Common Council 9/5/2006. Change of License Premises granted by Common Council 10/21/2014.
351. LIQUID/RUBY	624 University AVE	LICLIB-2014-00279	2	Tavern Premises: establishment with three primary rooms: Upper Lounge, Ruby, Main room (incl. performance stage). Alcohol stored in liquor storage room and Bar cooler. Common Council granted 6-3-2014. Common Council granted a Change of Licensed Premises 7-7-2015 increasing capacity to 960 and expanding bathroom space. Common Council granted a Business Name Change 9-1-2015 from Segredo to Liquid/Ruby. Common Council granted renewal 6/7/16 with the following condition: 1. Capacity shall be the lowest of the capacities set by Building Inspection, Fire and Common Council. Common Council granted renewal on 6/5/18 with the following conditions: 2. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
352. LITTLE PALACE	225 KING ST	LICLIB-2021-00137	4	Premises: Alcohol stored and sold on main level. Stored behind bar, back of kitchen, and office space. Sold from the bar and consumed on premises. Alcohol also served in a 3' by 17' and a 3' by 18' section of sidewalk surrounded by a U-shaped fencing on the street side and perpendicular sides of each section. License granted by Common Council on 06.01.21.
353. LITTLE TIBET ON JOHNSON	827 E Johnson ST	LICLIB-2019-00094	6	Premises: 1069 Sq ft more or less on the first floor - where the restraint is operated. Alcohol beverages served inside dining area & outside open patio and sidewalk café. Alcohol beverages stored inside the premises. The conditions are: 1. No outdoor amplified sound. 2. Must cease alcohol service by 10:00 pm.
354. LJ'S SPORTS TAVERN AND GRILL	8 N Paterson ST	LICLIB-2016-01062	6	Premises: Approximately 4,226 useable square feet located in the Galaxie building on the corner of E Washington Ave and N Paterson St, along with an outdoor dining area on N Paterson St. Liquor will be stored in locked cabinets behind bar and in secure store room. Bar is L shaped where drinks will be served. Common Council granted 11.1.2016 with the following conditions: 1. Close outdoor seating by 10:00 pm Sunday through Thursday and by 11:00 pm Friday and Saturday. 2. No outdoor amplified sound/music
355. LOCAL MOTIVE	646 W Washington AVE, SUITE# 5	LICLIB-2020-00647	4	Premises: All service, storage and consumption of alcohol within a train lounge car. Common Council granted 10/6/2020.
356. LOCKER ROOM	1810 ROTH ST	52528-43731	12	Tavern Premise - Approx. 2000 square foot area and approx. 85' x 120' outdoor area. Common Council granted on 12-3-2002.
357. LOMBARDINOS	2500 University AVE	LICLIB-2011-00170	5	PREMISE: Approximately 1400 sq. ft. Alcohol served in bar and dining room, stored in basement locked liquor room and wine room. Outdoor premises includes fenced in patio area in parking lot. Common Council granted license June 1, 2010.
358. LONGHORN STEAKHOUSE #5361	418 S GAMMON RD	76545-88447	9	PREMISE: ONE STORY, 6,997 SQ FT BLDG WITH DINING AREA AND LOUNGE/BAR AREA. COMMON COUNCIL GRANTED LICENSE JANUARY 5, 2010.
359. LOS GEMELOS	244 W Gilman ST	LICLIB-2012-00051	2	Premises: entire restaurant and sidewalk cafe. Alcohol stored in bar area and basement. Granted by Common Council 3/20/2012 with the conditions: 1. Tthe establishment continue to meet the definition of a restaurant under MGO 38.02. 2. Food service must be available at all times of operation.
360. LOS GEMELOS STORE	6713 Odana RD 8	LICLIB-2017-00835	19	Premises: 6000 ft. grocery store within a strip mall with meat department and sit down restaurant with kitchen to a room behind the bar. Common Council granted 10.3.2017.
361. LOS REMIDIOS	1701 Moorland RD	LICLIB-2022-00103	14	
362. LUCHADOR TEQUILA & TACO BAR	558 State ST	LICLIB-2019-00862	2	Premises: Single-story lease, men's & women's restrooms, full kitchen, basement office, coolers, liquor storage, general storage, and small patio for dining. Common Council granted on 1/7/2020 with the following conditions: 1. The establishment must meet the definition of a restaurant as defined by 38.02 of the Madison General Ordinances, at all times. 2. Food will be available at all times the establishment is open. 3. No patrons under the age of 21 are permitted on the premises after 10 pm. 4. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights. 5. Entertainment is limited to private parties only. 6. The establishment shall submit proof of food/alcohol revenue ratios each licensing year until 2022.
363. LUCILLE	101 King ST	LICLIB-2015-00182	4	Premises - Basement, main, and mezzanine levels. Storage in basement and main level. Provision for a sidewalk café, and roadway cafe on Pinckney St. Common Council granted license 5-5-2015.

364.	LUCKYS 1313 BREW PUB LLC	1313 Regent ST	LICLIB-2015-00581	13
365.	LUIGI'S DINER	515 S Midvale BLVD	LICLIB-2011-00648	11
366.	MACKESEY'S IRISH PUB	317 State ST	LICLIB-2019-00080	4
367.	MAD RABBIT CAFE	805 Williamson ST	LICLIB-2023-00811	6
368.	MAD SEAFOOD BOILER	201 W Gorham ST	LICLIB-2017-00448	4
369.	MADISON ASSOCIATION OF THE DEAF	1109 WILLIAMSON ST	4032-1758	6
370.	MADISON AXE	2427 S Stoughton RD	LICLIB-2022-00919	16
371.	MADISON CHOCOLATE COMPANY	729 Glenway ST	LICLIB-2018-00038	13
372.	MADISON CLUB	5 E Wilson ST	LICLIB-2011-00166	4
373.	MADISON ELKS LODGE #410	711 JENIFER ST	606-499	6

Tavern Premises: Single Floor, Brewery, Walk-In Coolers, Bar Area, Banquet Room, Banquet Bar area, patio, volleyball courts, and outdoor service bar.
Common Council granted 11-3-15, and on 5-1-18 granted expansion of premises to include outdoor bar and volleyball courts and condition changes with the following conditions:
The conditions are:
1. The banquet room and the brew pub cannot utilize live entertainment, including bands, karaoke, and/or DJs, simultaneously.
2. All live entertainment in the banquet room will end at midnight, when the banquet room hours end.
3. There shall be no outdoor amplified sound in any outdoor portion of the license premises.
4. The brew pub door will remain closed when live entertainment is being used in the brew pub.
The remainder of the conditions are from the Conditional Use Permit.
5. That there shall be no outdoor amplified sound in the outdoor eating area.
6. That the outdoor eating area shall close at 10:00 pm, nightly.
7. That the outdoor seating area and volleyball courts shall not be available of use during regular season Wisconsin Badger home football games.
8. That the parking facilities must be available at all times, and shall not be shut down for any events.
9. That the reception hall/room shall close at midnight.
10. That maximum capacities shall be approved by the Director of Building inspection but shall not exceed: (a) 208 for brewpub (number of available seats, plus staff, plus a reasonable number of people waiting for seats); (b) 82 for outdoor seating area;(c) 155 for reception hall/room when furniture, tables and chairs are present (fixed seat capacity); for reception hall/room when no tables or chairs present (general assembly capacity) An alteration to this conditional use shall be required prior to granting a higher capacity. Major/Non-Standard Conditions are Shaded The applicant requests conditional use approval for an outdoor eating area and a parking reduction. Proposal Summary: The applicant proposes to convert a former auto repair facility (Foreign Car Specialists) into a brewpub with an outdoor eating area and a reception hall. While brewpubs and reception halls are permitted uses, outdoor eating areas require conditional use approval. Further, the applicant requests approval of a parking stall reduction, which is also a conditional use.
11. That the reception hall/room may be used with the general assembly capacity for Wisconsin Badger Home Football games. Capacity will be limited to 155 all other days/events (fixed-seat capacity).
12. That to minimize parking impacts, the reception hall space shall not be used as expanded capacity for the brewpub. In no event shall the reception hall be used as a music venue other than music provided in conjunction with private events such as weddings, receptions, private parties (retirement, birthday, holiday, reunion, or other special occasions including private events hosted related to Kohl Center and Camp Randall sporting events and concerts). The doors are required to be closed and locked to reception hall space but for when it is being used for separate events,
except for A: when it is being used for separate events or B: when the space may be combined up to 16 events per year.
13. That the proposed establishment be allowed the higher capacity for any event at Camp Randall Stadium that is open to the public.
14. That additional landscaping be installed around the outdoor eating area according to plans approved by the Planning Division prior to final sign-off and issuance of permits.
15. The establishment must abide by all Conditional Use Permit conditions.

Premise - 2100 sq. ft. Wine stored in coolers, additional beer and wine storage in basement. Includes outdoor seating for 24.
Common Council granted 8/2/2011.

Premises: Alcohol sold in the first level dining room. Storage will be split between dry areas of the basement and reach in coolers in the kitchen.
Common Council granted 2/13/2024.

Premises: 3200 sq. ft. restaurant single floor restaurant.
Common Council granted 7-11-2017 with the following condition:
1. Alcohol sales shall cease at 10:00pm Sunday - Thursday and at 11:00pm Friday and Saturday.

Tavern Premise - bar room in basement and first floor, along with storage room, separate card room, first floor kitchen and hall.
License granted by Common Council.

Premises: Alcohol to be sold over the counter/bar & stored behind the bar. Additional storage in back rooms restricted areas or not common areas for our guests.
No sales or service outdoors.
Common Council granted 11/1/2022.

Premises: Alcoholic beverages will be sold in the café. We have indoor seating & outdoor seating. Outdoor premises directly in front of building and in first two regular parking spots along Glenway St. Storage will be in our storage room (locked) & behind front counter & at coffee bar.
Common Council granted on 3/6/2018.

Premises - Entire building including six large banquet rooms, three permanent bars, six small meeting rooms, two patios, and one fine dining restaurant. Approximately 32,000 square feet.
Common Council granted license November 9, 2010.

Premises: two-story building, bar, dining room, lounge, lower level - bar,
dance hall, meeting room, outdoor areas on the lake side of the building.
License granted by Common Council.

Common Council granted a change of licensed premises 7-1-2014 with the condition that there are no outdoor alcohol sales.

