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, July 2, 2024 **6:30 PM** **Virtual**

VIRTUAL 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 virtual 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 virtual meeting.

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: 844 1375 7851

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: Evers

OPENING REMARKS

DISCLOSURES AND RECUSALS

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

PRESENTATION OF CONSENT AGENDA

1. **83965** Consent Agenda Document (7/2/24)

Legislative History

6/17/24	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.

STAFF PRESENTATION

2. 82651 Presentation: Homeless services, eviction prevention, and MadCAP (Madison Customer Assistance Program).

RECESSED PUBLIC HEARINGS

REPORT OF ALCOHOL REVIEW COMMITTEE

3. 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
Nordstrom Comments.pdf
Alder Madison 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).

5/21/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED 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.

4. **83198**

Public Hearing - New License
Sriram Retails 3 LLC • dba Regent Street Mini Mart
1401 Regent St • Agent: Meenu Kaushal
Estimated Capacity (in/out): 25 total
Class B Beer • 30% alcohol, 60% food, 10% other
Police Sector 205 (District 13)

Attachments:
LICLIB-2024-00277 App.pdf
LICLIB-2024-00277 Supplemental.pdf
1401 Regent St map.pdf
Alder Evers Comments.pdf
83198_VNA Comment_Agenda Item #50.pdf
Outdoor capacity change.pdf
Outdoor seating area.pdf
VNA Comments.pdf
Carlson Comments.pdf
Fernside Comments.pdf

Legislative History

4/30/24	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 RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE
6/4/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Amend
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - RECESSED PUBLIC HEARING
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:
1. There shall be no sale of single bottles or cans of beer or cider no larger than 24 ounces.
2. There shall be no sale of kegs.
3. Maximum total indoor and outdoor seating capacity of 25 persons.
4. Outdoor seating shall only be permitted in the front of the building.
5. Areas where alcohol is consumed will be visible at all times by employees.
6. Alcohol sales shall cease by 9pm daily.
7. No onsite alcohol consumption shall be permitted on Badger football home game days.

5. **83199**

Public Hearing - New License
MPL Corporation Investment • dba Crown Liquor
3510 E Washington Ave • Agent: Amit Kumar
Class A Beer, Class A Liquor, Class A Cider
Police Sector 513 (District 12)

Attachments:
LICLIA-2024-00215 MPL Legistar APP.pdf
3510 E Washington Ave map.pdf
Cannon Comments.pdf
Smith Comments.pdf
Nordstrom Comments.pdf
Kaur Comments.pdf

Legislative History

4/30/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/7/24)	
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 RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

6/4/24	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING

PUBLIC HEARINGS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

6. 83491

Public Hearing - New License
Rensha Corp • dba Java Cat
4221 Lien Rd • Agent: Renee Raspiller
Estimated Capacity: 52/55
Class B Beer, Class C Wine • 20% alcohol, 80% food
Police Sector 605 (District 17)

Attachments: LICLIB-2024-00321 App.pdf
LICLIB-2024-00321 Supplemental.pdf
4221 Lien Rd map.pdf
Alder Madison Comments - Rensha.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

7. 83704

Public Hearing - New License
Black Sky Investments LLC • dba Wine & Design, Madison, WI
167 S Fair Oaks Ave • Agent: Kelly Anderson
Estimated Capacity (in/out): 65/0
Class B Combination Liquor & Beer
12.87% alcohol, 3.07% food, 84.06% other
Police Sector 602 (District 15)

Attachments: LICLIB-2024-00345 App.pdf
LICLIB-2024-00345 Supplemental.pdf
167 S Fair Oaks Ave map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

8. **83705**

Public Hearing - New License
The Grill BBQ LLC • dba Apex Grill
422 State St • Agent: Qing Qing Chen
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 403 (District 2)

Attachments: LICLIB-2024-00346 App.pdf
LICLIB-2024-00346 Supplemental.pdf
422 State St map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING The condition is: 1. The establishment shall meet the definition of a restaurant as defined by 38.02 of the Madison General Ordinances at all times.

9. **83706**

Public Hearing - New License
Paramount Fine Goods • dba Wisco Home Goods
4664 Cottage Grove Rd • Agent: Donald E Backman-Aurit
Estimated Capacity (in/out): 20/0
Class C Wine • 5% alcohol, 0% food, 95% other
Police Sector 611 (District 3)

Attachments: LICLIB-2024-00344 App.pdf
LICLIB-2024-00344 Supplemental.pdf
4664 Cottage Grove Rd map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

10. **83707**

Public Hearing - New License
LHP Madison2 LLC • dba Fairfield Inn & Suites
722 John Nolen Dr • Agent: Chris Scheel
Estimated Capacity (in/out): 51/0
Class B Beer, Class C Wine • 1% alcohol, 1.5% food, 97.5% other

Police Sector 313 (District 14)

Sponsors: Isadore Knox Jr.

Attachments: LICLIB-2024-00338 App.pdf
LICLIB-2024-00338 Supplemental.pdf
722 John Nolen Dr map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

11. **83708**

Public Hearing - New License
Sai Mart Atwood Inc • dba Atwood Mart
2801 Atwood Ave • Agent: Navjot Ratti
Class A Beer, Class A Liquor, Class A Cider
Police Sector 602 (District 15)

Attachments: LICLIA-2024-00330 App.pdf
LICLIA-2024-00330 Supplemental.pdf
2801 Atwood Ave map.pdf
Nordstrom Comments.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	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. 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).
3. Sales of alcohol shall be limited to beer, wine, cider, and fermented malt beverages only.

12. **83709**

Public Hearing - New License
Grey Area Hospitality LLC • dba Grey Market
756 E Washington Ave • Agent: Matthew Phelps

Estimated Capacity (in/out): 90/30
Class B Combination Liquor & Beer • 65% alcohol, 35% food
Police Sector 407 (District 6)

Attachments: LICLIB-2024-00327 App.pdf
LICLIB-2024-00327 Supplemental.pdf
756 E Washington Ave map.pdf
TLNA Comments.pdf
Alder Rummel Comments.pdf
ALRC OFFICER DAIVD SRAMEK_Redacted.pdf
ALRC AGENT MATTHEW PHELP_Redacted.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

13. **83710**

Public Hearing - New License
Steve's Liquor West Inc • dba Steve's Liquor & More
122 Junction Rd • Agent: Dan Schwalbach
Estimated Capacity (in/out): 20/0
Class B Combination Liquor & Beer • 100% alcohol, 0% food
Police Sector 128 (District 9)

Attachments: LICLIB-2024-00301 App.pdf
LICLIB-2024-00301 Supplemental.pdf
122 Junction Rd map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

14. **83712**

Public Hearing - New License
Madison Petroleum LLC • dba Deon's
2301 Commercial Ave • Agent: Harminder Basra
Class A Beer
Police Sector 501 (District 12)

Attachments: LICLIA-2024-00283 App (2).pdf
LICLIA-2024-00283 Supplemental.pdf
2301 Commercial Ave map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

15. **83713**

Public Hearing - New License
Thrill Factory Entertainment LLC • dba Thrill Factory
131 East Towne Way • Agent: Guy Kitchell
Estimated Capacity (in/out): 850/0
Class B Combination Liquor & Beer • 10% alcohol, 20% food, 70% other
Police Sector 631 (District 17)

Attachments: LICLIB-2024-00274 App.pdf
LICLIB-2024-00274 Supplemental.pdf
131 East Towne Way map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

16. **83714**

Public Hearing - New License
Handyspot 108 LLC • dba Handyspot 108 LLC
5551 Eastpark Blvd • Agent: Harvinder Singh
Class A Beer
Police Sector 520 (District 17)

Attachments: LICLIA-2024-00290 App.pdf
LICLIA-2024-00290 Supplemental.pdf
5551 Eastpark Blvd map.pdf

Legislative History

5/29/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

17. 83780

Public Hearing - New License
Stanuto LLC • dba Bennetts Meadowood Country Club
2009 Freeport Rd • Agent: Jefferson Stanley
Estimated Capacity (in/out): 98/12
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

Attachments: LICLIB-2024-00348 App.pdf
LICLIB-2024-00348 Floor Plan.pdf
2009 Freeport Rd map.pdf

Legislative History

5/31/24	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)	
6/18/24	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

REPORT OF BOARD OF PUBLIC WORKS

18. 83952

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with Verizon Small Cell Facility at 1050 University Ave. (District 8)

Sponsors: MGR Govindarajan

Attachments: UW MADISON-SC22_534604_SITE PLAN 4_05-13-24.pdf
UW MADISON SC22_Noise variance_06-06-2024.pdf

Legislative History

6/14/24	Engineering Division	Referred for Introduction
	Board of Public Works Public Hearing (6/26/24), Common Council (7/2/24)	
6/18/24	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
6/26/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

1. perform work generating decibels above 60 between Aug 11th and 23rd.
2. limit work generating above 60 decibels between 7pm - 10pm.

19. 83796

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with Madison Metropolitan Sewerage District West Interceptor - Shorewood Relief Phase 3 Project. (District 5)

Sponsors: Regina M. Vidaver

Attachments: WI-SHWD-3 Project Overview.pdf

Legislative History

6/4/24	Engineering Division	Referred for Introduction
	Board of Public Works Public Hearing (6/26/24), Common Council (7/2/24)	
6/18/24	COMMON COUNCIL	Referred to the BOARD OF PUBLIC WORKS
6/26/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS that the 20 instances be limited to 7am- 9pm.
The motion passed by voice vote/other.

REPORT OF PLAN COMMISSION

20. **83533** Amending the City of Madison Official Map to remove a mapped reservation for a future north-south public street located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202 Darwin Road (District 18).

Sponsors: Yannette Figueroa Cole, Derek Field, John W. Duncan, Amani Latimer Burris And Charles Myadze

Attachments: Locator Maps.pdf
Exhibit.pdf
Planning Division Staff Report.pdf
Link to Revised CSM File 83674

Legislative History

5/20/24	Planning Division	Referred for Introduction
	Plan Commission (6/24/24), Transportation Commission (5/29/24), Board of Public Works (6/5/24), Common Council (7/2/24)	
5/21/24	COMMON COUNCIL	Refer to the PLAN COMMISSION
	Additional referral to Transportation Commission (5/29/24), Board of Public Works (6/5/24).	
5/21/24	PLAN COMMISSION	Refer to the TRANSPORTATION COMMISSION
5/21/24	PLAN COMMISSION	Refer to the BOARD OF PUBLIC WORKS
5/29/24	TRANSPORTATION COMMISSION	Return to Lead with the Recommendation for Common Council to Adopt to the PLAN COMMISSION
6/5/24	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
6/24/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended approval of the Official Map amendment to Common Council. The motion to approve passed by voice vote/ other.

21. **83599** Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned

Development) District to IL (Industrial-Limited) District. (District 16)

Sponsors: Planning Division

Attachments: 3110 Dairy Drive.pdf
Locator Maps.pdf
Staff Comments.pdf

Legislative History

5/23/24	Attorney's Office	Referred for Introduction
	Plan Commission (Public Hearing - 6/24/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/24/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

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

END OF PUBLIC HEARINGS

BUSINESS PRESENTED BY THE MAYOR

22. 84176 Report of the Mayor submitting resident committee appointments (introduction 7-2-2024; action 7-16-2024).

Legislative History

6/26/24	Mayor's Office	Referred for Introduction
	Confirm 7/16/24	

BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

23. 83970 Confirming the Madison Common Council meeting formats through December 10, 2024:
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)
10/8/24 - Hybrid (Virtual & CCB 201)
10/29/24 - Hybrid (Virtual & CCB 201)
11/12/24 (Budget) - Hybrid (Virtual & CCB 201)
11/13/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/14/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/26/24 - **Virtual**
12/10/24 - Hybrid (Virtual & CCB 201)

Legislative History

6/17/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

REPORTS OF OFFICERS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

24. 73225

Change of Licensed Premise
508 State Street Golf LLC • dba 7 Iron Social
Current Capacity (in/out): 99/0 • Proposed Capacity (in/out): 99/99
508 State St • Agent: Colin Smith
Class B Combination Liquor & Beer • 47% alcohol, 10% food, 43% other
Aldermanic District 2 (Alder Heck) • Police Sector 403
Request to extend premises to include outdoor deck/cafe on back of building rooftop and two bathrooms.

Attachments: LICPCH-2022-00728 App.pdf
Alder Heck Comments.pdf
Postpone ALRC for Patio.pdf

Legislative History

8/17/22	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
9/21/22	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER

25. 77906

Change of Licensed Premises
2116 AWA LLC • dba The Atwood
Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20
2116 Atwood Ave • Agent: Brian Mason
Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other
Alder District 6 (Alder Rummel) • Police Sector 410
Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

Attachments: LICPCH-2023-00228 App.pdf
Item 32 Cohn Comments.pdf
Reynolds Comments.pdf
Blakeney Comments.pdf
Alder Rummel Comments.pdf
BERENDES COMMENTS - 5-22-23.pdf
Potter Comments to Atwood Bar Outdoor Alcohol Permit.msg
Alder Rummel Comments 5-24-23.pdf
Alder Rummel Comments 6-21-23.pdf
Rummel Comments.pdf

Legislative History

5/24/23	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

6/21/23	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER

26. **83316**

21+ Entertainment License
Umami Dumpling & Ramen Bar LLC • dba Umami Ramen & Dumpling Bar
Capacity (in/out): 50
923 Williamson St. • Agent: Janmin Michael Ding
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 408 (District 6)

Attachments: LICENT-2024-00227 App_Redacted.pdf
Alder Rummel Comments.pdf
Rummel Comments.pdf

Legislative History

5/15/24	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER

27. **83512**

Operator License Application
Michael Victor Aksenov - Establishment where employed: Off Broadway Drafthouse

Attachments: LICOPR-2024-00230 Background Check Report_Redacted.pdf
LICOPR-2024-00230 App_Redacted.pdf

Legislative History

5/22/24	ALCOHOL LICENSE REVIEW COMMITTEE	Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

28. **83669**

Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses to impose geographic limitations on “Class A” and Class “A” license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

Sponsors: Regina M. Vidaver, Derek Field And Sabrina V. Madison

Attachments: 060424_CC_public_comment.pdf
Borisy-Rudin MEMORANDUM to Regina Vidaver re Class A Outlet Density 06-(
Greater Madison Chamber of Commerce - Comments on File 83669.pdf
Madison Alcohol Advisory Council Comments.pdf
Nordstrom Comments.pdf
Nordstrom Comments2.pdf
Alder Rummel Comments.pdf
2024-06-26 Madison Class A alcohol licenses_ADI.pdf

Legislative History

5/28/24	Attorney's Office	Referred for Introduction Alcohol License Review Committee (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Re-refer
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Take Off The Table
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Table

AGENDA NOTE: the recommendation is to re-refer to the Alcohol License Review Committee (7/17/24), Common Council (8/6/24).

29. **84036** Change of Agent
Momo Sports Bar LLC • dba Momo Bar n Grill • 6402 Millpond Rd
New Agent: Ana Antimo
Class B Combination Liquor & Beer
(District 16)

Attachments: LICLIB-2023-00317 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

30. **84037** Change of Agent
Kwik Trip Inc • dba Kwik Trip 961 • 3528 E Washington Ave
New Agent: Kristopher Webber
Class A Beer, Class A Liquor
(District 12)

Attachments: LICLIA-2017-00831 Agent Change App (3).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

31. **84040** Change of Agent

Atwood Restaurant LLC • dba Bar Corallini • 2004 Atwood Ave
New Agent: Jordan Bright
Class B Combination Liquor & Beer
(District 6)

Attachments: LICLIB-2019-00160 Agent Change App (3).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

32. **84041**

Change of Agent
Kwik Trip Inc • dba Kwik Trip 954 • 7717 Mineral Point Rd
New Agent: Heather Shilts
Class A Beer, Class A Cider
(District 9)

Attachments: LICLIA-2017-00824 Agent Change App(3).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

33. **84042**

Change of Agent
Kwik Trip Inc • dba Kwik Trip 960 • 401 N Third St
New Agent: Paula McCann
Class A Beer, Class A Cider
(District 12)

Attachments: LICLIA-2017-00830 Agent Change App(2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

34. **84043**

Change of Agent
Frey Street Beverage LLC • dba Spring Hill Suites - Madison • 4601 Frey St
New Agent: Adam Schomaker
Class B Combination Liquor & Beer
(District 11)

Attachments: LICLIB-2018-01214 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

35. **84044**

Change of Agent
GD3 LLC • dba The Great Dane Pub - Hilldale • 357 Price Pl
New Agent: Camille Knudson
Class B Combination Liquor & Beer

(District 11)

Attachments: 70357-75779 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

36. **84045**

Change of Agent
GVCGD LLC • dba The Great Dane Pub - Eastside • 876 Jupiter Dr
New Agent: Camille Knudson
Class B Combination Liquor & Beer
(District 3)

Attachments: LICLIB-2011-00161 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

37. **84057**

Change of Agent
Taste of Sichuan LLC • dba Taste of Sichuan • 515 State St
New Agent: Aichan Weng
Class B Beer, Class C Wine
(District 2)

Attachments: LICLIB-2019-00083 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

38. **84058**

Change of Agent
Strings Ramen Wisconsin LLC • dba Strings Ramen • 311 N Frances St
New Agent: Sida Huang
Class B Beer, Class C Wine
(District 2)

Attachments: LICLIB-2021-00466 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

39. **84059**

Change of Agent
Kwik Trip Inc • dba Kwik Trip 953 • 7502 Mineral Point Rd
New Agent: Alexandria Boken
Class A Beer, Class A Cider
(District 9)

Attachments: LICLIA-2017-00808 Agent Change App(2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

40. **84060**

Change of Agent
AC Madison Hospitality LLC • dba Cambria Hotel • 5045 Eastpark Blvd
New Agent: Sara Remlinger
Class B Combination Liquor & Beer
(District 17)

Attachments: LICLIB-2021-00648 Agent Change App(2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

41. **84061**

Change of Agent
Fresh City Market LLC • dba Fresh Madison Market • 703 University Ave
New Agent: Kim Foor
Class B Beer, Class C Wine
(District 8)

Attachments: LICLIB-2013-00530 Agent Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

42. **84062**

Change of Agent
Trek Hospitality LLC • dba Mansion Hill Inn • 424 N Pinckney St
New Agent: Terrance Barrett
Class B Combination Liquor & Beer
(District 2)

Attachments: 72440-80168 Agent Change App (2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

43. **84063**

Change of Agent
Wonderstate Madison LLC • dba Wonderstate Cafe • 27 W Main St
New Agent: Ben Frawley
Class B Combination Liquor & Beer
(District 4)

Attachments: LICLIB-2020-00742 Agent Change App (2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

44. **84064**

Entity Reorganization
Creative Grocery Concepts Inc • dba Jenifer Street Market
2038 Jenifer St
Class A Beer, Class A Liquor
(District 6)
Add two new officers