374.	MADISON LABOR TEMPLE	1602 S PARK ST	1268-792	13
				Tavern Premise: Alcohol service and consumption in first floor bar. Storage in mechanical room. License expanded to include the second floor banquet hall for the annual Bean Feed event and expanded to include the entire building and exterior on Labor Day. License granted by Common Council. Change in licensed premise (8-19-97). Change in licensed premise (8-18-98). Change of licensed premises (7-16-19).
375.	MADISON MASONIC CENTER	301 Wisconsin AVE	LICLIB-2024-00084	2
				Premises: Ballroom, party rooms, library, auditorium. 1s floor and basement. Liquor stored in cooler and storeroom near the kitchen. Common Council granted 4/16/2024.
376.	MADISON MUSEUM OF CONTEMPORARY ART	227 State ST	LICLIB-2022-00826	4
				Tavern Premises: Located at the Madison Museum of Contemporary Art, lobby areas on1st and 2nd floors, all of floor 3 and roof top balcony Common Council granted 10/11/2022.
377.	MADISON RESIDENCE INN	4862 Hayes RD	LICLIB-2014-01258	17
				Premise: No outdoor seating. Alcoholic beverages served in the Gatehouse (Health Room) of the hotel. Alcoholic beverages will be stored in the food storage room. Common Council Granted 2-3-2015
378.	MADISON SOURDOUGH	916 WILLIAMSON ST	LICLIB-2012-00064	6
				Premise - 4000 sq. ft space, 100 sq. ft cafe and retail bakery. Seating areas are 450 sq. ft. in back, 650 sq. ft. in front. Kitchen is approximately 400 sq. ft. and includes three walk-ins. Production bakery is 2000 sq. ft. Common Council granted 3/20/2012 with the conditions: 1. The outdoor patio must close by 10:00pm 2. That the establishment continue to meet the definition of a restaurant under Madison General Ordinance 38.02. Common Council granted a Change of License Premises 10-21-2014 adding tables and chairs to the indoor and outdoor seating areas, expansion into an adjacent space, and in increase in capacity to 74 indoors and 40 outdoors.
379.	MADISON'S	119 KING ST	57723-51460	4
				Tavern Premise - First floor is triangular with 3500 square feet, which includes kitchen, dining, bar, lounge and sidewalk cafe. Basement is 200 square feet, which includes toilets, second bar and banquet room. Storage in two bars and liquor room. Common Council granted on 8-17-99. Change of licensed premises granted by Common Council 8-1-00. Changes in license conditions 9-5-00, 3-6-01, and 9-21-04. Change of license conditions granted by Common Council 8-2-2005 as follows: 1) One uniformed security staff shall be employed and on the premises from 11:00 pm until closing on Fridays and Saturdays. Security will check identification of all patrons who appear to be 26 years old or younger. 2) Provide limited menu food service until midnight on Fridays and Saturdays. Common Council granted change of licensed premise on 6-2-09. Common Council granted a change of licensed premises 6-3-14 adding outdoor seating with a capacity of 40.
380.	MADJAR LLC	416 S Park ST	LICLIB-2020-00251	13
				Tavern Premises: approx. 1200 sq. ft. establishment. Alcohol stored behind bar and in back room. Additional storage in cooler and basement storage room. Outdoor patio with a capacity of 28. Common Council granted the license on 6/2/2020 with the following conditions: 1. Establishment shall close 90 minutes prior to bar-time. 2. Rear door to be used for egress only. 3. Closing time for the outdoor patio is 9pm. 4. No amplified sound on the outdoor patio.
381.	MADURO	117 E MAIN ST	53046-44623	4
				Tavern Premise - 1100 square feet on street level, 400 square feet in basement. Walk-in cooler in basement with beverage cooler on first floor behind bar. Outdoor premises includes sidewalk cafe, and roadway cafe into part of Main St. until 11/15/2022. Common Council granted on 10-21-97 with the following condition: 1. Capacity is not to exceed 50. Temporary expansion of licensed premise to include 100 block of East Main Street from 5:00 p.m. on August 18 to 1:00 a.m. on August 19, 2007, granted by Common Council June 19, 2007. _____ Tobacco Bar status granted 6-30-10, expires 6-30-12. Common Council granted a Change of Licensed Premises 6-3-2014 with the condition: 1) Indoor capacity is limited to 50 and outdoor capacity is limited to 24.
382.	MAHARANA RESTAURANT	1707 Thierer RD	LICLIB-2013-00534	17
				Premises: Main floor, including dining area. Alcohol stored in cooler in kitchen area and alcohol service station Common Council granted 8.6.2013.
383.	MAHARANI INDIAN RESTAURANT	380 W WASHINGTON AVE	70698-82271	4
				Premise - Establishment is part of a strip mall with a 30 foot x 50 foot outside patio. Alcohol stored in back office room, 3-5 cases at a time. Common Council granted license 7/1/08 with the following conditions: 1) Establishment will close at midnight. 2) Food will be available at all times establishment is open.
384.	MAJESTIC THEATRE	115 King ST	LICLIB-2022-00082	4
				Tavern Premises: 9100 Square feet, all levels. Alcoholic beverage served in two areas: one bar located on the main floor and second floor underneath the balcony. Both bars are counter service and wait staff. Alcohol allowed in public spaces.
385.	MANSION HILL INN	424 N PINCKNEY ST	72440-80168	2
				Premise - 9,000 square foot historical bed & breakfast inn containing 10 suites and one parlor/bar area on the first floor. Wine cellar on lower level. Alcohol served from first floor parlor. Common Council granted license April 8, 2008.

386.	MARIGOLD KITCHEN	118 S Pinckney ST	LICLIB-2021-00134	4	Premises: approx. 2411 sq. ft. restaurant including service in the dining room and outside patio, alcohol stored in back kitchen dry storage space. License granted by Common Council on 06.01.21.
387.	MEDITERRANEAN HOOKAH LOUNGE	77 Sirloin Strip	LICLIB-2023-00131	14	Premises: Alcohol sold in dining area & lounge area. Alcohol stored in bar coolers and basement storage.
388.	MENDOTA HOSPITALITY	2920 N Sherman AVE	LICLIB-2023-00157	12	Premises: Entire baseball facility at 2920 N Sherman Ave. Located inside Warner Park, the baseball field includes seating areas, suites, party decks, and more. Some events offer beverage service from kiosks on the field. Alcohol will be sold from various and sometimes rotating locations throughout the facility. Common Council granted 5.2.2023 with the following condition: 1. Liquor would not be available except in pre-packaged cocktails and slushy products.
389.	MERCHANT	121 S Pinckney ST	LICLIB-2011-00167	4	Premise - approximately 2,000 square feet. Bar, kitchen, dining, retail, and entry space. Outside cafe and roadway cafe on Pinckney St.: 992 SF seating outdoors on roadway. 24 tables, 48 chairs. Common Council granted license 8/3/2010.
390.	MERCIES COFFEE	1748 Eagan RD	LICLIB-2023-00432	17	Premises: 2,660 sq. ft. building including main dining room, café/kitchen, restrooms, office, back room, storage closet, and fenced outdoor patio area. Common Council granted 8.1.2023.
391.	MICKEY'S TAVERN	1524 WILLIAMSON ST	52460-43552	6	Premise: Two-story building (approximately 24'x75'). Entire first floor; basement (24' x 30') for storage, small closet off hall. Outdoor seating area expanded north of the building. License granted by Common Council. Change in licensed premise (10-21-97).
392.	MIRCH MASALA	439 Grand Canyon DR	LICLIB-2022-00886	19	Premises: Main dining hall where food is served to the customer. The premise does not offer outside seating. Common Council granted 11/1/2022.
393.	MISHQUI PERVIAN CUISINE	4604 Monona DR	LICLIB-2022-00964	15	
394.	MOMO SPORTS BAR	6402 Millpond RD	LICLIB-2023-00317	16	Premises: Indoor Building - Alcohol will be stored in the bar area and cooler area. Alcohol will be served in the entire dining area and on outdoor patio. License granted by Common Council on 7/11/2023.
395.	Mom's Bar	614 University AVE	LICLIB-2021-00771	2	1200 sq ft with a 2-stage entryway with an external door, foyer and internal door. Raised stage on the right of entry, 5 steps up. Open dance floor and tables along walls. Long unobstructed bar. Separate men's and women's bathrooms in back. Walk-in cooler in basement for storage and kegs & taps set up. Common Council granted 2/1/22. Conditions were removed 4/16/2024.
396.	MONDAYS	523 STATE ST	18705-4235	2	Tavern Premise - 1800 square foot open bar area with 2 bathrooms, basement storage, and supervised outdoor smoking area for 15-25 people in backyard. Sidewalk cafe, extended 21' in front of Underground Printing. Common Council granted license 6-3-86. Expansion of licensed premise to include supervised outdoor smoking area and change of license conditions to allow back door to be open granted by Common Council August 2, 2005. Common Council granted Change in Licensed Premise to include a sidewalk cafe 10/07/08. Common Council added the following condition on 6.11.2019: The entity will come before the Alcohol License Review Committee at their regular November 2019 meeting.
397.	MONONA CATERING	1 JOHN NOLEN DR	51345-41633	4	Premise: 40,000 square foot exhibit hall, 14,300 square foot ballroom, 11 additional meeting rooms (18,793 square feet), lobby spaces and all exterior spaces under control of Monona Terrace. Premise extends to the curb at Wilson Street. Common Council granted 4-15-97. Change in licensed premise 10-7-03. Change in licensed premise 3/6/2007.
398.	MONONA EATERY & BAKERY	4544 Monona DR	LICLIB-2023-00139	15	Premises: Outside patio which seats 20, a dining room for 50. Alcohol will be stored in the staff only office, the one ready to serve will be behind the counter in a refrigerator/shelf only accessible to staff. Common Council granted 5.2.2023.
399.	MONTY'S BLUE PLATE DINER	2089 ATWOOD AVE	32760-16072	6	Premise: Restaurant. 2 rooms and basement and patio. Premise temporarily expanded every year for Atwood Fest to include parking lot. License granted by Common Council.
400.	MOXY BY MARRIOTT MADISON DOWNTOWN	823 E Washington AVE	LICLIB-2023-00742	6	Premises: Eight floor, 151 room hotel. Signature bar Moxy and lobby pantry on first floor. Alcohol served in bar on first and second floors, lobby pantry, outdoor patio, walk up window and 8th floor meeting room. Alcohol stored in bar area on first floor and locked closet/cage. 836 room occupancy and 20 ppl for outdoor patio. Common Council granted 1/9/2024.
401.	MR BREWS TAPHOUSE	5271 High Crossing BLVD	LICLIB-2017-00413	17	Premises: 2680 sq. ft. building. Alcohol served and stored inside and served on outdoor patio. Common Council granted 7-11-2017.
402.	MUSKELLOUNGE	4102 Monona DR	LICLIB-2019-00471	15	Tavern Premises: First floor of space, outdoor area directly in front of space. Patio expansion for annual charity event – the Strip Mall Carnival w/Clean Wisconsin and Stateline. Common Council granted 8/6/2019. Common Council on 6/7/2022 granted expansion outdoors for event. Common Council on 5/2/2023 granted an extension of premises to include the adjacent space (previous Lake Edge Seafood) 4100 Monona Dr. Convert previous restaurant in new space into a private event space.
403.	NAKOMA GOLF CLUB	4145 COUNTRY CLUB RD	1473-965	10	Premise - private club; entire building. License granted by Common Council. Change in licensed premise granted 11-21-95.
404.	NAM'S NOODLE	1336 Regent ST	LICLIB-2013-00276	8	Premises: @2100 sq. ft. alcohol sold inside restaurant, alcohol stored behind bar and inside refrigerator. Common Council granted 6-4-2013 with a capacity of 30.
405.	NANI RESTAURANT	518 Grand Canyon DR	LICLIB-2020-00299	19	Premise: Alcohol is sold in dining room and bar area. Alcohol is store at the bar and in storage room. Common Council granted the license on 8/4/2020 with the following condition: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02.
406.	NAPLES 15	15 N Butler ST	LICLIB-2011-01724	2	Premise - 2800 sq. ft. restaurant with 12 seat bar, 28 seat outdoor cafe area. Common Council granted 2.7.2012.

407.	NATT SPIEL	211 KING ST	66004-67679	4	Tavern premises - 1200 square foot restaurant with 8 barstools and seating for 40 guests. Locked storage area in basement. Sidewalk cafe consisting of 3 tables. Private patio in alley way between 211 King St and 132 E Wilson St consisting of 40 seats, Approx. 12' x 78'. License granted by Common Council 12/2/03. Change of licensed premise to include sidewalk cafe granted by Common Council July 5, 2005.
408.	NATY'S FAST FOOD	1616 Beld ST	LICLIB-2016-00905	13	Tavern Premises: 1900 square foot restaurant on level one. Alcohol stored in storage room off kitchen and cooler behind counter off of dining room. Common Council granted 10.4.2016 with the following conditions: 1. Establishment will close Monday - Thursday at 10:00pm. 2. Establishment will close Friday - Saturday at 11:00pm.
409.	NERDHAVEN	203 Cottage Grove RD	LICLIB-2024-00126	15	Premises: All of 203 Cottage Grove Rd. approx. 7,200 sq. ft of main floor and 4,453 sq ft of basement storage/workshop.
410.	NICK'S RESTAURANT	226 STATE ST	1497-980	4	Premise - 1 room restaurant and bar on street level; basement; kitchen; restrooms and storage. License granted by Common Council.
411.	NITRO LLC	502 W Washington AVE	LICLIB-2022-00731	4	Common Council approved change of licensed premise (6/5/07) to include outdoor patio seating. Tavern Premises: approx. 2300 sq. ft. indoor space plus patio along both W. Washington Ave and Bassett St. (outdoor space elevated and segregated from the sidewalk and road. Common Council granted the license on 9/6/2022.
412.	NITTY GRITTY, THE	223 N FRANCES ST	76540-88441	4	Premise - Two story restaurant & bar. First floor-outdoor patio. Liquor and beer storage in basement. Common Council granted license January 5, 2010.
413.	NONNO'S RESTORANTE ITALIANO	704 S WHITNEY WAY	LICLIB-2012-00365	19	Premise - approx 4100 sq ft restaurant and patio area. Open 11am-10 pm Sunday-Thursday, 11am-11pm Friday-Saturday. Alcohol stored in office, bar, and cooler. Common Council granted 7-3-2012
414.	NOOK	2138 Atwood AVE	LICLIB-2018-00279	15	Premises: approx. 1200 sq. ft. with the basement included. Alcohol storage in basement next to dry food storage and upstairs (1st floor) refrigeration unit. Common Council granted on 6/5/18.
415.	NORTH AND SOUTH SEAFOOD & SMOKEHOUSE	6604 MINERAL POINT RD	68167-71268	19	Premise - 2,980 square foot building. Alcohol beverages sold in the dining room and bar areas. Alcohol stored behind the bar and in the walk-in cooler. License granted by Common Council July 5, 2005. Council granted an expansion to the dining room on 8/3/21.
416.	NORTH STREET CABARET	610 North ST	LICLIB-2015-00774	12	Tavern Premises: approx. 2021 sq. ft. bar/lounge including main bar area, prep/dish room, walk-in cooler, dry storage and basement. Licensed premises to include a section of the parking lot where the northwest border is a few feet northwest of the northwestern-most end of the drive apron to Mayer Street and the rest of the premises is the paved parking lot to the southeast, not including the grass area. Common Council granted 11.3.2015.
417.	NORTHSIDE LOUNGE	1022 N Sherman AVE	LICLIB-2023-00611	12	Tavern Premises: 1200 sq ft building, 1 story with 12 parking spots. There is a front and back exit and 2 bathroom facilities. Alcohol will be stored in a closed and locked storage room within the building structure. Services and sales will be consumed inside and on an attached patio. Common Council granted 10.3.2023.
418.	NOVANTA	8452 Old Sauk RD	LICLIB-2013-00115	9	PREMISES - approx. 1900 sq. ft. Indoor capacity 45. Outdoor seating planned for the Summer (8-10 seats). The building consists of two areas. One for customers to order and consume. The other is for employees only (in back) where alcohol will be stored and locked. Common Council granted 4-16-2013
419.	NOVANTA	2903 University AVE	LICLIB-2019-00443	5	Premises: Business on first floor only. 90% of beer and wine inventory kept in locked cage in back of house. The rest kept in a lockable beverage cooler located at point of sale station. Both areas under 24 hour video surveillance. All beer and wine sold at point of sale station. Customers allowed to consume in dining room and barricaded outdoor patio. All records of beer and wine purchases kept and filed on site within locked cage in back of house. Common Council granted the license on 7/16/2019 with following conditions: 1. The establishment will close at 9pm Monday to Saturday and 8pm on Sunday. 2. The establishment must meet the definition of a restaurant as defined by Madison General Ordinance 38.02 at all times.
420.	OAK CREST TAVERN	5371 OLD MIDDLETON RD	55651-48397	11	Premise - Bar, restaurant, and storage rooms of 40' x 35' building. License granted by Common Council.
421.	OAKWOOD VILLAGE PRAIRIE RIDGE	5565 Tancho DR	LICLIB-2017-00175	17	Premises: The dining area and adjoining kitchen, pantry and office. Common Council granted 4.18.2017.
422.	OAKWOOD VILLAGE UNIVERSITY WOODS	6209 Mineral Point RD	LICLIB-2017-00174	19	Premises: Dining areas of the building and adjoining kitchen and storage areas of the Village Inn and the Garden Terrace Bistro. Common Council granted 4.18.2017.
423.	OHIO TAVERN	224 Ohio AVE	LICLIB-2016-00406	15	Tavern premises: @1200 sq. ft. located at the rear area of the first floor. Beer stored in coolers upstairs and a walk-in cooler in the basement. Liquor stored on shelves upstairs and a locked area downstairs. Includes sidewalk café. Common Council granted 7.5.2016. Common Council granted a change of licensed premises 7.11.2017 expanding the premises to include a sidewalk café.
424.	OLD SUGAR DISTILLERY	931 E Main ST 8	LICLIB-2019-00552	6	Premises: approx. 3200 sq. ft retail area: The business has two main areas- the tasting room, and the event room. There is a small storage area in the tasting room, and another storage area in a mezzanine above the restrooms. Outside seating is available on the street terrace. Common Council granted 8.6.2019.
425.	OLIVA	751 N HIGH POINT RD	76511-88384	19	Premises: 4109 sq. ft. building. Alcoholic beverages to be sold at tables by Wait staff. COMMON COUNCIL GRANTED LICENSE 11/03/09.