Attachments: 7836-57741 Officer Change App(2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

45. **84067**

Entity Reorganization
Wonderstate Coffee Madison LLC • dba Wonderstate Cafe
27 W Main St
Class B Combination Liquor & Beer
(District 4)
Add one new officer, remove one officer

Attachments: LICLIB-2020-00742 Officer Change App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

46. **84068**

Entity Reorganization
Defying Gravity LLC • dba Cordial
516 S Park St
Class B Combination Liquor & Beer
(District 13)
Remove two officers

Attachments: LICLIB-2022-00201 Officer Change.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

47. **84069**

Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #414
789 University Ave
Class B Combination Liquor & Beer
(District 8)
Add one new officer

Attachments: LICLIB-2012-00797 Officer Change App (4).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

48. **84070**

Entity Reorganization
East Main 119 LLC • dba The Rigby
119 E Main St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

Attachments: LICLIB-2011-00339 Officer Change.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

49. **84073**

Entity Reorganization
Himalchuli Restaurant LLC • dba Himalchuli Restaurant
318 State St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

Attachments: 61427-58568 Officer Change.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

50. **84074**

Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #413
240 East Towne Mall
Class B Combination Liquor & Beer
(District 17)
Add one new officer

Attachments: LICLIB-2012-00796 Officer Change App(5).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

51. **84075**

Change of Licensed Premises
Chinchilla JDK LLC • dba Red Rock Saloon
Current Capacity (in/out): 360/0 • Proposed Capacity (in/out): 450/0
222 W Gorham St • Agent: Jeffrey Kovacovich
Class B Combination Liquor & Beer • 72% alcohol, 7% food, 21% other
Police Sector 403 (District 2)
Request to increase capacity.

Attachments: LICPCH-2024-00417 App.pdf
Alder Bennett Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

52. **84077**

Change of Licensed Premises
North Central Management Inc • dba Moxy by Marriott Madison Downtown
Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20
823 E Washington Ave • Agent: Sheri Straka
Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other
Police Sector 408 (District 6)
Request to remove eighth floor meeting space from premises to be occupied by another license.

Attachments: LICPCH-2024-00281 App.pdf
Rummel Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

53. **84079**

Adult Entertainment Establishment License
Stanuto LLC • dba Bennett's Meadowood Country Club
Capacity (in/out): 98/12
2009 Freeport Rd • Agent: Jefferson Stanley
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

Attachments: LICAEN-2024-00251 App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

54. **84080**

21+ Entertainment License
Rensha Corp • dba Java Cat
Capacity (in/out): 52/55
4221 Lien Rd • Agent: Renee Raspiller
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 605 (District 17)

Attachments: LICENT-2024-00322 App_Redacted.pdf
Alder Madison Comments - Rensha.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

55. **84081**

21+ Entertainment License
El Pollo Rumbero LLC • dba El Pollo Rumbero
Capacity (in/out): 204/0
77 Sirloin Strip • Agent: Araceli Rivera
Class B Combination Liquor & Beer • 30% alcohol, 70% food

Police Sector 310 (District 14)

Attachments: LICENT-2024-00341 App_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

56. **84082**

21+ Entertainment License
Garcis LLC • dba Señor Machetes
Capacity (in/out): 107/48
121 E Main St • Agent: Ofelia Garcia Anchondo
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 406 (District 4)

Attachments: LICENT-2024-00267 App (4)_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

57. **84083**

Operator License Application
Shane Hendrix - Establishment where employed: HCG - Madison

Attachments: LICOPR-2024-00013 HENDRIX_Redacted.pdf
SH Facesheet_Redacted.pdf
Journey Comments.pdf
Bachmann Support.pdf
House of Wellness Letter.pdf
Laubmeier Support.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

58. **84084**

Entity Reorganization
International Commons Inc • dba International Commons Inc
5810 Mineral Point Rd
Class B Combination Liquor & Beer
(District 19)
Add three new officers

Attachments: Change of Officers 11018-2605 App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

59. 84085

Entity Reorganization
The Cardinal Bar LLC • dba The Cardinal Bar
418 E Wilson St
Class B Combination Liquor & Beer
(District 6)
Remove two officers

Attachments: Change of Officers LICLIB-2022-00718.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

60. 84086

Entity Reorganization
Kelley Williamson Company • dba Watts Rd Mobil
8230 Watts Rd
Class A Beer, Class A Liquor
(District 1)
Add two new officers, remove two officers

Attachments: Change of Officers 55448-70639.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

61. 84087

Entity Reorganization
Kelley Williamson Company • dba Old Sauk Mobil
33 Junction Ct
Class A Beer, Class A Liquor
(District 9)
Add two new officers, remove two officers

Attachments: Change of Officers 55644-70638 App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

62. 84088

Entity Reorganization
Kelley Williamson Company • dba Aberg Ave Mobil
2601 Shopko Dr
Class A Beer, Class A Liquor
(District 12)
Add two new officers, remove two officers

Attachments: Change of Officers 57566-73595 App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

63. 84089

Entity Reorganization
Kelley Williamson Company • dba Gammon Rd Mobil
901 S Gammon Rd
Class A Beer, Class A Liquor
(District 20)
Add two new officers, remove two officers

Attachments: Change of Officers 71220-77373 App.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

64. 84090

Operator License Application
DeVante Sago Jr - Establishment where employed: City View Liquor

Attachments: Clerk_OperatorLicenseApplication_20240326_131832_Redacted.pdf
facesheet dsalrc_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

65. 84092

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Zavalas Mexican Market LLC • dba Zavalas Mexican Market & Taqueria
805-A S Gammon Rd • Agent: Oscar Zavala Alejo
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 30% alcohol, 50% food, 20% other
Police Sector 114 (District 19)

Attachments: Zavalas Extension.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

66. 84093

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Oscar's Qcos Mexican Restaurant LLC • dba Q-Cos Mexican Restaurant
1824 S Park St • Agent: Oscar Zaragoza
Estimated Capacity (in/out): 250/35
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 307 (District 14)

Attachments: Oscars Qcos Extension Request.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

67. 84094

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Stuffed Olive Madison LLC • dba The Stuffed Olive

351 State St • Agent: Stephen Bassler
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 403 (District 4)

Attachments: RE _ Roxxy, Stuffed Olive, and Double Tap.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

68. **84095**

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Roxxy Madison LLC • dba Roxxy
331 W Gorham St • Agent: Stephen Bassler
Estimated Capacity (in/out): 500/0
Class B Combination Liquor & Beer • 49% alcohol, 23% food, 28% other
Police Sector 403 (District 4)

Attachments: RE_ Roxxy, Stuffed Olive, and Double Tap.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

69. **84141**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Home Brewers and Tasters Guild
Event Location: Olin Park
Event Date: 8/10/2024
Police District: 313 (District 14)
Event: Great Taste of the Midwest

Attachments: PERCPS-2024-00106 App_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

70. **84142**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Marquette Neighborhood Association
Event Location: Orton Park
Event Date: 8/23/24 5pm - 9pm, 8/24/24 11:30am - 10pm
and 8/25/24 9am - 8pm
Police District: 408 (District 6)
Event: Orton Park Festival

Attachments: PERCPS-2024-00110 App_Redacted.pdf
Alder Rummel Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

71. **84143**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/16/24 & 8/17/24
Police District: 410 (District 6)
Event: Schenk's Corners Block Party

Attachments: PERCPS-2024-00109 App_Redacted.pdf
Alder Rummel Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

72. **84144**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park & 800-1000 Blocks of Williamson St
Event Date: 9/21/24 11am - 11pm & 9/22/24 11am - 8pm
Police District: 408 (District 6)
Event: Willy St. Fair

Attachments: PERCPS-2024-00088 App_Redacted.pdf
Alder Rummel Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

73. **84145**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Hellenic Orthodox Community/Assumption Greek Orthodox Church
Event Location: 11 N Seventh St
Event Date: 9/7/24 12pm - 7pm & 9/8/24 11am - 6pm
Police District: 501 (District 12)
Event: Greek Fest + 2024

Attachments: PERCPS-2024-00086 App_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

74. **84146**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Black Chamber of Commerce
Event Location: S Carrol St & W Main St on the Capitol Square

Event Date: 7/27/24 3:30pm - 10pm
Police District: 406 (District 4)
Event: All White Affair in Honor of Vel Philips

Attachments: PERCPS-2024-00099 App (2).pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

75. **84147**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park/200 Block S Brearly/100 Block S Ingersoll
Event Date: 7/11/24 4pm - 10pm, 7/12/24 4pm - 11pm, 7/13/24 11am - 11pm, and 7/16/24 11am - 9pm
Police District: 408 (District 6)
Event: Fete de Marquette

Attachments: PERCPS-2024-00087 App_Redacted.pdf
Alder Rummel Comments.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

76. **84148**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: 8/7/24, 8/14/24, 8/21/24, 8/28/24, and 9/4/24 4pm - 8pm
Police District: 406 (District 4)
Event: Jazz at Five Summer Series

Attachments: PERCPS-2024-00103 App (2)_Redacted.pdf

Legislative History

6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

REPORT OF BOARD OF BUILDING CODE, FIRE CODE, AND LICENSING APPEALS

77. **83589**

Amending Section 29.22 related to The Building Code of the Madison General Ordinances to adopt by reference Wisconsin Administrative Code § SPS 327.

Sponsors: Michael E. Verveer

Legislative History

5/22/24	Attorney's Office	Referred for Introduction

Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Common Council (7/2/24)

6/4/24	COMMON COUNCIL	Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
6/18/24	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

78. **83601** Amending Section 27.05 of the Madison General Ordinances to create registration and enforcement systems for Native Tall Grass Lawn Areas and refine other lawn maintenance provisions within the Section.