426.	OLIVE GARDEN ITALIAN RESTAURANT	4320 EAST TOWNE BLVD	62883-61035	17
427.	OLIVE GARDEN ITALIAN RESTAURANT #1317	017 MINERAL POINT RD	62881-61033	9
428.	OLIVERS	2540 University AVE	LICLIB-2014-00277	5
429.	ONE & ONLY	1923 Monroe ST	LICLIB-2022-01079	13
430.	ORANGE TREE IMPORTS	1721 Monroe ST	LICLIB-2011-00126	13
431.	ORIENT HOUSE CHINESE RESTAURANT	626 S Park ST	LICLIB-2014-01256	13
432.	OSTERIA PAPAVERO	128 E WILSON ST	69508-73980	4
433.	OTTO'S RESTAURANT AND BAR	6405 Mineral Point RD	LICLIB-2014-01109	19
434.	OUTBACK STEAKHOUSE	279 JUNCTION RD	52867-44410	9
435.	Paco's Tacos	1331 Greenway Cross	LICLIB-2019-01230	14
436.	PALETTE BAR AND GRILL	901 E Washington AVE	LICLIB-2018-01255	6
437.	PARADISE LOUNGE	119 W MAIN ST	1496-973	4
438.	PARK HOTEL	22 S CARROLL ST	1580-1040	4
439.	PARTHENON GYROS RESTAURANT	316 STATE ST	17619-3934	4
440.	PASTURE AND PLENTY	2433 University AVE	LICLIB-2018-00811	5

Premises: one story building with wood frame.
License granted by Common Council.

Premise - Approx. 9,100 square feet. Alcohol stored in kitchen cooler, coolers in bar, two wine racks in bar, and in dry storage area.
License granted by Common Council.

Premises: Service in Dining room and Bar areas. Alcohol stored in locked alcohol storage area, locked beer cooler, behind the bar. Outdoor patio.
Common Council granted with the following conditions 6-3-2014:
1) The licensee voluntarily agrees to a closing time of 11 pm Sundays-Wednesday, Midnight on Thursdays and 1:00 am Friday and Saturday.
2) The closing time of the outdoor patio will be 9 pm.
3) No music allowed on the outdoor patio.
Common Council granted a change of licensed conditions 2-2-2016:
4) The establishment shall serve food at all times.

Premises: First floor bar, dining area, and kitchen. Both basements with dry storage and walk-in coolers. Office contains alcohol receipts.
Common Council granted the license on 2/7/2023 with the following condition:
1.Alcohol service shall cease by 11 p.m. Monday through Thursday and by midnight Friday through Sunday.

Premise - 200 square foot cooking school in two connected buildings located at 1721 and 1723 Monroe Street.
Common Council granted license 5-4-2010.

Premise - Entire restaurant including dining room, kitchen, cooler and basement storage.
Common Council granted 2-3-2015.

Premise - 1,700 square feet on one floor. Bar area and tables for seating. All alcohol stored behind bar counter. Sidewalk cafe, outdoor dining, including seating along the curb, outdoor capacity is 18.
Common Council granted license May 16, 2006.

Outdoor seating - 3 tables with 12 chairs and umbrellas along front of restaurant.

Common Council granted change of license premise on 04/14/2007 to include sidewalk cafe.

Premises: Approx. 5150 sq. ft. total area including: Second floor dining area and storage area. First floor dining area and restroom, also storage space and office/storage space. Basement contains cocktail lounge and restroom and mechanical and storage area. Outdoor patio/deck space.
Common Council granted 12-2-2014.

Premise - approximately 6200 square feet, 1 story building with 2 locked rooms for storage of liquor, beer and wine and a bar.
Common Council granted on 9-16-97.

Premises: Alcohol served in dining room and party room, stored in the office.
Common Council granted the license on 2/4/2020 with the following conditions:
1. Alcohol sales shall cease at 10:00 pm Sunday through Thursday, and at midnight Friday and Saturday.
2. Establishment shall provide MPD South District with a security plan
3. Establishment shall have food available at all times during operating hours.
4. Establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.

Premises: Alcohol sold in 1st floor restaurant, outdoor patio within the hotel premises and hotel public spaces and guestrooms. Alcohol stored in the 1st floor restaurant, basement of building, wine cases, liquor storage room, beer cooler and wine cooler on the 1st floor.
The condition is:

1. Outdoor patio will close at midnight Sunday - Thursday and 1am Friday and Saturday.

Granted by Common Council 2/8/2019

Tavern Premises: first floor - one room, alcohol stored in basement.
License granted by Common Council.

Premise - complete Park Hotel building extending through the adjacent Park North Annex building located at 10-22 South Carroll Street. Sidewalk Cafe.

License granted by Common Council with the following condition:
1) Sidewalk cafe must meet and comply with section 9.13(6)(j)(2)&(3) of the Madison General Ordinances.

Premise: Ground level and second floor of 316 State Street. Roof garden service bar. Sidewalk cafe.
License granted by Common Council in 1994 with the following condition:
1) Sidewalk cafe must meet and comply with section 9.13(6)(j)(2)&(3) of the Madison General Ordinances.

Change in premise (roof garden service bar) granted by Common Council 7/5/05.

Premises: entire restaurant at 2433 University Ave. including main dining/retail room, locked storage room, retail displays and cooler.
The condition is:
The establishment will close no later than 9:30pm Sunday thru Thursday and no later than 10:30pm on Friday and Saturday. Alcohol service will cease 30 minutes before close time.

441. Paul's Club	204 STATE ST	34891-19141	4	Tavern Premises: 2400 sq ft on first floor including bathrooms, basement storage, and sidewalk café. License granted by Common Council with the following security plan (effective 7-7-95): 1) At least one employee (bouncer) will be stationed at the front door after 9:00 pm on Thursday, Friday, and Saturday nights. The bouncer will be responsible, among other duties, to check the age of patrons wishing to enter. At closing time the bouncer will be responsible for the orderly departure of guests. 2) Announcements will be made over the public address system about last call and closing time. The announcement will also include a request not to loiter on the sidewalk and street area in front of the bar after closing. 3) Staff will monitor the bathrooms at least every 15 minutes or when suspicious activity appears to be occurring therein. 4) Follow the guidelines contained in the Unruly Patron Ordinance, 38.06(10). Use this as a mechanism to ban particularly troublesome patrons consistent with the ordinance. Carry this out by notifying police and asking them to ban the patron or, if unable to notify the police, give notice to the unruly patron yourself and ask them not to reenter the premise consistent with the ordinance. 5) Institute a policy that the police will be called any time management or staff has information to believe a crime has or is about to occur and/or whenever a threat of or act of violence occurs on the premises or on the sidewalk or street in front of Paul's Club. Change of Licensed Premises provisionally granted 6/8/2012 to change address to 204 State Street with the following condition: 1) The condition is interior capacity of 150, with sidewalk café capacity of 20.
442. PAUL'S PELMENI	414 W Gilman ST	LICLIB-2017-00160	2	Premises: 1,200 sq. ft. restaurant including bar/lounge, seating area, service area, kitchen and bathrooms. Walk-in cooler for beer and locked cage for alcohol storage in the basement. Common Council granted 4.18.2017 with the following conditions: 1. The capacity shall not exceed 80 persons indoors and not exceed 28 persons in the sidewalk cafe. 2. Must meet the definition of a restaurant as defined by MGO Section 38.02. 3. Alcohol service shall cease at 11:00 pm Sunday through Wednesday and cease at 1:00 am on Thursday through Saturday.
443. PHO NAM NOODLE HOUSE	610 Junction RD	LICLIB-2011-00128	9	Premise - 2,100 square foot restaurant and patio area. Alcohol sold in the serving area and stored in the kitchen cooler and locked closet. Common Council granted license 10/5/2010.
444. PICKLE PRO COURTS LLC	2907 N Sherman AVE	LICLIB-2022-00179	12	Premises: Beverages will be sold in the bar area. Beverages will be stored in the bare area and locked trailer at the back door. Common Council granted the license on July 12, 2022.
445. PIZZA BRUTTA	1805 MONROE ST	75656-86167	13	Premise: 1400-1450 sq ft. 1 or 2 taps with wine stored in back. Storage of beer under counter. Common Council granted license June 2, 2009.
446. PIZZA EXTREME	1614 Monroe ST	LICLIB-2019-00651	13	Premises: Entire building and enclosed parking lot area only on Badger football home game days 2 hrs prior to kickoff until 2 hrs after the game subject to standard service hours. Common Council granted the license on 10/1/2019.
447. PIZZA PIT	21 ATLAS CT	65837-67381	3	Premise: 4000 sq ft restaurant with kitchen and dining rooms and game area. License granted by Common Council 11-4-03.
448. PLAYERS SPORTS BAR	2013 WINNEBAGO ST	32032-15170	6	Tavern Premise - complete building at 2013 Winnebago Street, 2,000 square feet on first floor and basement. Two bathrooms, 16 bar stools, 5 tables and 20 chairs. Liquor stored in basement. Outdoor patio area. Common Council granted a change of premises on 5/4/2021.
449. PLAZA TAVERN & GRILL	319 N HENRY ST	64264-64026	4	Tavern Premise - Entire restaurant, 3 storage areas, small ice cream shop. Common Council granted on 1-21-03.
450. POINT CINEMA	7825 Big Sky DR	LICLIB-2013-00040	9	Premises: 77,320 sq ft building including 2,181 sq ft lounge and all 16 theatre auditoria. Alcohol stored in lounge and immediately behind the bar. Alcohol sold in the lounge and at concession stand. Alcohol may be consumed throughout the theatre building. Common Council granted 2-26-2013. Common Council granted a premises change on 2/4/2020 to allow alcohol sales at concession stand and consumption in entire theatre.
451. POOLEY'S	5441 High Crossing BLVD	LICLIB-2017-01134	17	Tavern Premises: Approx. 15,000 square feet consisting of main bar area with dining and game room. Second level consists of meeting space and office. Liquor storage room and walk-in beer cooler on first floor. Adjacent to main bar is a field house and outdoor patio. Common Council granted 1-2-2018.
452. PORTA BELLA	425 N FRANCES ST	1660-1105	2	Premise - First floor and basement area of building with adjoining courtyard License granted by Common Council; Change in Licenses premises granted 9-17-1996
453. PORTILLO'S HOT DOGS	4505 East Towne BLVD	LICLIB-2018-00866	17	Premises: One story restaurant with an outdoor patio. Alcohol allowed in main dining room and outdoor patio. Alcohol stored in a walk in cooler. Alcohol may only be purchased at bar/catering area. Common Council granted the license on 10/16/18.
454. PORTILLO'S HOT DOGS	7230 West Towne WAY	LICLIB-2021-00136	9	Premises: one story restaurant with outdoor patio. Bar area with keg and tap handles. No bar service to tables inside the restaurant. Alcohol stored in walk-in cooler. License granted by Common Council on 06.01.21.
455. PROST!	401 E Washington AVE	LICLIB-2022-00520	6	Premises: Alcohol sold in upper bar, lower bar, dining room, event room, and outdoor patio. Alcohol stored behind upper bar, behind lower bar, and locked in liquor room in basement. Common Council granted the license on August 2, 2022.
456. PUBLIC PARKING	709 E Johnson ST	LICLIB-2023-00612	6	Premises: Alcohol is stored at the back bar, drink rails, wine coolers, beer coolers, basement walk-in cooler, shelves at the secured office. Alcohol is sold at the bar counter, tables inside, tables outside the patio. Common Council granted 10.3.2023.
457. Q-COS MEXICAN RESTAURANT	1824 S Park ST	LICLIB-2023-00447	14	Premises: Entire @6,000 sq. ft.restaurant including service bar, dining room, patio. Storage in back room.