Sponsors: Yannette Figueroa Cole

Attachments: 062724_CC_public_comment.pdf

Legislative History

5/23/24	Attorney's Office	Referred for Introduction
	Building Code, Fire Code, Conveyance Code and Licensing Appeals Board (6/18/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
6/18/24	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

AGENDA NOTE: The recommendation is to re-refer to Sustainable Madison Committee (7/22/24), Common Council (8/6/24).

REPORT OF BOARD OF PUBLIC WORKS

79. **83632** Amending Section 10.18 and 1.08(3)(a), and creating Section 27.05(2)(dd) of the Madison General Ordinances to update the City's large item collection and electronic waste recycling ordinances, and to update the bond schedule accordingly.

Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole, Derek Field And Sabrina V. Madison

Attachments: 83632 Body

83634 - Large Item & Electronics Resolution

Legislative History

5/24/24	Attorney's Office	Referred for Introduction
	Board of Public Works (6/26/24), Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Finance Committee (6/10/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
	Additional referrals to Building Code, Fire Code, Conveyance Code and Licensing Appeals Board, Finance Committee	
6/5/24	BOARD OF PUBLIC WORKS	Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

6/5/24	BOARD OF PUBLIC WORKS	Refer to the FINANCE COMMITTEE
6/10/24	FINANCE COMMITTEE	Return to Lead with the Following Recommendation(s)

Re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24.

6/18/24	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
6/26/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Ald Guequierre, seconded by Kliems, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: Re-refer to Finance Committee (7/8/24) and Board of Public Works (7/10/24) - REPORT OF OFFICER. The motion passed by voice vote/other.

AGENDA NOTE: the recommendation is to re-refer to Finance Committee (7/8/24), Board of Public Works (7/10/24), Common Council (7/16/24).

80. 83634 Approving the Large Item Collection and Electronic Waste Recycling Policy.

Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole, Derek Field And Sabrina V. Madison

Attachments: Large Item and Electronic Waste Policy

83632 - Large Item & Electronics Ordinance

Legislative History

5/24/24	Attorney's Office	Referred for Introduction

Board of Public Works (6/26/24), Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Finance Committee (6/10/24), Common Council (7/2/24)

6/4/24	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS

Additional referrals to Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board, Finance Committee

6/5/24	BOARD OF PUBLIC WORKS	Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
6/5/24	BOARD OF PUBLIC WORKS	Refer to the FINANCE COMMITTEE
6/10/24	FINANCE COMMITTEE	Return to Lead with the Following Recommendation(s) to the BOARD OF PUBLIC WORKS

Re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24

6/18/24	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
6/26/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: e-refer to Finance Committee

(7/8/24) and Board of Public Works (7/10/24)- REPORT OF OFFICER. The motion passed by voice vote/other.

AGENDA NOTE: the recommendation is to re-refer to Finance Committee (7/8/24), Board of Public Works (7/10/24), Common Council (7/16/24).

REPORT OF CITY CLERK

81. **81487** Report of Operator License Applications July 2, 2024. See attached report for list of operators.

Legislative History

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

82. **83975** Scrap and Recycling Collector
Dane County Junk Removal, LLC
2775 LaRue Field Ln
Town of Sun Prairie

Attachments: LICRCY-2024-00200 Revised Application.pdf

Legislative History

6/17/24	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

REPORT OF COMMON COUNCIL EXECUTIVE COMMITTEE

83. **83546** Adopting the 2025 Common Council Meeting Dates

Sponsors: Yannette Figueroa Cole And John W. Duncan

Attachments: 2025 visual calendar052124.pdf
2025 Common Council Meeting Schedule.pdf
Updated 2025 Common Council Meeting Schedule.pdf

Legislative History

5/21/24	Council Office	Referred for Introduction Common Council Executive Committee (6/18/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE
6/18/24	COMMON COUNCIL EXECUTIVE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

84. **83877** Creating Section 3.07(3) of the Madison General Ordinances related to Informed Consent to permit the Office of the City Attorney to communicate information related to its representation of the City in order to consult with other attorneys for purposes of collaboration and more effective legal representation.

Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole And Michael E. Verveer

Attachments: OCA Memo re Informed Consent x.pdf

Legislative History

6/10/24	Attorney's Office Common Council Executive Committee (7/2/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL	Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE

AGENDA NOTE: Common Council Executive Committee meets 7/2/24, and a recommendation will be made from the floor.

REPORT OF COMMUNITY SERVICES COMMITTEE

85. 83888 Amending the Community Development Division's 2024 Adopted Operating Budget to authorize the use of $80,000 in American Rescue Plan Act State & Local Fiscal Recovery Funds (ARPA-SLFRF) for the upgrade of the Madison-Area Out-of-School Time (MOST) Program Finder. (Citywide)

Sponsors: Satya V. Rhodes-Conway, Jael Currie, Sabrina V. Madison And Yannette Figueroa Cole

Legislative History

6/11/24	Community Development Division Community Services Committee (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Finance Committee	Referred to the COMMUNITY SERVICES COMMITTEE
6/18/24	COMMUNITY SERVICES COMMITTEE	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE Finance Committee note: Budget amendment - 15 VOTES REQUIRED.	Return to Lead with the Recommendation for Approval to the COMMUNITY SERVICES COMMITTEE

AGENDA NOTE: Community Services Committee did not meet on 6/26/24. The recommendation is to adopt (15 votes required).

REPORT OF FINANCE COMMITTEE

86. 83371 Authorizing a noncompetitive 3-year service contract with Johnson Controls, Inc. (“JCI”) for the service, upgrades and maintenance of HVAC building technology and equipment at Monona Terrace Community and Convention Center (“Monona Terrace”) (District 4)

Sponsors: Michael E. Verveer

Attachments: Johnson Controls Inc. - Non-Competitive Selection Request - CC Approval Req

Legislative History

6/11/24	Monona Terrace Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL	Referred to the FINANCE COMMITTEE

6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

87. 83518 Requesting information, studies, and plans regarding the authorization of a local sales tax.

Sponsors: Amani Latimer Burris

Attachments: Transportation Committee Memo for Resolution 83518.pdf
Part4Powerpoint.pdf
2025 Operating Budget Update to FC -- 6-10-2024_SB slide added.pdf

Legislative History

5/17/24	Council Office	Referred for Introduction

Finance Committee (6/24/24), Common Council Executive Committee (6/4/24), Committee on Employee Relations (6/11/24), Transportation Commission (6/12/24), Equal Opportunities Commission (6/13/24), Common Council (7/2/24)

5/21/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

Additional referrals to Common Council Executive Committee (6/4/24), Committee on Employee Relations (6/11/24), Transportation Commission (6/12/24), and Equal Opportunities Commission (6/13/24)

5/21/24	FINANCE COMMITTEE	Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE
5/21/24	FINANCE COMMITTEE	Referred to the COMMITTEE ON EMPLOYEE RELATIONS
5/21/24	FINANCE COMMITTEE	Referred to the TRANSPORTATION COMMISSION
5/21/24	FINANCE COMMITTEE	Referred to the EQUAL OPPORTUNITIES COMMISSION
6/4/24	COMMON COUNCIL EXECUTIVE COMMITTEE	Return to Lead with the Recommendation to Place on File without Prejudice to the FINANCE COMMITTEE

Return to Lead with the Recommendation to Place on File without Prejudice to the FINANCE COMMITTEE. The motion passed 6-0 by the following roll call vote:
Duncan, Conklin, Martinez-Rutherford, Govindarajan, Guequierre, Harrington-McKinney: Aye
Figueroa Cole, Currie: non-voting

6/12/24	COMMITTEE ON EMPLOYEE RELATIONS	Return to Lead with the Following Recommendation(s) to the COMMON COUNCIL

Unanimous motion by CER to make no recommendation.

6/12/24	TRANSPORTATION COMMISSION	Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE

Accept the report that was sent to the Transportation Commission

6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion failed by the following vote:

Aye: Rummel
Noes: Figueroa Cole, Evers, Madison
Excused: Currie, Verveer

Non Voting: Rhodes Conway

Due to failure of the motion to adopt, the resultant recommendation is to PLACE ON FILE WITHOUT PREJUDICE.

AGENDA NOTE: the recommendation is to re-refer to Common Council (7/16/24) at the request of the lead sponsor and Council President.

88. 83652 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison (District 4).

Sponsors: Michael E. Verveer And Satya V. Rhodes-Conway

Attachments: 12941 Legal Description.pdf
12941 TID 45 2024 Amendment JRB Report.pdf
12941 TID 45 2024 Project Plan Amendment.pdf
12941 TID 45 2024 Amendment JRB Report - Updated 6-10-24.pdf
12941 TID 45 2024 Project Plan Amendment - Updated 6-10-24.pdf

Legislative History

5/28/24	Economic Development Division Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)	Referred for Introduction
6/4/24	COMMON COUNCIL Additional referral to the Plan Commission	Refer to the FINANCE COMMITTEE
6/5/24	FINANCE COMMITTEE	Refer to the PLAN COMMISSION
6/10/24	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

89. 83653 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison (District 4, District 8, District 13).

Sponsors: Tag Evers, Michael E. Verveer And Satya V. Rhodes-Conway

Attachments: 12939 Legal Description.pdf
12939 TID 48 2024 Amendment JRB Report.pdf
12939 TID 48 Regent St 2024 Project Plan Amendment.pdf

Legislative History

5/28/24	Economic Development Division Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)	Referred for Introduction
6/4/24	COMMON COUNCIL Additional referral to the Plan Commission	Refer to the FINANCE COMMITTEE
6/5/24	FINANCE COMMITTEE	Refer to the PLAN COMMISSION
6/10/24	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

90. 83654 Approving the Amendment to the Project Plan for Tax Incremental District (TID)

#52 (East Washington and Stoughton Rd), City of Madison (District 12).

Sponsors: Amani Latimer Burris And Satya V. Rhodes-Conway

Attachments: 12936 Legal Description.pdf
12936 TID 52 2024 Amendment JRB Report.pdf
12936 TID 52 2024 Project Plan Amendment.pdf

Legislative History

5/28/24	Economic Development Division Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)	Referred for Introduction
6/4/24	COMMON COUNCIL Additional referral to the Plan Commission	Refer to the FINANCE COMMITTEE
6/5/24	FINANCE COMMITTEE	Refer to the PLAN COMMISSION
6/10/24	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

91. **83655** Approving the First (2024) Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison (District 12)

Sponsors: Amani Latimer Burris And Satya V. Rhodes-Conway

Attachments: 12982 Legal Description.pdf
12982 TID 54 2024 Amendment JRB Report.pdf
12982 TID 54 2024 Amendment.pdf

Legislative History

5/28/24	Economic Development Division Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)	Referred for Introduction
6/4/24	COMMON COUNCIL Additional referral to the Plan Commission	Refer to the FINANCE COMMITTEE
6/5/24	FINANCE COMMITTEE	Refer to the PLAN COMMISSION
6/10/24	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

92. **83678** Awarding Public Works Contract No. 9358, Bartillon Shelter (District 12) and amending the 2024 Adopted Capital and Operating Budgets of the Community Development Division to provide funding needed to complete the project. (District 12)

Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole, Amani Latimer Burris, Tag Evers And Marsha A. Rummel

Attachments: 9358.pdf
9358 award.pdf

Legislative History

5/29/24	Engineering Division Finance Committee (6/24/24), Board of Public Works (6/26/24), Common Council (7/2/24)	Referred for Introduction

6/18/24	COMMON COUNCIL Additional referral to Board of Public Works	Referred to the FINANCE COMMITTEE
6/18/24	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER
6/26/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

93. **83859** Authorizing the Mayor and the City Clerk to enter into a Memorandum of Agreement (MOA) with the Board of Regents of the University of Wisconsin for continued drinking water research.

Sponsors: Charles Myadze And Amani Latimer Burris

Attachments: Item 2 - Memo - MWU-UW MOA Research Program Renewal.pdf
Item 2 - Attachment - DRAFT of MWU-UW MOA 2024-2027.pdf
Item 2 - Attachment - Summary of MWU-UW Research Projects.pdf

Legislative History

6/6/24	Water Utility Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Water Utility Board	Referred to the FINANCE COMMITTEE
6/18/24	FINANCE COMMITTEE	Referred to the WATER UTILITY BOARD
6/20/24	WATER UTILITY BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

94. **83868** Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually

Sponsors: Charles Myadze And Amani Latimer Burris

Attachments: Item 4 - Memo - Authorize Acceptance of Donations for Outreach Program.pdf
Item 4 - Attachment 1 - Authorize Acceptance of Donations for Outreach Progra

Legislative History

6/7/24	Water Utility Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Water Utility Board	Referred to the FINANCE COMMITTEE
6/18/24	FINANCE COMMITTEE	Referred to the WATER UTILITY BOARD
6/20/24	WATER UTILITY BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

95. **83882** Authorizing the Sale and Issuance of up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B; and Providing for other Details and Covenants

with Respect Thereto

Sponsors: Charles Myadze And Amani Latimer Burris

Attachments: Item 3 - Memo - 2024 SDWLP Revenue Bonds for funding Well 15 PFAS Projec

Item 3 - Attachment 1 - SDWLP Subordinate Water Bonds - Award Resolution.p

Legislative History

6/11/24	Water Utility	Referred for Introduction
	Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)	
6/18/24	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Water Utility Board	
6/18/24	FINANCE COMMITTEE	Referred to the WATER UTILITY BOARD
6/20/24	WATER UTILITY BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

96. **83914** Authorizing the Mayor and City Clerk to enter into a competitively selected service contract with M3 Insurance Solutions Inc. to provide agent & broker services for the City's Wage and Life Insurance programs.

Sponsors: Satya V. Rhodes-Conway

Attachments: 12100-0-2023-BP Wage and LIfe Insurance Agent.pdf

Legislative History

6/11/24	Human Resources Department	Referred for Introduction
	Finance Committee (6/24/24), Common Council (7/2/24)	
6/18/24	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

97. **83989** Authorizing the Mayor and City Clerk to execute a development agreement and authorizing a budget amendment to the 2024 EDD Capital Budget (TID 46) to fund a $344,000 Tax Incremental Finance Loan to University Park Commons II, LLC, or its assigns to construct approximately 68 units of affordable housing located at 625 Sand Pearl Lane in the former Westgate property in Tax Incremental District (TID) 46. (District 11)

Sponsors: William Tishler

Attachments: 062424_FinanceCmteRegistrantsReport.pdf

#12960 625 Sand Pearl (JT Klein) TIF Report 3-5-24 FINAL.pdf

Westgate III Executed TIF Term Sheet 6-27 UPC II.pdf

83989 v1.pdf

Legislative History

6/18/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
6/18/24	Economic Development Division	Referred for Introduction
	Finance Committee (6/24/24), Common Council (7/2/24)	

6/24/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

REPORT OF PLAN COMMISSION

98. 83674 Approving a revised Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 18).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Revised Application.pdf
Letter of Intent.pdf
Revised CSM_05-28-24.pdf
Staff Comments.pdf
Link to Official Map File 83533

Legislative History

5/28/24	Planning Division	Referred for Introduction
	Plan Commission (6/24/24), Common Council (7/2/24)	
6/4/24	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/24/24	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended approval of the proposed land division to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

REPORT OF RISK MANAGER

99. 82741 G. Coronado-Esbona - Property Damage - $518.27

Legislative History

4/16/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

100. 82748 R. Felland Padfield - Vehicle Damage - $2,422.72

Legislative History

4/16/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

101. 83770 L. Weber - Property Damage - $23.31

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager

6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

102. 83774 C. Zhao - Property Damage - $3,069.84

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

103. 83785 AFICS for D. Borenz - Vehicle Damage - $1,442.46

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

104. 83788 W. Justus - Vehicle Damage - $6,312.51

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

105. 83876 T. Nordman - Property Damage - $430.27

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

106. 83880 T. Curry - Property Damage - $1,200.00

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

107. 83891 K. Young - Vehicle Damage - $922.00

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

108. 83894 M. Leasure - Vehicle and Property Damage - $9,582.54

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

109. 83898 J. Vriesacker - Vehicle Damage - $2,876.00

Legislative History

6/18/24	COMMON COUNCIL	Referred to the Risk Manager
6/26/24	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

REPORT OF TRANSPORTATION COMMISSION

110. 83918

Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Carbon Reduction Program (CRP), for project ID 5992-11-38 Traffic Signal Controller and project ID 5992-11-39 LED Traffic Signal and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field

Attachments: [public] Reject Funding Requests.pdf

Legislative History

6/12/24	Traffic Engineering Division Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Finance Committee	Referred to the TRANSPORTATION COMMISSION
6/18/24	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION
6/26/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

111. 83919

Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Transportation Alternatives Program (TAP) for project ID 5992-11-40 Stop Sign Paddles and project ID 5992-11-41 Bicycle Traffic Counters and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field

Attachments: [public] Reject Funding Requests.pdf

Legislative History

6/12/24	Traffic Engineering Division Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Finance Committee	Referred to the TRANSPORTATION COMMISSION
6/18/24	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION

6/26/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

112. 83920

Authorizing City of Madison Traffic Engineering Division to submit a grant application to the U.S. Department of Transportation for up to $2 million dollars, and if awarded, to accept grant funding, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, Yannette Figueroa Cole And Derek Field

Attachments: [public] Reject Funding Requests.pdf

Legislative History

6/12/24	Traffic Engineering Division Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Finance Committee	Referred to the TRANSPORTATION COMMISSION
6/18/24	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION
6/26/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

113. 83921

Authorizing the Mayor and the City Clerk to execute a Three Party Design Engineering Services Contract between the City of Madison, Toole Design Group, LLC, and the State of Wisconsin Department of Transportation for Safe Routes to School Planning (Project Agreement 1009-22-14) authorized for federal grant funding through the Transportation Alternatives Program (TAP).

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field

Attachments: [public] Reject Funding Requests.pdf

Legislative History

6/12/24	Traffic Engineering Division Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Additional referral to Finance Committee	Referred to the TRANSPORTATION COMMISSION
6/18/24	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
6/24/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION
6/26/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF URBAN DESIGN COMMISSION

114. 82973

Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

Sponsors: Marsha A. Rummel

Attachments: 82973Body
Public Comment 05-06-24.pdf

Legislative History

4/10/24	Attorney's Office	Referred for Introduction Plan Commission (5/20/24), Urban Design Commission (5/8/24), Common Council (6/4/24)
4/16/24	PLAN COMMISSION	Refer to the URBAN DESIGN COMMISSION
4/16/24	COMMON COUNCIL	Referred to the PLAN COMMISSION Additional referral to the Urban Design Commission (5/8/24)
5/7/24	COMMON COUNCIL	Re-refer to the PLAN COMMISSION Additional referral to Urban Design Commission.
5/8/24	PLAN COMMISSION	Refer to the URBAN DESIGN COMMISSION
5/8/24	URBAN DESIGN COMMISSION	Refer to the URBAN DESIGN COMMISSION
6/12/24	URBAN DESIGN COMMISSION	Refer to the URBAN DESIGN COMMISSION

AGENDA NOTE: the recommendation is to re-refer to Plan Commission (7/29/24), Urban Design Commission (7/17/24), Common Council (8/6/24).