458.	R P ADLER'S PUB & GRILL	8202 WATTS RD	68693-72466	1	Premise - Overall building dimensions approximately 62x69. Bar area approximately 1,200 square feet. 18-20 bar stools at bar, 9-12 bar height tables with 36-48 chairs for those tables. Dining room has roughly 21 combined booths or tables with seating for 84-106 people. Alcohol sold in dining room and bar. Beer stored in lockable beer cooler in basement. Liquor and beer stored behind a lockable steel door. Outdoor seating on West and East sides of building. Common Council granted license 10-11-05. Change of license premise granted 5-2-06 to include outdoor seating.
459.	RAGIN CAJUN SEAFOOD	4802 E Washington AVE	LICLIB-2019-00860	17	Premises: Alcohol beverages served in dining room area. Alcohol beverages stored in store room in kitchen. No outdoor seating. Common Council granted the license on 11/5/19 with the following conditions: 1. Alcohol sales shall cease by 10pm Sunday - Thursday and by 11pm Friday and Saturday. 2. Establishment will meet the definition of a restaurant at all times as defined by Madison General Ordinance 38.02. 3. Food will be available at all times alcohol is served. 4. Capacity not to exceed 200.
460.	RAMEN STATION	1124 S Park ST	LICLIB-2023-00738	13	Premise: 2800 square foot restaurant. Beverages will be sold in the dining area. Beverages will be stored in the storage room at the back of the restaurant. Common Council granted 1/9/24.
461.	RARE STEAKHOUSE	14 W Mifflin ST	LICLIB-2018-00141	4	Premises: 5000 sq ft restaurant. Includes all areas including kitchen and dining area as well as sidewalk café. Granted by the Common Council on 5/1/18.
462.	RED	316 W Washington AVE, SUITE# 100	LICLIB-2015-00919	4	Premises: Approx. 4100 sq. ft. restaurant including dining room, sushi bar, bar & lounge and outdoor patio. Locked alcohol storage will be in the office located within the premises. Sixth floor dining room added to the license on 12/1/2020. Common Council granted Jan. 5, 2016. The conditions are: 1. The establishment will meet the definition of a restaurant under Madison General Ordinance 38.02 at all times. 2. Live entertainment or DJs are only permitted on Friday and Saturday nights and must cease by midnight. 3. No live entertainment or amplified music on the patio. 4. The patio will close by 11:00 p.m. 5. The capacity is 125 indoors and 92 outdoors.
463.	RED LOBSTER	4502 East Towne BLVD	LICLIB-2014-00370	17	Premises: One story building 81.9 x 76.8, storage room, kitchen and waiting area. Common Council granted 7-1-2014
464.	RED ROBIN AMERICA'S GOURMET BURGER	2440 EAST SPRINGS DR	72658-80568	17	Premise: approximately 6,350 square foot Red Robin restaurant with dining, bar, cooler and storage. Alcohol stored in beer cooler and locked in dry storage. Alcohol served only in dining and bar areas. Common Council granted license June 3, 2008.
465.	RED ROCK SALOON	222 W Gorham ST	LICLIB-2021-00348	2	Tavern Premises: First and second floor bars, dining room. Alcohol stored in beer coolers and liquor room. Common Council granted 8/3/2021 with the following conditions: 1. Establishment must meet the definition of an entertainment venue as defined by MGO Sec 38.05(9). 2. Establishment must provide full food service at all times when live musical performances are not offered. 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
466.	Red Rooster	2513 Seiferth RD	LICLIB-2021-00417	16	Common Council Granted 8/31/2021.
467.	REGENT MARKET CO-OP	2136 Regent ST	LICLIB-2016-00225	5	Premise - 210 sq ft area in northeast corner of 1800 sq ft grocery, and outdoor seating. Stock stored in basement with employee-only access. Common Council granted 5-3-2016, outdoor seating added 8-1-2017.
468.	REVERIE BAKING CO	2021 Winnebago ST	LICLIB-2023-00621	6	Premise: Bakery café with an open floor plan that currently seats 30. beer and wine will be served on retail shelves and grab-and-go cooler for onsite consumption or take away. Common Council granted 10.3.2023.
469.	ROBIN ROOM LLC	821 E Johnson ST B	LICLIB-2015-00349	6	Tavern Premises: approx. 1,079 sq. ft. on first floor, alcohol storage on first floor and in basement. Common Council granted 7.7.2015.
470.	ROBINIA COURTYARD	829 E Washington AVE	LICLIB-2014-00847	6	Premises: Approx. 6500 sq. ft. establishment including three distinct main areas indoors and outdoor seating in an enclosed courtyard. Common Council granted 10-7-2014
471.	ROCKY ROCOCO PAN STYLE PIZZA	1618 W BELTLINE HWY	3228-22529	14	Premise - no bar, kitchen with storage, dining room and manager's office. Common Council granted license with following condition: 1) Service bar only. Change in licensed premise (8-16-94).
472.	ROCKY ROCOCO PAN-STYLE PIZZA	4556 MONONA DR	3229-22530	15	Premise - one story building, kitchen, storage, dining room, manager's office. License granted by Common Council.
473.	ROCKY ROCOCO PAN-STYLE PIZZA	7952 TREE LN	37829-22625	9	Premise - kitchen, restaurant area, 2 banquet rooms, bathrooms and storage area. License granted by Common Council.

474.	ROCKY ROCOCO PAN-STYLE PIZZA	1301 Regent ST	LICLIB-2012-00513	13
				License premises - Alcohol service in two main areas. Alcohol stored behind two bars and in shared storage room in the basement. Outdoor premises expanded to include enclosed outdoor eating patio on West side of the building. Patio, 14'x52', accessible through a door in Leopold's Books Bar Caffe. Patio enclosed by six foot cedar fences. Common Council granted license. Change in licensed premise granted 9-15-98 with the following conditions: 1) Picnic beer area-fenced in parking lot (utilizing fencing meeting City of Madison guidelines). 2) Each ingress-egress point supervised by Rocky Rococo employees and/or security guards at all operating times. 3) Two portable toilets, adequate trash/litter control, two food and beverage service table areas.
475.	ROLL PLAY	3241 Garver Green 115	LICLIB-2023-00240	15
				Common Council granted Class B Combination Liquor & Beer on 8.7.2012 Premises: Beer served only in main dining room at suite 115. Beer stored in the kitchen at suite 115. Common Council granted the license on 6/6/2023.
476.	ROSATI'S PIZZA	6644 Mineral Point RD	LICLIB-2020-00722	19
				Granted by the Common Council on November 17, 2020
477.	ROXXY	331 W Gorham ST	LICLIB-2023-00617	4
				Tavern Premises: 6,850 sq. ft. space including two bars, table service offered as well. Alcohol stored behind the bars, at the bars and in a dedicated storage room. No outdoor space. Common Council granted 10/3/23 with the following conditions: 1. Establishment shall hold a valid entertainment license under Madison General Ordinances section 38.06(11). 2. Food shall be available at all times. 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday nights.
478.	RYAN RAMIG	521 Cottage Grove RD	LICLIB-2021-00124	15
				Tavern premise. Alcohol is sold at the bar. Alcohol is stored at the bar in coolers and freezers, and also in the basement walk-in cooler. The premises is temporarily expanded into the parking lot the last weekend each June for Pride Fest. Common Council granted with conditions on 06.01.21. Common Council granted a change of licensed premises 8.1.23 temporarily expanding the premises to include the parking lot the last weekend of each June for Pride Fest. The conditions are: 1. Outdoor patio shall close by 10:00pm on weekdays, and by midnight on weekends. 2. A privacy fence shall be erected at the rear of the property.
479.	SA-BAI THONG	6802 ODANA RD	60376-56125	19
				Premise - dimensions 69'8' x 39'6' with seating at individual tables and bar. Bar is 198' in length. Alcohol is stored in coolers underneath the bar and is sold in restaurant and bar area. Common Council granted on 3-20-01.
480.	SABOR QUERETANO	2237 Independence LN	LICLIB-2012-00990	17
				Premise - Approx. 1300 sq ft restaurant on single level featuring 10 tables, breakfast bar. Common Council granted 1-8-2013
481.	SAIGON NOODLE	6754 ODANA RD	65771-67827	19
				Premise - 1,275 square foot wide-open dining area in restaurant with approximately 15 tables. No bar. Granted by Common Council 1/6/2004 with the following condition: 1) Establishment is smoke-free.
482.	SAKE ALL YOU CAN EAT	6654 Mineral Point RD	LICLIB-2023-00525	19
				Premises: The alcoholic beverages are served in the dining room and bar area. No outdoor seating. Alcohol stored in the kitchen. Granted by the Common Council on 9/5/2023.
483.	SALA THAI LLC	36 S FAIR OAKS AVE	72650-80553	15
				Premise: 1,000 square feet with basement, dining area, service area, deli case, beer cooler, kitchen, walk-in cooler. Common Council granted license June 3, 2008.
484.	SAMBA BRAZILIAN GRILL	240 W Gilman ST	LICLIB-2019-00411	2
				Premise: Beverages sold on first level (approx. 3000 sq ft), second level (approx. 4000 sq ft), and third level (approx. 2000 sq ft). Beverages stored in first floor walk-in cooler (approx. 400 sq ft), second level display case (approx. 25 sq ft), and second level storage area (approx. 200 sq ft). The conditions are: 1. The establishment must meet the definition of a restaurant under Madison General Ordinance Section 38.02 at all times. 2. Food must be available at all times. 3. The patio area has a maximum capacity of 42 people at all times. 4. No new patrons will be seated in the patio area after midnight. 5. No amplified music or amplified noise of any kind is permitted in the patio area. 6. The establishment must close Sunday through Thursday by 1:30 am and Friday and Saturday by 2:00 am
485.	SARDINE	617 WILLIAMSON ST	69327-73620	6
				Premise - 40'x100' main floor and 90'x40' basement, including restrooms, office, prep kitchen, coolers, dry storage and liquor storage. Bar area is approximately 1,600 square feet. Seating arrangement: bar stools, bistro tables, patio tables and outside seating, dining room, banquettes. Alcohol storage in basement (NW corner), approximately 150 square feet (locked). Common Council granted license 5-2-06 with the following conditions: 1) There will be no outdoor music. 2) Establishment will stop taking orders inside at 11 p.m. on Sundays, Tuesdays, Wednesdays and Thursdays, and at midnight on Fridays and Saturdays. 3) Brunch may be offered from 9 a.m. to 3 p.m. on Saturdays and Sundays.
486.	SASS	10 W Mifflin ST 110	LICLIB-2022-00375	4

487. SCHWOEGLER PARK TOWNE LANES	444 GRAND CANYON DR	1877-1212	19	Premise - cement block one-story with bowling alleys, cocktail lounge, three storage rooms, game and display rooms, food counter, basement party room and upstairs meeting room. License granted by Common Council. Change in licensed premise 8-17-93. Change in licensed premise 4-8-03. Change in licensed premise 04-17-2007 Common Council granted a Change of Licensed Premises 5-3-2016 expanding the premises to include outdoor volleyball courts and a deck from April 15 through September 15 annually. Common Council granted a Change of Licensed Premises 9-6-2016 expanding the premises to include outdoor volleyball courts and a deck without date limitations (see previous condition)..
488. SCONNIE BAR	1421 Regent ST	LICLIB-2016-00184	13	Tavern Premises: @3,500 sq. ft. two-story brick building. Alcohol served on first floor in bar room, seating sections, near dart boards, rest rooms, bar area, kitchen/grill, soup & salad area, walk-in cooler, dish cleaning area and office. Basement storage includes a storage area and a walk-in cooler. Outdoor premise include a beer garden with serving areas, portable coolers, serving areas for special events (approved under a conditional use permit), outdoor patio premises in parking lot. Common Council granted 5-3-2016. Common Council granted 6-6-2017, removing one condition, to read: 1. The door shall not be kept open at all times of operation except for football Saturdays.
489. SENOR MACHETES	121 E Main ST	LICLIB-2018-01276	4	Premises: 1,200 sq ft on first floor. Special events in 940 sq ft space on second floor. Alcohol is in space. Outdoor sidewalk café and roadway cafe, about 19' x 24.2'. Common Council granted the license on 2/5/2019. Common Council granted a premises change to add second floor on 2/4/2020.
490. SEQUOIA RAMEN & SUSHI	1843 Monroe ST	LICLIB-2019-00235	13	Premises: Approx. 2200 sq. ft. restaurant, alcohol stored in coolers, bar, basement walk-in cooler. Common Council granted the license on May 14, 2019.
491. SETTLE DOWN TAVERN	117 S Pinckney ST	LICLIB-2019-00771	4	Premise: 1300 sq. ft. on main floor. Front of house is 1000 sq. ft. with bar and back bar. 300 sq. ft. of locked storage where alcohol is stored. 113 S King St added to license on 12/1/2020. Sidewalk and roadway cafe in front of 113 King St and 117 S Pinckney St. Entire atrium added by Common Council on 1/7/2020. Common Council granted on 10/1/19. Common Council granted addition of atrium to licensed premises on 1/7/2020 and added the following condition: 1. Must meet the definition of a restaurant as defined by MGO Section 38.02, at all times.
492. SHAKE SHACK	558 N Midvale BLVD	LICLIB-2020-00588	11	Premise: entire location with approximately 2,847 square feet indoors, 773 square feet of outdoor patio and 273 square feet of storage space. Common Council granted the license on 9/1/2020.
493. SHAMROCK BAR & GRILL	117 W Main ST	LICLIB-2013-00640	4	Tavern Premise: Alcohol served in the main bar/lounge located on the first floor and outdoor seating space. Alcohol stored in basement storage room. Records kept in basement office. Common Council granted 9-17-2013
494. SHERATON MADISON HOTEL	706 John Nolen DR	LICLIB-2018-00439	14	Premises: 237 room, 8 story, full service hotel with dining rooms, bar, ballrooms, meeting rooms, kitchens, and basement storage. Temporary addition of portion of parking lot to premises for a one day event occurring on or about 09/17/2020. Common Council granted the license on 7/10/18. Council granted, on 9/1/2020, a temporary expansion of premises outdoors.
495. SHORT STACK EATERY	301 W Johnson ST	LICLIB-2013-01049	4	Premises: @3100 sq. ft dining room and bar. Service also on sidewalk cafe. Alcohol stored at bar and in prep area liquor cabinet and liquor cage in basement. Common Council granted 2-4-2014 with the following conditions: 1) Establishment must meet the definition of a restaurant under section 38.02 MGB at all times; 2) Establishment shall stop serving alcohol at 12:00am daily. Common Council granted a change of licensed premises 6/21/2022 increasing the capacity to 60 indoor, 44 outdoor.

496. SKOGEN'S FOODLINER INC	810 E Washington AVE	LICLIB-2017-00239	6	Premises: 50,000 sq. ft. store, sales in wine & spirits department along the west side of the building with separate storage for wine & spirits. On-premises sales to be on the mezzanine with indoor and outdoor seating as well as a bar area. Designated stalls in parking lot for online grocery pick-up. Common Council granted 5-2-2017, and renewal granted on 6.5.18 with conditions: 1. The establishment shall not sell, dispense or give away fermented malt beverages in the original container in amounts less than the amount contained in a six pack of 12 ounce bottles or cans. This is only applicable to fermented malt beverages which fall into the following categories of brands: Domestic Premium, Domestic Sub-Premium (which includes Value and Economy brands), Malt Liquor & similarly situated imported brands. 2. Flavored malt beverages containing up to 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a four pack of 12 ounce bottles or cans. Flavored malt beverages containing over 6% alcohol by volume may not be sold, dispensed or given away in the original container in amounts less than a six pack of 12 ounce bottles or cans. 3. The establishment shall not sell, dispense or give away intoxicating liquor in the original container in amounts of two hundred (200) milliliters or less in volume. 'Intoxicating liquor' shall not include wine in the original container with an alcohol content of 15% or less by volume. 4. The establishment shall not sell, dispense or give away flavored fortified wines in the original container with an alcohol content of more than 12.5% alcohol by volume, where spirits have been added to the wine that have not been produced from the same fruit as the wine, for consumption off the licensed premises. This prohibition shall not apply to any other wine product as defined by Wisconsin State Statute §125.02(22). Common Council granted change of premises on 3/5/2019 to add designated parking stalls for online grocery pick-up.
497. SLICES BAR & GRILL	2417 PENNSYLVANIA AVE	62802-60913	12	Tavern Premise - 30x70 building, single room bar with storage and coolers in the back. Liquor storage under bar. Beer storage in walk-in cooler in back room, office in back. Common Council granted on 7-2-02.
498. SOL'S ON THE SQUARE	117 E Mifflin ST	LICLIB-2022-00097	4	Premises: Restaurant of approximately 1614 square feet, basement of approximately 702 square feet. Alcohol served in bar and at tables, stored in the refrigerator and labeled beer and wine. The condition is: 1. Establishment must meet the definition of a restaurant under section 38.02 MGO, at all times.
499. SOOKIE'S VEGGIE BURGERS	260 W Gilman ST	LICLIB-2022-01031	2	Premises: One tap cooler behind counter has kegs, one serving cooler out front has beverages, liquor stored on shelf behind the counter. Receipts stored in cash drawer. Common Council granted at 502 State Street 1/3/23. Common Council granted a Transfer of Licensed Location to 260 W Gilman St 8/1/23. The conditions are: 1. Alcohol sales shall cease by midnight, daily. 2. Establishment must meet the definition of a restaurant under Section 38.02 of Madison General Ordinance at all times. 3. Food must be available at all times.
500. SOTTO	303 N Henry ST	LICLIB-2020-00212	4	Tavern premises: The bar, seating areas and dance floors are below ground, as is the back/storage area where liquor shelves and a walk-in cooler serve to store liquor and beer. The condition is: 1. Licensee shall return to ALRC's regular December 2020 meeting.
501. SOUTH BAY LOUNGE & GRILL	5404 Raywood RD	LICLIB-2015-00273	14	Premises: @1750 sq. ft. single story with basement; one bar that seats 20 plus dining area with 8 additional tables. Men's and women's bathrooms. Capacity 99. Also provision for outdoor patio with a capacity of 15. Common Council granted 6-2-2015.
502. SPARE TIME MADISON	7415 Mineral Point RD	LICLIB-2023-00616	9	Premise: Full-service restaurant, bar, bowling area. Common Council granted 10.3.2023.
503. SPRINGHILL SUITES - MADISON	4601 Frey ST	LICLIB-2018-01214	11	Premises: Springhill Suites Hotel includes gift shop, indoor bar, outdoor patio and guest rooms. Alcohol secured in locked monitored cabinets. Gift shop, bar and patio are also monitored. Common Council granted 2.5.2019.
504. SQUARE WINE CO	1 E Main ST 100	LICLIB-2012-00280	4	Tavern Premise - 1700 sq ft. street level area. Wine racks along walls, stackers in center of store, tasting table in rear of store. All Beer/Wine on sales floor. Common Council granted 6-12-2012 with the condition that only beer and wine will be served.
505. SSA GROUP LLC	606 S Randall AVE	LICLIB-2022-00172	13	Premises: Alcohol beverages stored in warehouse and sold from various concession stands throughout the zoo premises. Records kept in zoo administration offices.
506. STALZY'S DELI	2701 Atwood AVE	LICLIB-2011-00098	15	Premise - Entire restaurant including beer and wine cooler, locked manager's office, dining room, basement storage, and sidewalk cafe. Common Council granted license 2/1/2011. Common Council granted a Change of Licensed Premises on 10-4-2016 expanding the premises to include the establishment's parking lot from 11am-10pm the first Saturday of every October.

507. STATE STREET BRATS	603 STATE ST	28513-13770	2	Premise - Two story building with outdoor cafe. Bar on both floors. Liquor and beer storage in basement. Sidewalk Cafe. Common Council granted with the following conditions: 1) Outdoor cafe must meet and comply with section 9.13(6)(j)(2)&(3) of the Madison General Ordinances. Change in premise granted 8-15-95 & 9-17-96 (second floor addition) with condition: 2) Meet definition of a restaurant pursuant to section 38.02 Madison General Ordinances. Change in license conditions granted 4-15-97 with the following conditions: 3) Counter shall be available at all special events. 4) First floor maximum capacity of 250. Common Council approved on 6/5/2018 with the following conditions: 5) No patrons under the age of 21 are permitted on the premises after 10 pm. 6) No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
508. STAYBRIDGE SUITES MADISON EAST	3301 City View DR	LICLIB-2022-00980	17	Premises: approx. 59000 sq. ft. hotel. Common Council granted 2/7/23.
509. STEENBOCK'S ON ORCHARD	330 N Orchard ST CDM	LICLIB-2011-00178	8	Premise - 6,670 square foot first floor restaurant and bar with outdoor seating areas. Lower level food service storage areas consisting of 562 square feet and 186 square feet. 4,205 square foot Researcher's Link on second floor for catered events. Common Council granted license October 5, 2010.
510. STRINGS RAMEN	311 N Frances ST	LICLIB-2021-00466	2	Premises: 1750 sq. ft. ramen restaurant. All alcohol inventory stored in dry beverage store room inside of the restaurant. Common Council granted 10.5.2021.
511. STUFFED OLIVE	351 W State ST	LICLIB-2023-00620	4	Premise: Space has a total of 4174 sq ft. One bar where alcoholic beverages will be sold. Table service offered. Alcohol will be stored behind and at the bar itself. Common Council granted 10.3.2023 with the following conditions: 1. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times. 2. Food shall be available at all time. 3. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
512. SULTAN RESTAURANT	1054 Williamson ST	LICLIB-2023-00013	6	Premises: A 1700 SQ FT restaurant location on Willy Street. Alcohol will be served to customers at the restaurant. The restaurant will have 40 table seats and a 10 seat bar. There will be no outdoor seating or living quarters. All alcohol will be stored behind the bar or in the basement storage area. Common Council granted with conditions 3/7/2023. The conditions are: 1. Food service shall be available until at least 30 minutes prior to closure. 2. Establishment must meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times. 3. Establishment shall cease alcohol service by Midnight Friday and Saturday, and 10pm Sunday through Thursday.
513. SUNDOWN SALOON	57 S STOUGHTON RD	64745-64741	3	Tavern Premise: all of first floor, 1st of lower level (60' x 40'), deck. Liquor stored in lower level (28' x 60'). Premises expanded to patio in the back of the building during summertime. Common Council granted on 6-3-2003. Common Council granted change of licensed premise to include deck on January 3, 2006, with the following conditions: 1) Deck will be located in the front of the building, facing Highway 51, and fully visible to the bouncer and staff at the bar, accessible from the front door. 2) Tables to seat 20. 3) No live music on deck, but music as background, not to rise above conversation level, from small speakers facing this deck. 4) Waited food and beverage service every day of the week from 9 a.m. until midnight. The staff will have the discretion to not serve food if the kitchen is closed. 5) The back door, facing the homes, will not be propped open.
514. SUNNY PHO	602 S Park ST	LICLIB-2022-00737	13	Premises: Entire restaurant located at 602 S. Park Street including all indoor areas. No outdoor spaces. Common Council approved premise change 2/7/2023: Expand alcohol premise to include new private party room and increase indoor capacity to 95.
515. SUSHI LOVER	72 West Towne MALL	LICLIB-2024-00019	9	Premises: Bar area with walk-in cooler. Spaces licensed include Main Dining room, Party Room, all hallways, bathrooms and kitchen areas. Common Council granted 4/16/2024.
516. SUSHI MURAMOTO	546 N MIDVALE BLVD	70883-76783	11	Premise up to 8 seats with bar, dining are, semi-private room and sushi bar. Outside seating may have additional 20 seats. Common Council granted License on April 17, 2007. Common Council granted a Change of Licensed Premises 4-16-2013 expanding to include a new lounge/waiting area of an additional 900sq. ft. Also capacity increased to 126 indoor, 24 outdoor.