REPORT OF VENDING OVERSIGHT COMMITTEE

115. 83782

Granting Special Vending Approvals under MGO 9.13(6)(k) for a 2024 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2024 Special Events at the April 16, 2024 Common Council meeting

Sponsors: Michael E. Verveer

Attachments: 2024 SE Resolution pt.2 - table.pdf
2024 SE Resolution -pt.1 adopted @ 4.16.23 CC.pdf
2024 Special Event Resolution.pdf

Legislative History

6/3/24	STREET USE STAFF COMMISSION	Referred for Introduction Vending Oversight Committee (6/26/24), Common Council (7/2/24)
6/18/24	COMMON COUNCIL	Referred to the VENDING OVERSIGHT COMMITTEE

AGENDA NOTE: Vending Oversight Committee meeting of 6/26/24 was canceled; the recommendation is to adopt.

ITEMS REFERRED TO THIS MEETING

RESOLUTIONS

116. 83883 Designating City of Madison Polling Locations for the 2024 Partisan Primary

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney, Sabrina V. Madison, Marsha A. Rummel, Derek Field, William Tishler, Nasra Wehelie, MGR Govindarajan, John W. Duncan, Juliana R. Bennett, Regina M. Vidaver And Nikki Conklin

Legislative History

6/11/24	Clerk's Office Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Adopt 7/2/2024	Refer to a future Meeting to Adopt to the COMMON COUNCIL

117. 83917 Adopting the Sexual Harassment Appendix to the Elected and Appointed Official Code of Ethical Conduct

Sponsors: Yannette Figueroa Cole

Attachments: Code of Conduct - Sexual Harassment 6-3-2024.pdf

Legislative History

6/12/24	Council Office Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL	Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE

AGENDA NOTE: Common Council Executive Committee meets 7/2/24 and a recommendation will be made from the floor.

118. 83922 Authorizing the Mayor and City Clerk to execute an Employment Agreement between the City of Madison and Stephen Dongarra, Monona Terrace Sales Manager. (District 4)

Sponsors: Michael E. Verveer

Legislative History

6/12/24	Monona Terrace Common Council (7/2/24)	Referred for Introduction
6/18/24	COMMON COUNCIL Adopt 7/2/24	Refer to a future Meeting to Adopt to the COMMON COUNCIL

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

APPEALS

119. 84123 Appeal of the Plan Commission action on the conditional use request for 6610-6706 Old Sauk Road, Legistar ID 82972. (District 19)

Attachments: link to file 82972
Appeal of Plan Commission Approval of Conditional Use w Enclosures.pdf
Public Comments.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Common Council Public Hearing (7/16/24)

ORDINANCES

120. **83946** Creating Section 28.022-00680 of the Madison General Ordinances to change the zoning of property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

Sponsors: Planning Division

Attachments: 4538-4610 E Broadway.pdf

Legislative History

6/13/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

121. **83947** Creating Section 28.022-00681 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) for property located at 603 South Whitney Way and creating Section 28.022-00682 to approve a Specific Implementation Plan (SIP). (District 11)

Sponsors: Planning Division

Attachments: 603 S Whitney Way.pdf

Legislative History

6/13/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

122. **83948** Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Sponsors: Planning Division

Attachments: 3535-3553 University Avenue.pdf

Legislative History

6/13/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

123. **84038** Amending Sections 28.071(3)(a)1 and 28.074(6) of the Madison General Ordinances related to parking to prohibit surface parking in the Downtown Core (DC) District.

Sponsors: Michael E. Verveer

Legislative History

6/20/24 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

RESOLUTIONS

124. 83723

Authorizing a non-competitive service contract between the Madison Area Technical College and the City of Madison Fire Department for the provision of paramedic training, 2024-2025 cohort. (Citywide)

Sponsors: Derek Field And John W. Duncan

Legislative History

5/29/24 Fire Department Referred for Introduction
Finance Committee (7/8/24), Common Council (7/16/24)

125. 83820

Authorizing the Mayor to sign a Memorandum of Understanding with the President and Fellows of Harvard College acting through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government ("Harvard") for the placement of a Bloomberg Harvard City Hall Fellow in the Mayor's Office

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, Nikki Conklin And MGR Govindarajan

Legislative History

6/5/24 Mayor's Office Referred for Introduction
Common Council (7/16/24)

126. 83999

Termination of the Declaration of Public Works Emergency per Section 62.15(1b) of the Wisconsin Statutes Proclaiming an Emergency for the repair of sanitary sewer force main on the Mendota Mental Institute grounds (301 Troy Drive) (District 18)

Sponsors: Charles Myadze

Legislative History

6/20/24 Engineering Division Referred for Introduction
Board of Public Works (7/10/24), Common Council (8/6/24)

127. 84166

Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Sponsors: Charles Myadze And Amani Latimer Burris

Attachments: Staff Memo - Authorize General Manager to Certify Tax Roll .pdf
Resolution #84166 Authorizing General Manager to Certify Tax Roll_.pdf

Legislative History

6/25/24 Water Utility Referred for Introduction
Finance Committee (7/22/24), Water Utility Board (7/23/24), Common Council (8/6/24)

128. 84167

Establishing rules and procedures for Common Council deliberations on the City of Madison's 2025 Capital and Operating Budgets.

Sponsors: Yannette Figueroa Cole

Attachments: 2025 Budget Calendar (File 84167).pdf

Legislative History

6/25/24 Finance Department Referred for Introduction

Finance Committee (7/8/24), Common Council (7/16/24)

129. 84168 Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Sponsors: Marsha A. Rummel

Legislative History

6/25/24 Department of Planning and Community and Economic Development — Referred for Introduction
Common Council (7/16/24)

130. 84174 Amending the 2024 Adopted Capital Budget of Engineering-Other to appropriate $200,000 of Landfill Reserves to fund a new project for Landfill Generators at the Greentree and Mineral Point Landfills. (District 19 & District 20)

Sponsors: John P. Guequierre And Barbara Harrington-McKinney

Legislative History

6/26/24 Engineering Division — Referred for Introduction
Finance Committee (7/8/24), Common Council (7/16/24)

131. 84175 Authorizing the Transportation Department, to submit a grant application to the Wisconsin Department of Transportation for up to $500,000 dollars, accept grant funding if awarded, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Sponsors: MGR Govindarajan, Marsha A. Rummel, Barbara Harrington-McKinney And Michael E. Verveer

Legislative History

6/26/24 Transportation Department — Referred for Introduction
Finance Committee (7/8/24), Common Council (7/16/24)

132. 84178 Authorizing the City of Madison Traffic Engineering Division to submit, and if awarded, to accept a grant of up to $920,000 from the U.S. Department of Transportation Federal Highway Administration to develop a plan and design for a preferred alternative for a north side, all-ages, all-ability, bicycle and pedestrian facility and authorizing the Mayor and Clerk to sign the resulting grant agreement (District 12 & District 18).

Sponsors: Satya V. Rhodes-Conway

Legislative History

6/26/24 Traffic Engineering Division — Referred for Introduction
Finance Committee (7/8/24), Common Council (7/16/24)

LICENSES

133. 84115 Public Hearing - New License
Mega Marts, LLC • dba Metro Market #434
6010 Cottage Grove Rd. • Agent: Andrew Hein
Estimated Capacity (in/out): 200/200
Class B Combination Liquor & Beer • 15% alcohol, 80% food

Police Sector 627 (District 3)

Attachments: LICLIB-2024-00519 App.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

134. **84125**

Public Hearing - New License
Ultimate Mart, LLC • dba Metro Market #179
261 Junction Rd. • Agent: Bryan Roth
Class A Beer, Class A Liquor
Police Sector 128 (District 9)

Attachments: LICLIA-2024-00517 App.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

135. **84126**

Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save #178
2502 Shopko Dr. • Agent: Mitchell Leggett
Class A Beer, Class A Liquor
Police Sector 513 (District 12)

Attachments: LICLIA-2024-00516 App.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

136. **84128**

Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save Express #183
1312 S. Park St. • Agent: Terrence Rock
Class A Beer, Class A Liquor
Police Sector 306 (District 13)

Attachments: LICLIA-2024-00525 App.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

137. **84130**

Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save #131
3197 Maple Grove Dr • Agent: Crystal Gulseth
Class A Beer, Class A Liquor
Police Sector 119 (District 7)

Attachments: LICLIA-2024-00526 App.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

138. **84138**

Public Hearing - New License
Fresco LLC • dba Catering a Fresco
201 State St • Agent: Megan Moderson
Estimated Capacity (in/out): 2251/0
Class B Combination Liquor & Beer • 40% alcohol, 60% food
Police Sector 405 (District 4)

Attachments: LICLIB-2024-00372 App.pdf
LICLIB-2024-00372 Supplemental.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

139. **84140**

Public Hearing - New License
On Regent Hospitality • dba Greenbush Bar
914 Regent St • Agent: Samuel Brown
Estimated Capacity (in/out): 55/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 202 (District 8)

Attachments: LICLIB-2024-00490 App.pdf
LICLIB-2024-00490 Supplemental.pdf

Legislative History

6/21/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

140. **84159**

Public Hearing - New License
Cenote LLC • dba Liquid
624 University Ave • Agent: Riley Gasiorowski
Estimated Capacity (in/out): 720/0
Class B Combination Liquor & Beer • 40% alcohol, 0% food, 60% other
Police Sector 403 (District 2)