517. SWAGAT INDIAN RESTAURANT	707 N High Point RD	LICLIB-2011-00157	19	Premise - 3,000 square feet, including dining room, office, and patio. Common Council granted license July 6, 2010.
518. SWEET HOME WISCONSIN	910 Regent ST	LICLIB-2017-01279	8	Common Council granted a Change of Licensed Premises on October 4, 2011 adding 1389 sq. ft. to existing space located on the north wall of the previous premises Premises: Alcohol beverages are to be sold inside the building on the main floor as well as in the outdoor area behind the building. There will be a bar area in both locations. Alcohol beverages will be stored behind the bars inside and outside. Storage space will be in the walk-in cooler and a locked office space; both located in an employee only area in the basement of the building. Granted by the Common Council on 3/6/2018 with the following conditions: 1. The establishment must meet the definition of a restaurant per MGO 38.02 at all times. 2. Food must be available at all times that alcohol is served.
519. SZECHUAN GARDEN LLC	2825 University AVE	LICLIB-2022-00203	5	Premises: Alcohol served in dining room. No outdoor seating. Alcohol stored in the storage room located in the kitchen area. Common Council granted 6/7/2022
520. T.G.I. FRIDAY'S	2502 East Springs DR	LICLIB-2016-01299	17	Premises: 4,479 square feet of booth & table seating, bar stool seating, and outdoor patio seating; 15 1/2-foot bar; total capacity of 240 persons; beer cooler and liquor room for storage. Common Council granted 1-3-2017.
521. TABERNA TACOS & TEQUILA	1925 Monroe ST 110	LICLIB-2022-01028	13	Premises: 2,300 sq. ft. building with a professional kitchen, bar, and small dining room. Alcohol stored in locked office and on shelves in the bar. The condition is: 1. Alcohol sales shall cease by 10pm, daily.
522. TABLE WINE	2301 Atwood AVE	LICLIB-2015-00739	15	Tavern Premises: Alcohol sold in storefront and attached side yard. Alcohol stored in storefront and in basement of building. Common Council granted 11.3.2015, outdoor seating added 8/1/17. Transfer of license granted 8/2/2022.
523. TACO BELL	534 State ST	LICLIB-2017-01086	2	Premises: Kegs of beer will be stored in a walk in back in the kitchen area. The door will be kept locked. Liquor will be stored in the back kitchen area dry storage area in a locked cage and the door to that room will also be kept locked. The beer taps and slushy machines will be located on the front counter in between the registers. Common Council granted 12.5.2017 with the following conditions are: 1. Shall cease the service of alcohol no later than 10 pm Sunday - Thursday and no later than 11 pm on Friday and Saturday. 2. Establishment must meet the definition of a restaurant under Section 38.02 of Madison General Ordinance at all times. 3. Food must be available at all times. 4. Establishment staff must regularly patrol and discourage loitering on the premises.
524. TACO LOCAL	811 Williamson ST	LICLIB-2020-00246	6	Premises: Alcohol service in dining room and a private rental room. Common Council granted 7/14/2020 with the following conditions, and amended the premises and conditions on 7/5/2022 to read: 1. The capacity will be 50 indoor, 20 outdoor in the back, and 6 outdoor in the front of the property. 2. The establishment must meet the definition of a restaurant pursuant to Madison General Ordinance section 38.02, at all times. 3. Alcohol sales shall cease by 11pm, daily. 4. No live amplified music is permitted.
525. TAI'S	638 S WHITNEY WAY	76557-88475	19	Premise - 2600 square foot restaurant. Sale and storage of alcohol behind counter and in storage area in back of kitchen. Common Council granted license 1/5/2010.
526. TAKARA SUSHI STATION INC	696 S Whitney WAY	LICLIB-2022-00294	19	Premises: All alcohol beverages are sold in the dining area. Common Council granted the license on July 12, 2022.
527. TAKUMI RESTAURANT	4323 East Towne BLVD	LICLIB-2023-00233	17	Premises: Service at bar and tables, patio. Storage inside restaurant. Common Council granted the license on 6/6/2023.
528. TANGENT	803 E Washington AVE	LICLIB-2018-00558	6	Tavern Premises: Restaurant area, private dining area, bar, outdoor dining area. Liquor storage in room to be in mezzanine area. Common Council granted on 8/7/2018 with the following conditions: 1. The establishment must meet the definition of a restaurant per MGO 38.02 at all times. 2. Outdoor amplification will not exceed 60 decibels. 3. Patio must close 11:00 pm Sunday-Thursday and by midnight Friday & Saturday.
529. TAQUERIA EL JALAPENO	1318 S Midvale BLVD	LICLIB-2013-00616	10	Premises - approx. 1750 sq ft. dining, kitchen areas and bathrooms. All on one level. Storage in back cooler. Common Council granted 9-3-2013.
530. TAQUERIA GUADALAJARA	1033 S PARK ST	70652-76670	13	Premise - Restaurant and deck. Beer to be sold from cooler, and stored locked in the basement. Common Council granted license 3/6/2007.
531. TASTE OF INDIA	2623 Monroe ST 150	LICLIB-2019-00346	13	Premises: Alcohol will be served in the dining area and stored in the kitchen and on-site storage. Common Council Granted 8/6/2019.
532. TASTE OF SICHUAN	515 State ST	LICLIB-2019-00083	2	Premises: Alcohol is served in the dining room Alcohol is stored in the storage room located in the back of the kitchen area. The conditions are: 1. The establishment must meet the definition of a restaurant as defined by MGO Section 38.02 at all times. 2. Food service must be available at all times the establishment is open. 3. Only background music and karaoke is permitted. 4. Must cease alcohol sales at 10pm on weekdays and midnight on weekends.

533. TCP WISCONSIN	5000 N SHERMAN AVE	LICLIB-2024-00233		
534. TEASIDER	823 E Johnson ST	LICLIB-2016-00623	6	Premises: 1100 SQUARE FOOT AREA OF RETAIL AND CAFE. STORAGE AREA MAY INCLUDE BASEMENT Common Council granted 8-2-2016 with the following condition: The establishment shall close by 11pm.
535. TEMPEST OYSTER BAR	120 E Wilson ST	LICLIB-2011-00239	4	Premise - Main dining room, small dining room, bar room, outdoor patio, basement. Use of 5 parking spaces belonging to the business located on the east side of the building for a seasonal (May-Oct) outdoor patio for Tempest Oyster Bar. The patio is 17x46 and there is a 40" high barrier/fence. Common Council granted license 5/17/2011.
536. TEX TUBB'S TACO PALACE	2009 ATWOOD AVE	40159-25888	6	Premise - Approximately 1400 square feet, plus the directly accessible basement. Three rooms upstairs, one room in basement. The premise includes 2013 Atwood Avenue. Outdoor seating in parking lot for summer festivals and events, including annual event on first Saturday in August, with capacity of 200. License granted by Common Council.
537. TEXAS ROADHOUSE	4841 ANNAMARK DR	69472-74452	17	Premise - 7,138 square foot restaurant. Alcohol stored in beer cooler (located in the back of kitchen) and in locked cabinets above bar area. Alcohol sold/served in dining areas, lobby, bar, waiting area, vestibule, and outside patio. Common Council granted license July 18, 2006.
538. TEXAS ROADHOUSE	7104 Watts RD	LICLIB-2023-00156	1	Premises: Alcohol allowed in entire one-story indoor floor area that is approximately 8,305 sq ft. Alcohol stored in bar area and beer cooler. Common Council granted 5.2.2023.
539. THAI BASIL	3519 University AVE	LICLIB-2023-00391	5	Premises: approx. 2292 sf. The building is rectangle shape and has kitchen and storage in back part of restaurant. Left side of the building is parking spaces. Alcohol served in the dining area. Common Council granted 8.1.2023.
540. THE ATWOOD	2116 Atwood AVE	LICLIB-2016-01192	6	TAVERN: BAR AREA, 2 FLOORS, OFFICE AND STORAGE. SQ FT 1ST FLOOR IS 2340 SQ FT. MAIN BAR, STAGE AREA, OFFICE, STORAGE AND RESTROOMS. BASEMENT IS 2340 SQ FT PARTY ROOM WITH BAR STORAGE AND WALK IN COOLER. Common Council Granted 12-6-2016 with the following conditions: 1. After 9 p.m., the back door will be used as an emergency exit only. 2. No trash will be dumped or collected between 9 p.m. and 7 a.m. 3. Live music will end by 12:30 a.m. 4. While there is live music, the front door will be kept closed. 5. On nights when there is live music, a staff member will manage the parking lot from 11 p.m. until it has cleared.
541. THE BIERGARTEN AT OLBRICH PARK	3527 Atwood AVE	LICLIB-2016-01185	15	Tavern premises: Exterior service bar at the Madison Parks Olbrich Beach House. Alcohol stored in central storage room and adjacent prep area. Two outdoor seating areas. Total capacity not to exceed 240. Common Council granted 3.7.2017, revised the 14th condition on 6.6.2017, and revised the 3rd and 6th conditions on 6/5/18 with the following conditions: The conditions are: 1. Amplified sound is limited to PA1 Level (75 dB measured at 150 feet). 2. Amplified sound is only permitted Fridays and Saturdays between 4:00 p.m. and 8:00 p.m. 3. No sales of beer before 4:00 p.m. Monday through Thursday; 3:00 p.m. Friday; and noon Saturday, Sunday, and federal holidays. 4. No sales of beer after 9:30 p.m. 5. Beer will be served in containers no larger than 20 oz. 6. No more than two serving may be purchased at one time per person of legal drinking age present at the point of sale. 7. Food and non-alcoholic beverages will be available at all times alcohol is served. 8. All servers must be at least 21 years old and complete responsible beverage server training. Licensee is responsible for retaining certificates for all employees. 9. The license holder will use an effective system for carding such as an ID scanner. 10. No underage person may consume beer even if accompanied by a parent, guardian, or spouse of legal drinking age. 11. The establishment will have and use video surveillance equipment that complies with Madison General Ordinance 38.05(13) in order to curtail overconsumption and underage drinking due to the open nature of the premises. 12. There will be a visible barrier around the licensed premises consisting of fixed objects such as planters, barrels, or benches with gaps no wider than six feet between them with each of those items connected by rope to form a contiguous barrier except for designated points of ingress and egress.
542. THE BONEYARD	1018 Walsh RD	LICLIB-2020-00352	3	Tavern Premise: Indoor seating with two bathrooms and two offices. Outdoor seating covered and open. Areas for dogs on-leash and off-leash.
543. THE BOROUGH	444 S Park ST	LICLIB-2021-00331	13	Premises: 3346 sq foot restaurant. Alcohol service in bar area, dining area, and outdoor patio on south side of building. Alcohol stored in multiple locked cabinets including in locked office. The conditions are: 1. Exterior capacity shall be limited to 30. 2. Exterior seating shall close nightly at 11:00 pm. 3. No outdoor entertainment is permitted.

544. THE BUR OAK	2262 Winnebago ST	LICLIB-2018-00812	6	Premises: Commercial brick building with two dining rooms and outdoor patio. Back room is where bar is located. Alcohol is stored in the basement with all records. Common Council granted the license on 10/16/18. Common Council granted premises change to add outdoor patio and conditions on 10/1/19. The conditions are: 1. Entertainment must end by 10:30pm on Sunday - Wednesday and by 11pm on Thurs - Saturday. 2. Establishment must close by 11pm on Sunday - Wednesday and by midnight on Thursday - Saturday. 3. Sound level must not exceed 45 dbs at the property line. 4. Patio must close at 10pm, daily. 5. No outdoor amplified sound.
545. THE CARDINAL BAR	418 E Wilson ST	LICLIB-2022-00718	6	Tavern Premises: Main room where bar is located and equally sized dance floor in connected room. Sectioned off outdoor seating on sidewalk outside of main room. Common Council granted the license on 9/6/2022.
546. THE CHEESECAKE FACTORY RESTAURANTS	I1 West Towne MALL, UNIT# C-01	LICLIB-2015-00653	9	Premise - Alcohol served in main restaurant, exterior patio and indoor patio. Stored in storage areas. Common Council granted Jan. 5, 2016.
547. THE CIDER FARM	8216 Watts RD	LICLIB-2018-01019	1	Premises: Alcohol beverages sold and stored within the approximately 4,123 sq ft one story suite located at 8216 Watts Rd, which includes 1430 sq ft production, 1118 sq ft indoor tasting room and seating, 500 sq ft indoor greenhouse seating, 375 sq ft outdoor seating, 600 sq ft dry storage and loading dock, and 100 sq ft cold storage, including walk-in cooler. Granted by Common Council on 10/30/2018.
548. THE DELICIOUSER	931 E Main ST 7	LICLIB-2022-00918	6	Premises: Alcohol will be stored in coolers and shelving behind a small service bar and on shelving in the retail space. Common Council granted 11/1/2022.
549. THE DOUBLE U	620 University AVE	LICLIB-2015-00346	2	Tavern Premises: approx. 8000 sq. ft. area including main level bar area, back bar, storage lockers, upper patio bar area and deck (rooftop patio), sidewalk patio area. Common Council granted 7.7.2015. Common Council approved with condition on 6/5/2018. Condition: 1. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
550. THE GREAT DANE PUB	876 Jupiter DR	LICLIB-2011-00161	3	Premise - First floor 5,468 square feet. Second floor 2,825 square feet. Dining on both first and second floors. Bar on each floor. Banquet room. Outdoor patios. Liquor stored in bar and manager's office. Common Council granted license 11/9/2010.
551. THE GREAT DANE PUB & BREWING CO	357 PRICE PL	70357-75779	11	Premise - 8,500 square feet. Alcohol served in two dining rooms, bar, three private rooms and two patios. Alcohol stored in dry storage closet and refrigerated room. Common Council granted license 10-3-2006. Common Council granted change of licensed premise 1-6-2009.
552. THE GREEN OWL	1970 Atwood AVE	LICLIB-2020-00036	6	Premises: approx. 3000 sq. ft. of retail space. 1500 sq. ft. retail, 1500 sq. ft. basement storage including dining room, small bar, outdoor patio during summer, and roadway cafe on Atwood Ave. Alcohol stored in basement dry storage. License granted by Common Council on 3/3/2020.
553. THE GUILD	668 State ST	LICLIB-2023-00629	2	The condition is: 1. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
554. THE HARMONY BAR & GRILL	2201 Atwood AVE	LICLIB-2022-00704	15	Tavern Premise: 3178 sq ft main level includes two joined rooms with one bar. Two basements totaling 3178 sq ft. Liquor and beer stored in basements. One kitchen and two restrooms on main floor. Approx. 1000 sq ft patio in back parking lot.
555. THE HARVEY HOUSE	644 W Washington AVE	LICLIB-2019-00682	4	Premises: Two story brick structure, 2,000 sq ft basement, glass enclosed train platform, and a renovated train car. Alcohol will be stored in the basement and at the two bars in the brick structure, the service station on the platform, and in the bar on the train car. Alcohol served in all spaces except the basement. Common Council granted the license on 9/3/2019, and granted a change of conditions to remove a condition on 5/5/2020, to have the following condition on the license: 1. The establishment must meet the definition of a restaurant under Section 38.02 of Madison General Ordinances at all times. Common Council granted a change of licensed premises 2/2/2021: Permanent expansion of premises to include the "office"- private space for 20. Increase outdoor capacity from 0 to 40 outdoor seats during covid restrictions.

556. THE HEIGHTS	11 N Allen ST	LICLIB-2018-00330	5	Premises: 1870 sq. ft. area includes outdoor patio with two small tables in the North Alley by the entrance. Alcohol stored in basement (locked). Small retail floor display across from the sales counter. Common Council granted the license on 6/5/18 with conditions. The conditions are: 1. Establishment must meet the definition of a restaurant as defined by MGO 38.02. 2. Establishment will serve food at all times. 3. Closing time will be 9pm Sunday to Saturday. 4. Indoor capacity may be set at the maximum allowed by fire inspection. 5. A maximum capacity of 28 for the outdoor patio, except on UW Madison football home game days during which the outdoor capacity may be at fire inspection maximum capacity for seated dining. 6. 8 ft tall lattice-free fence with sound proofing on north property line and northernmost section of east property line. 7. Umbrellas on the patio tables to help absorb noise. 8. No amplified music. 9. No speakers in the outdoor patio.
557. THE HIGHLAND CORNER GRILL	2424 University AVE	LICLIB-2013-00263	5	Premises: 176 room hotel and convention center with bar/restaurant and convention rooms. Common Council granted 6-4-2013 Common Council granted Change of Agent 11-3-2015
558. THE LIBRARY	320 N RANDALL AVE	71370-77750	5	Premise: 1800 sq. ft. Serving at bar, main floor. Restrooms on first floor. Stored on first floor and in basement facility. Outdoor seating area, including a 60' x 6' sidewalk cafe along Randall Ave. side of the business with a rope partition. Common Council granted license July 3, 2007, with the following conditions: 1) Establishment must meet the definition of a restaurant as defined by MGO 38.02. 2) Capacity shall be 99. Common Council granted change of premise March 3, 2009.
559. THE LOWLANDS GROUP LLC	701 Hilldale WAY	LICLIB-2015-00289	11	Premises: First and second floor seating and dining areas, roof top seating, sidewalk/patio seating, bar and walk-in coolers as well as a first floor liquor room. Indoor capacity is 340, outdoor capacity is 156 Common Council granted 6-2-2015.
560. THE MALT HOUSE	2609 E WASHINGTON AVE	72363-80038	15	Tavern Premise: 58'9 x 29'3. Seven rooms, restrooms, bar, back bar, back room, basement, furnace room, storage room. Outdoor seating. Common Council granted license March 4, 2008. Common Council granted Change of Licensed Premise 10/07/08. Premise change includes addition of a concrete slab to provide space for outside seating, and a raised wood platform to cover an old building remnant and provide additional seating.
561. THE MELTING POT	6816 Odana RD	LICLIB-2020-00221	19	Premises: Alcohol sold in main dining room and bar area. Alcohol storage is in bar area, cabinets near floor and ceilings, as well as coolers on floor. Additional storage in store room of restaurant located in back side of the kitchen, off of rear door. The condition is: 1. Alcohol sales shall cease at midnight, daily.
562. THE OLD FASHIONED	23 N PINCKNEY ST	68504-71973	4	Premise - Bar, dining room, private dining room, second level dining area, and sidewalk cafe. Alcohol stored at bar and in back storage room. License granted by Common Council August 2, 2005. Expansion of licensed premise to include sidewalk cafe granted July 18, 2006. Expansion of license premise granted July 6, 2010, with an increase in capacity (capacity may be further limited by code), and expansion of sidewalk cafe.
563. The Orpheum Theater	216 State ST	LICLIB-2022-00139	4	
564. THE RED SHED	406 N Frances ST	LICLIB-2019-00734	2	TAVERN PREMISE: Single story building with basement. The building has a large main room and 2 restrooms and a walk-in cooler. The main room has an 8x40 foot seating area, a bar area with a grill, spaces for poll tables and dart boards. Alcohol beverages will be sold and stored in the large main area. Outdoor fenced-in seating area of 8 feet by 40 feet. Alcohol beverages will be stored in the basement and walk-in cooler. Common Council granted a change of licensed premises from 406 N Frances St to 508 State St Unit A with the following conditions: 1. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights. 2. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times. 3. Food shall be available at all times.
565. THE RED SHED	406 N Frances ST	LICLIB-2019-00734	2	TAVERN PREMISE: Single story building with basement. The building has a large main room and 2 restrooms and a walk-in cooler. The main room has an 8x40 foot seating area, a bar area with a grill, spaces for poll tables and dart boards. Alcohol beverages will be sold and stored in the large main area. Outdoor fenced-in seating area of 8 feet by 40 feet. Alcohol beverages will be stored in the basement and walk-in cooler. Common Council granted a change of licensed premises from 406 N Frances St to 508 State St Unit A with the following conditions: 1. No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights. 2. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times. 3. Food shall be available at all times.

566.	THE RED ZONE	1212 Regent ST	LICLIB-2013-00528	8	Tavern Premises: 1206-1212 Regent St, three rooms (5000 sq ft) plus courtyard and building (400 sq ft), 1216 Regent St kitchen, back bar and dry storage (2000 sq ft) Common Council granted 8-6-2013.
567.	THE RIGBY	119 E Main ST	LICLIB-2011-00339	4	Premise-3 levels, 1st floor 1307 sq. ft.; 2nd floor 1334 sq. ft.; basement 1334 sq. ft. Alcohol served on all three levels, sidewalk cafe, and roadway cafe; 24FT X 31FT seating area. Alcohol stored in the basement. Rooftop space used for service for events and private parties. The Common Council granted license 7/5/2011 with conditions. Common Council granted a change of licensed premises 6-3-2014 expanding the sidewalk cafe capacity to 50. The conditions are: 1. The establishment must meet the definition of a restaurant under Madison General Ordinances 2. The license includes provision for a sidewalk cafe. 3. Rooftop deck may be used for private events only. 4. Staff must monitor rooftop deck at all times it is being utilized.
568.	THE SYLVEE	25 S Livingston ST	LICLIB-2022-00080	6	Tavern Premises: 40,000 Sq ft on two levels (main floor and mezzanine). Outdoor seating and service for approximately 184 on the corner of S Livingston and Main St. Alcohol will be stored in locked storage on each floor. 62’X32’ alongside the venue on S Livingston Street on the corner of East Main St. No public access or right of way is needed. The space is private property. Capacity 240 standing and 42 seated.
569.	THE TINSMITH	828 E Main ST	LICLIB-2020-00132	6	Premise: Alcohol beverages served from the bar inside the reception hall. Alcohol is stored in locked storage behind the bar and also in a storage room in the back of the reception hall. Common Council granted the license 5/5/2020 with the following condition: 1. Must notify the Central Police District in writing at least one week prior to any event over 300 attendees, or is not a wedding or corporate event.
570.	THE TURN KEY	1344 E Washington AVE	LICLIB-2022-00473	6	Premises: All alcoholic beverages will be stored in the building located at 1344 E Washington Ave. Alcoholic beverages will be served in the building and outdoor seating. Common Council granted the license on August 2, 2022 with the following condition: 1. Alcohol service shall cease by 11pm, daily.
571.	THE VILLA TAP	2302 PACKERS AVE	LICLIB-2011-00651	12	Tavern Premise: 110 x 35 feet, 1 bar room, 1 store room, horseshoe bar is 39x27 feet. Deck. Alcohol served at bar. Premise is expanded once per year with a fence across two driveways to completely enclose the parking lot for Rhythm and Booms Celebration. Premise is expanded to include fenced parking lot section for one gathering after golf outing per year Common Council granted 8/2/2011 with the condition that alcohol service will cease at Rhythm and Booms event at 8 pm. Common Council granted Change of Licensed Premises 8-6-2013 .
572.	THE WEARY TRAVELER FREEHOUSE	1201 Williamson ST	LICLIB-2022-00535	6	Premise: Two semi-separated dining spaces and 12-seat bar. 25 seat patio outside adjacent to building. Liquor stored in locked basement room. Common Council granted the license on August 2, 2022 with the following conditions: 1. Food service will be available until 1:00 a.m.
573.	THE WEDGE	2001 Atwood AVE	LICLIB-2023-00761	6	Tavern Premises: The bar space is about 1200 sq ft, consisting of bar seats and table seats, approximately 40 seats. There is a kitchen prep area off of the bar and two bathrooms, the back hallway has a walk in cooler and dry storage prep area. Alcohol will be stored in the walk in and behind the bar. Common Council granted 1/9/2024.
574.	TINY'S TAP HOUSE	308 S Paterson ST	LICLIB-2017-01185	6	Tavern Premise - Alcohol beverages will be served inside the building, on the terrace in front of the building, and in the courtyard behind the building. Alcohol will be stored in a storage room on the main floor of the building and in a cooler on the main floor. Approximately 735 sq ft. Common Council granted 1-2-2018 with the following conditions: 1) Sunday - Thursday Hours are 3 pm to 11 pm., with Friday and Saturday hours 3 pm to 2 am. 2) Outdoor patio lighting is below the fence and facing down. 3) The bar will have a maximum capacity of 30. 4) No amplified music on patio.
575.	TIP TOP TAVERN	601 NORTH ST	71365-77734	12	Premises: approx. 5000 sq. ft. serving area. Alcohol stored in under bar coolers, back bar coolers, back room storage, downstairs walk-in cooler and storage room. Outdoor patio and sidewalk cafe on North St and Commercial Ave. Common Council granted license July 3, 2007. Common Council granted a change of licensed premise on 4/8/14. Common Council granted a change of licensed premises 7.7.2015 to include the former barbershop next door. Common Council granted a temporary change of premises 7.5.2016 expanding the premises to include the parking lot on July 23, 2016 only. Common Council granted a permanent change of premises on 4/18/2023 to add sidewalk cafe on North St and Commercial Ave.
576.	TK RESTAURANT LLC	27 E Main ST	LICLIB-2014-01263	4	Premise: Approximately 3200 sq. ft. Alcohol served at the bar, dining room and sidewalk café. Alcohol stored in refrigerated coolers behind the bar and in the kitchen and storage room. Common Council Granted 2-3-2015
577.	TOBY'S SUPPER CLUB	3717 S DUTCH MILL RD	2082-1413	16	Premise - bar/dining rooms (2); 2 storage rooms; 1 kitchen; 1 office; concrete block wood frame; 1 1/2 basement; 2576 square feet. License granted by Common Council 6/2/92.
578.	TOKYO SUSHI	1133 Williamson ST	LICLIB-2021-00500	6	Premise: Alcohol is served on the first floor, second floor and patio. Alcohol is stored in first floor refrigerator. Common Council granted the license on 11/2/2021.