Attachments: LICLIB-2024-00491 App.pdf
LICLIB-2024-00491 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

141. **84160**

Public Hearing - New License
Molten Monkey LLC • dba Molten Monkey Pizza
912 E Johnson St • Agent: Otto Dilba
Estimated Capacity (in/out): 50/20
Class B Combination Liquor & Beer • 5% alcohol, 95% food

Police Sector 407 (District 6)

Attachments: LICLIB-2024-00488 App.pdf
LICLIB-2024-00488 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

142. **84161**

Public Hearing - New License
Consolidated Management Company • dba Consolidated Management Company
1000 Edgewood College Dr • Agent: Michael DeLisle
Estimated Capacity (in/out): 300/500
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

Attachments: LICLIB-2024-00407 App.pdf
LICLIB-2024-00407 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

143. **84162**

Public Hearing - New License
La Juquilita Mexican Restaurant & Grill • dba El Aguila Real
226 State St • Agent: Paulina Venegas
Estimated Capacity (in/out): 99/20
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 406 (District 4)

Attachments: LICLIB-2024-00370 App (2).pdf
LICLIB-2024-00370 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

144. **84163**

Public Hearing - New License
Marie's Soul Food • dba Marie's Soul Food
1637 Monroe St • Agent: Marissa Holmes
Estimated Capacity (in/out): 40/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)

Attachments: LICLIB-2024-00466 App.pdf
LICLIB-2024-00466 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

145. 84164 Public Hearing - New License
El Sabor De Puebla LLC • dba El Sabor De Puebla
1849 Northport Dr • Agent: Reyna Gonzalez Torres
Estimated Capacity (in/out): 220/0
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 504 (District 18)

Attachments: LICLIB-2024-00413 App.pdf
LICLIB-2024-00413 Supplemental.pdf

Legislative History

6/25/24 Clerk's Office Referred for Introduction
Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

CLAIMS - REFER TO RISK MANAGER

146. 83934 B. Coon - Property Damage - $104.34

147. 83937 J. Vendette - Vehicle Damage - $227.00

148. 83981 H. Frank - Property Damage - $2,101.99

149. 83984 S. Maughan - Property Damage - $400.00

150. 83988 K. Kufahl - Property Damage - $1,000.00

151. 83994 Ryan Funeral Home - Property Damage - $36,038.33

152. 84101 J. Mathis - Vehicle Damage/Personal Injury - $504,706.01

153. 84102 CSM OBO USAA for S. Matthews - Vehicle Damage - $10,463.64

154. 84121 T. Goodwin - Property Damage - $1,107.00

155. 84124 N. Ibarra for Geico - Vehicle Damage - $9,186.50

156. 84127 V. Quach - Vehicle Damage - $5,801.40

157. 84129 W. Van Keuren - Vehicle Damage - $8,523.68

158. 84131 E. Bemben of Donegal Group for Ryan Funeral Home - Property Damage - $25,000.00

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT

City of Madison

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

Master

File Number: 83965

File ID:	83965	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	06/17/2024
File Name:	Consent Agenda Document (7/2/24)			**Final Action:**	
Title:	Consent Agenda Document (7/2/24)				
Notes:					
				CC Agenda Date:	07/02/2024
				Agenda Number:	1.
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	06/17/2024	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 83965

Title
Consent Agenda Document (7/2/24)

City of Madison

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

Master

File Number: 82651

File ID:	82651	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	03/25/2024
File Name:	Eviction prevention, homeless services, economic safety net			**Final Action:**	

Title: Presentation: Homeless services, eviction prevention, and MadCAP (Madison Customer Assistance Program).

Notes:

		CC Agenda Date:	07/02/2024
		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:

Text of Legislative File 82651

Title
Presentation: Homeless services, eviction prevention, and MadCAP (Madison Customer Assistance Program).

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: 07/02/2024

Agenda Number: 3.

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, Nordstrom Comments.pdf, Alder Madison Comments.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	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).

1	COMMON COUNCIL	05/21/2024	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. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED PUBLIC HEARING		Pass

Action Text: A motion was made by Barushok, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following 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.

One registration 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.

Ayes:	6	Michael E. Verveer; Colin R. Barushok; Kathryn M. Farley; Isadore Knox Jr.; Sheri Carterand Charles Myadze
Noes:	1	Michael S. Donnelly
Abstentions:	1	Amy L. Westra

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)

LICLIA-2024-00136
(License number)

12 (Alder District #) 502 (Police Sector)

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 456-10316284630-04

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

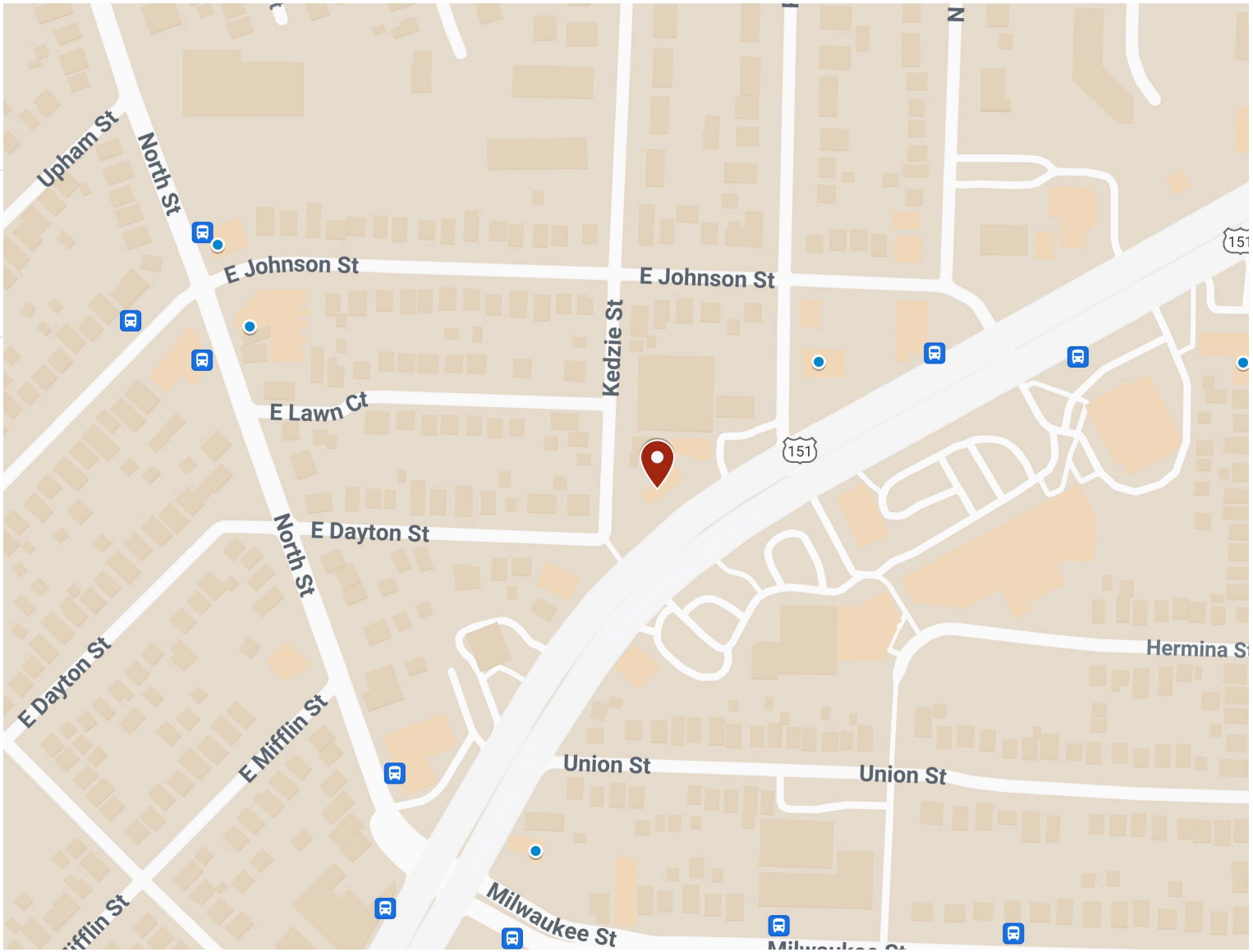
Existing Licenses.xlsx

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.