579.	TORNADO STEAK HOUSE	116 S HAMILTON ST	48680-37881	4	Premises - main bar, front dining room, back dining room, banquet room on lower level, liquor room on lower level, entry patio under awning. Common Council granted on 5-21-96.
580.	TOTAL WINE SPIRITS BEER & MORE	400 West Towne MALL	LICLIB-2017-01079	9	Tavern premises: 23,156 sq. ft. one-story space including a 1,433 sq. ft. warehouse for storage Common Council granted 12.5.2017.
581.	TOUCH OF UKRAINE	2418 Winnebago ST	LICLIB-2023-00292	15	Premises: Unit 200 of a mixed use residential and commercial building. The premises consists of 4,995 square feet in area, including an outdoor patio (41' x 17') where alcohol is consumed. Alcohol also sold in bar area. Alcohol stored in kitchen and walk-in cooler. Space with brewing equipment is not part of the licensed premises. Granted by Common Council on 7/11/2023.
582.	TRICKY FOODS	121 E Lakeside ST	LICLIB-2023-00180	13	Premises: Ground floor of a 66 unit apt building, "The Post". Alcohol served in Tricky Food's indoor space as well as the patio area. Stored in kitchen cupboard, kitchen storage, and office. Common Council granted the license on 6/6/2023.
583.	TRIP'S MAIN DEPOT	627 W MAIN	LICLIB-2012-00887	4	Tavern Premise - Approx. 1400 sq ft. service on first floor, 30ft. by 58ft. Alcohol stored on first floor and in basement storage area. Common Council granted 12-11-2012.
584.	TRU BY HILTON	8102 Watts RD	LICLIB-2018-00047	1	Premises: 46,4725 sq. ft. limited service hotel with 106 rooms with four floors and an outdoor patio area. License granted by Common Council on 3/6/2018.
585.	TWISTED GROUNDS	6067 Gemini DR	LICLIB-2022-00977	3	PREMISES: One room at 6067 Gemini Dr. Outside of the front doors are patio tables with seating. Additional patio seating on west side of building. All alcohol stored behind the bar. Common Council granted 5.2.2023.
586.	TWO STRAWS	1380 Williamson ST	LICLIB-2014-00128	6	Tavern premises: Alcohol stored primarily in the basement and accessed by employees only. Alcohol served at the bars on the first floor and second floor. Guests will be allowed in all areas of these floors with the exception of behind the bar areas. Common Council granted Premise Change on 6/7/2016: Extend premise to include front porch. No physical alterations made to building. Common Council granted 5-6-2014 with the following conditions: 1) Alcohol sales will cease 30 minutes prior to statutory closing time; 2) There will be no outdoor seating; 3) Food shall be available at least 90 minutes prior to closing; 4) Music shall be kept at a reasonable level; 5) The back door is used for emergency exit or ADA accessibility only and that the licensee make every effort possible to limit early morning and late night use of the back door for deliveries and refuse and recycling removal. Common Council granted Premise Change on 6/7/2016 with the following conditions: 6) No alcohol in the front porch area after 10pm. 7) Maximum of 12 occupants on the porch or the capacity given by Building Inspection, whichever is less.
587.	UMAMI GO	901 Williamson ST	LICLIB-2020-00818	6	Premises: approx. 1800 sq. ft. space including service on main floor and future sidewalk café area. Alcohol stored on main floor in walk-in cooler, reach-in refrigerators, under counter refrigerators, display shelving, storage cabinets. Basement area for storage. Common Council granted license 1/5/2021.
588.	UMAMI RAMEN & DUMPLING BAR	923 Williamson ST	LICLIB-2011-00110	6	Premise - Approximately 1,600 square feet with bar area, dedicated dining room, and patio. Alcohol stored in bar area cooler and served throughout restaurant. Common Council granted license November 9, 2010. Common Council granted a change of licensed premise on June 7, 2011, expanding to include outdoor seating for up to 14 provided this complys with the establishment's Conditional Use Permit Common Council granted license 11/9/2010 with the following condition: 1. Establishment must meet the definition of a restaurant as defined by MGO section 38.02.
589.	UP NORTH	524 E WILSON ST	75376-85526	6	Tavern Premise - First floor, three rooms and patio (4356 square feet), outside deck (900 square feet), basement two coolers and four rooms (3500 square feet). Common Council granted on 11-17-98 with the following conditions: 1) Outdoor areas must close one-half hour after sunset, subject to existing exceptions for special events on the license for Essen Haus. 2) No amplified sound (live or recorded) allowed in the outdoor area, subject to special event permits (daytime hours only). 3) Bakery area closed to alcohol at 9:00 p.m. 4) No wait staff service in retail and bakery areas. 5) Staff responsible for outside area being kept noise free until closing time.
590.	UPSTAIRS DOWNSTAIRS/LAZY OAF LOUNG	1617 N STOUGHTON RD	74944-84656	12	Premise: Liquor served in bar area and patio. Liquor stored in basement in locked storage area. Common Council granted license February 3, 2009.
591.	URBAN AIR ADVENTURE PARK	7309 West Towne WAY	LICLIB-2019-00458	9	Premises: alcohol stored in cooler behind counter. Alcohol served and consumed only in café, café seating area, party rooms and in front of two party rooms in the back. Records kept in front office. Common Council Granted 7/16/2019.
592.	VFW POST 7591	301 COTTAGE GROVE RD	7442-2048	15	Tavern Premise: approximately 9100 square foot upper level; 3400 square foot upper level bar; lower level eating area and dance hall. Storage in locked storeroom. License granted by Common Council.
593.	VILLAGE BAR	3801 Mineral Point RD	LICLIB-2021-00719	11	Premises: Three story building and outdoor porch. Beer stored in basement cooler. Main floor service area. Third floor storage only.

594. VINTAGE BREWING COMPANY	674 S WHITNEY WAY	76139-87543	19	Tavern Premise: 84' x 122' building with 1250 sq ft covered veranda in front and extending across 1/2 of East side of building. Alcohol stored in liquor room upstairs and behind bar and sold at bar and in restaurant and veranda. Common Council granted license 10-06-09. Common Council approved change of licensed premise 3/2/10 for outdoor patio, extending off veranda and going across 1/2 of the East side of building (approx. 1250 sq ft).
595. VINTAGE SPIRITS & GRILL	529 UNIVERSITY AVE	62439-60374	2	Tavern Premise - inside area is approximately 3,000 square feet, bar size is 15'x6', patio is approximately 20'x60' or 1,200 square feet. Alcohol stored in coolers behind the bar and in basement if necessary. Common Council granted on 5-7-02. Common Council added the following condition on 6.11.2019: 1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
596. VITENSE GOLFLAND	5501 Schroeder RD	LICLIB-2015-00186	20	ALCOHOL WILL BE SOLD IN 20,000 SQ FT MAIN BUILDING (BASEMENT, MAIN FLOOR, TOP FLOOR) INCLUDING TERRACE AND DECK. Common Council granted license 5-5-2015.
597. WANDO'S	602 UNIVERSITY AVE	42751-29393	2	Tavern Premise - basement 62x21 and first floor 21x62. Basement utilities for liquor & beer storage and boiler room. First floor bar with booths and tables, second floor level, third floor level. Outdoor premises includes 5 tables on Frances St., using 2 loading zone stalls and part of street, totaling 55 feet. Common Council granted license. Common Council granted change of licensed premise July 18, 2006, with condition 1; and amend on June 5, 2018, with condition 2: 1) Capacity shall not exceed 200, and is subject to Building Inspection approval. 2) No patrons are permitted to enter or re-enter the establishment after 1:30 am on Friday and Saturday nights.
598. Wasabi Sushi Restaurant	449 State ST	LICLIB-2018-01020	2	Premises: The beverages are sold in dining area. The beverages are stored in storage room on the back of the restaurant. 1500 sq. ft. The conditions are: 1. Must meet the definition of a restaurant as defined by MGO Section 38.05. 2. Alcohol service must end by 10pm on Sunday through Thursday, and 11pm on Friday and Saturday.
599. WASHINGTON MARKET	640 W Washington AVE	LICLIB-2016-00945	4	Premises: approx. 2424 sq. ft.Two business; a full-service coffee/restaurant and taco restaurant. Alcohol sold and served at both businesses, including outdoor seating. Alcohol stored in secured basement. Common Council granted 10/4/2016. Common Council granted a Change of Licensed Premises 8/6/2019 to remove the area know as "Harvey House" from the licensed premises.
600. WHISKEY JACKS	552 State ST	LICLIB-2014-00282	2	Tavern Premises: 5500 sq. ft. area including two bars adjacent to each other, and sidewalk cafe. Alcohol stored behind bars, in basement walk-in cooler, and locked liquor room storage. Common Council granted 6-3-2014 Common Council added the following condition on 6.11.2019: 1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday night.
601. WHOLE FOODS MARKET	4710 Madison Yards WAY	LICLIB-2023-00608	11	Premises: A supermarket with refrigerated and non-refrigerated displays on the sales floor. Alcohol stored in a lockable area in the back house for additional product. Common Council granted 10.3.2023.
602. WILSON'S BAR AND GRILL	2144 ATWOOD AVE	46833-35366	15	Tavern Premise - 2,900 sq. ft. main floor and full basement for storage. During the months of May - October, premises extended into 75% of the parking lot for alcohol service in converted outdoor patio. License granted by Common Council. Change in licensed premise 3-16-99. Voluntary license conditions set forth by Madison Police Department and agreed compliance with by Randall Wilson, Registered Agent. 1) Licensee will train all staff in the provisions of Section 38.06(10), MGO, the Unruly Patron Ordinance and when a patron acts in a manner that is violent, abusive, indecent, profane, boisterous or otherwise disorderly conduct, immediately contact the police and request that police invoke the provisions of this ordinance. 2) The establishment will institute a policy that the police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment. 3) Licensee will produce a written establishment policy on these two conditions to include how employee training will be verified.
603. WINE & DESIGN MADISON WI	167 S Fair Oaks AVE	LICLIB-2019-01253	15	Premises: Building at 167 S. Fair Oaks Ave. Alcohol stored in storage room behind the bar. Alcohol sold and consumed in main party and private party rooms. Common Council granted 2/4/2020.
604. WISCO	852 WILLIAMSON ST	56318-49333	6	Tavern Premise - alcohol sold on first floor & outside beer garden, stored in basement. Common Council granted on 5-18-99. Common Council approved the following condition on June 3, 2008: Capacity is limited to 99, capacity may be further limited by code.
605. WONDER BAR	222 E Olin AVE	LICLIB-2016-01297	14	Premises: Dining area, bar area, entire second floor, and outside patio. Alcohol stored in kitchen, storage on 1st floor, and basement. Common Council granted 1.3.2017.

606. WONDERSTATE COFFEE	27 W Main ST	LICLIB-2020-00742	4	Premises: Beer and wine sold to guests in the dining room and on the patio. Orders placed at the counter. During service, beer and wine located in back bar cooler. Dry storage located in locked office space. Common Council granted the license on 12/1/2020.
607. WOODY & ANNE'S	2236 Winnebago ST	LICLIB-2022-00537	6	Tavern Premises: Building is 1,022 total square ft. One room and basement storage. Alcohol stored in Main Bar Area / Back Room / Basement / Locked Cage. Alcohol served in Main Bar Area Common Council granted the license on August 2, 2022.
608. WOOFS	114 KING ST	67103-69450	0	Tavern Premise: approximately 1600 square feet, including flexible table and chair layout/dance floor, bar and sidewalk café and roadway cafe. Alcohol sold at bar, stored in basement and bar area/coolers. Common Council granted September 7, 2004, with the following conditions: 1) Sidewalk cafe must meet and comply with Section 9.13(6)(j)(2) & (3) of the Madison General Ordinances. Common Council granted renewal of license 6/2/09 with an expanded premise on the dates of August 29-30, 2009 to include the 100 block of the street for the King Street Block Party. Common Council granted a change of licensed premises 6-3-2014 expanding the size of the patio and increasing outdoor capacity to 24.
609. WORLD BUFFET	499 D'onofrio DR	LICLIB-2017-01282	9	Premises: Approx 10500 sq ft restaurant featuring main dining room, outside patio, basement storage area. Granted by Common Council on 2-6-2018.
610. X-GOLF MADISON EAST	1714 Eagan RD	LICLIB-2020-00686	17	Common Council granted on 2/4/2021.
611. ZAVALA'S MARKET & TAQUERIA	805 S Gammon RD A	LICLIB-2023-00644	19	Premises: Alcohol stored in refrigerator. Sold to public in closed package and/or served with food sold in restaurant. Extra alcohol stored in a locked closet. Common Council granted 11.7.2023.
612. ZU ZU CAFE	1336 DRAKE ST	67977-70961	13	Premise: approximately 1,800 square feet. No bar. Beer stored in cooler. Wine stored in cooler and in displays in front of coolers. Beer and wine sold at counter. Outdoor café. Common Council granted March 29, 2005, with the following conditions: 1 No sale of single cans or single bottles of beer or fermented malt beverages. 2) No sale of fortified wines. 3) Display of beer and wine will be limited to four doors of current cooler. 4) No consumption of alcohol at sidewalk cafe after 9:00 p.m. Common Council approved a premise change 3/29/2011. Adding outdoor café tables to the front of the café and removing parking stalls every summer from May 1- Nov. 1.
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