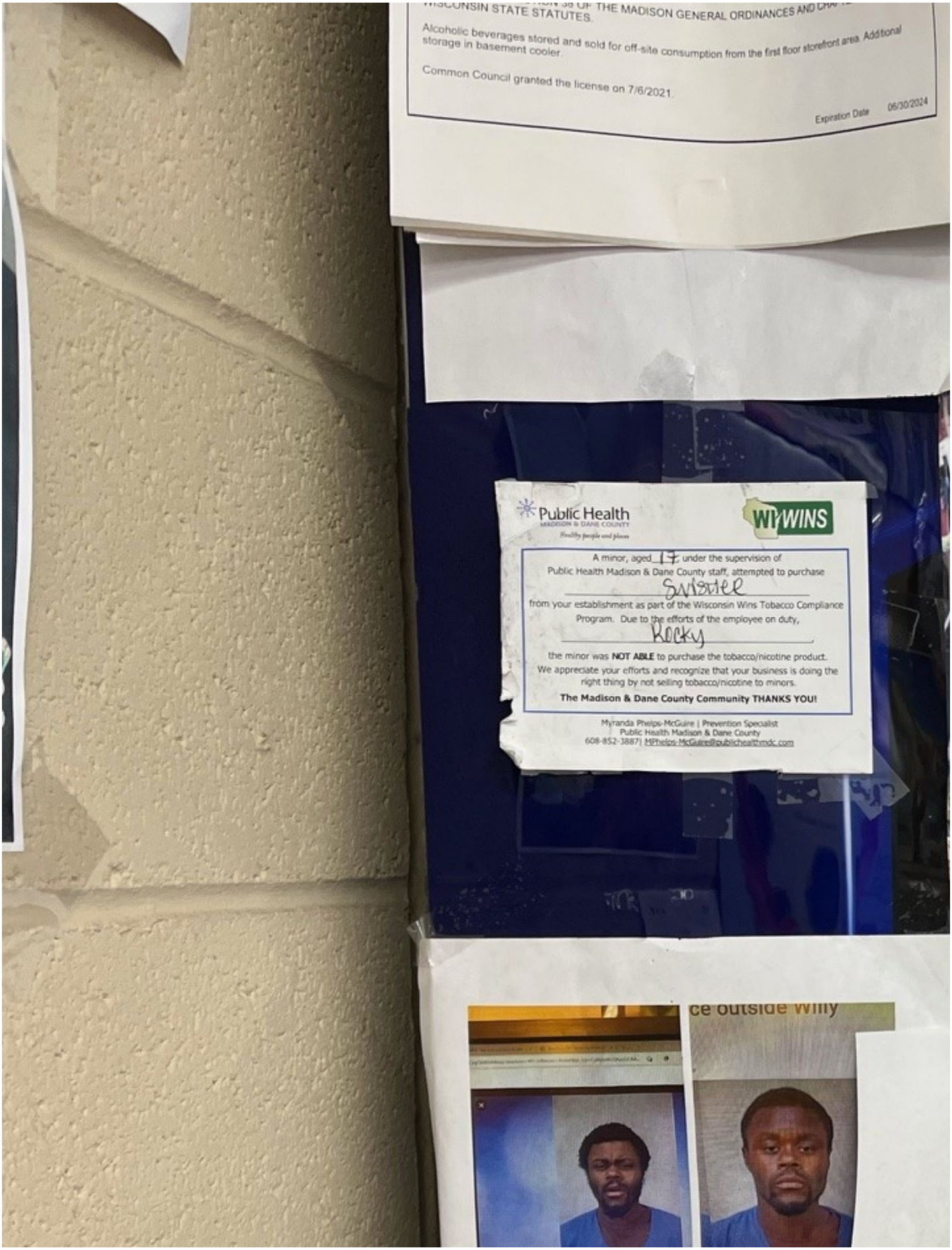
* I'm not sure if you seen my store building. I remodeled my store completely after I bought it three years ago from sign, from parking lot painting the building, and everything is a huge difference from when it was Bottle stop and when it's Rocky's now. But I keep getting graffiti on my building.

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
1:08
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
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
ce outside Willy


Befor

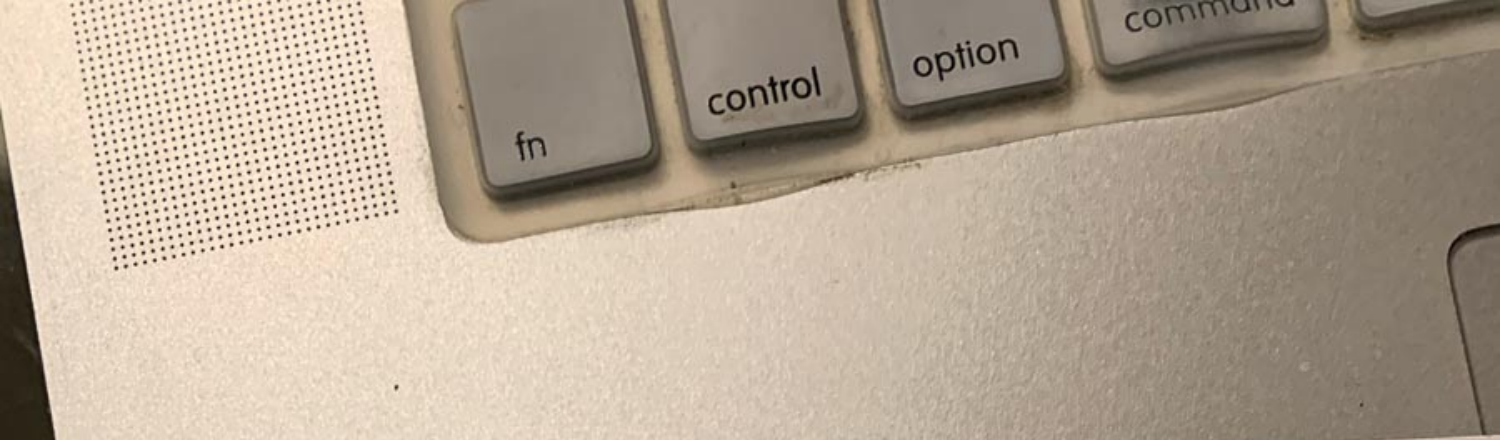

ROCKY'S
LIQUOR
WARNING
STORE HOURS
BUD LIGHT



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
05 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


Pellitteri
76


77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HOW TO PLANT
HOSTA
'BLUE MOUSE EARS'
BIG KING GUMMIES
2 FOR
150




85


86


87


88



89


90



91



92


Please Rinse
Then Recycle
230


94


95


96


MASON PUBLIC LIBRARY
97


98


99


100


FOR SERVICE CALL
1.888.Sanimax
www.sanimax.com
101


102


103

104

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

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FOR SERVICE CALL
1.888.Sanimax


HOES


AGE
CAUTION




RECIATE
OUR
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

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

MAILED DATE: 07/13/2023

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.
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> 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.
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> 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

From:	Dan Nordstrom
To:	Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject:	ALRC Comments
Date:	Monday, June 24, 2024 11:23:04 PM

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

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

June 24, 2024

To Members of the Madison City ALRC,

I wish to comment in writing on the following topics scheduled for the June 26, 2024 ALRC agenda.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses

- I am in support of decreasing Alcohol Outlet Density, and urge the ALRC to address policy gaps in this area. In addition to the comments on page 226 of the Agenda packet, I wish to suggest that geographical/distance rules should include COMMUNITY HEALTH CLINICS and COMMUNITY CENTERS in addition to schools, churches, hospitals, and libraries.

- I recommend the ALRC discuss why they use 300 feet should be the appropriate distance for a new Class A outlet from one of these entities, and perhaps consider recommending that it be extended to be the same distance as the other proposed distances of 1,320 feet from the parcel boundaries.

56. 82871 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave

- This is an inappropriate location for a new license due to the existing high density of Alcohol Outlets in this area, and its proximity to the Dane County and City of Madison Public Health Department office as well as Hawthorne Public Library.

Note: I live at 2418 Winnebago St. (Union Corners) and am a parent of a child attending MMSD.

58. 83199 Public Hearing - New License MPL Corporation Investment • dba Crown Liquor 3510 E Washington Ave

-

I oppose this new license due to the existing high density of licenses in the area, as well as its proximity to Madison College - Truax as well as the East Madison Community Center.

64. 83708 Public Hearing - New License Sai Mart Atwood Inc • dba Atwood Mart 2801 Atwood Ave

- I oppose this license due to the existing high density of alcohol outlets in the area as well its proximity to the Goodman Community Center.

Thank you for considering.

Dan Nordstrom
2418 Winnebago St. #416
Madison, WI 53704
608-446-4856

From:	Madison, Sabrina
To:	licensing; Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Latimer Burris, Amani
Subject:	Comments: 2702 E Washington Ave, Item #56
Date:	Wednesday, June 26, 2024 4:14:35 PM

Hello,

Regarding item #56 on this evenings agenda, I'd like to share the notes below I'll be referencing on why I do not support the application.

What accounts for the relationship between outlet density and violence? (pg 4)

The research that has been done so far cannot pinpoint exactly why having more outlets in a small area seems to result in more violence. Various explanations have been proposed. One is that alcohol outlets can be a source of social disorder. A liquor store parking lot full of people drinking in their cars or on the curb and broken bottles littering the area outside a bar may send a message that this is a neighborhood in which normal rules about orderly behavior are not enforced. Another possible explanation is that a neighborhood with a large number of outlets acts as a magnet for people who are more inclined to be violent or more vulnerable to being assaulted. It is also possible that a high number of outlets results in a large number of people under the influence of alcohol – which makes them both more likely to be violent and less able to defend themselves.7 It is most probable that all of these factors come into play.

Schools within 0.5m of 2702 E. Washington Ave.

- Emerson Elementary School (0.5m)

Libraries within 0.5m of 2702 E. Washington Ave.

- Madison Public Library – Hawthorne (0.1m)

Class A Liquor Licenses within 0.5m of 2702 E. Washington Ave.

- Refuel Pantry (0.0m) – This is the point of search
- Refuel Pantry (0.3m) (3019 E Washington)

Rocky's Liquor East Washington (348 ft)
- Trixie's Liquor Store (0.2m)

Class B Liquor Licenses within 0.5m of 2702 E. Washington Ave.

- Touch of Ukraine (0.3m)
- Woody & Anne's (0.5m)
- The Bur Oak (0.5m)
- Growlers to Go-Go (0.2m)
- The Malt House (0.2m)
- Goodman Community Center (149 Waubesa St – 0.5m)
- Crostini Sandwiches (0.2m)
- North Street Cabaret (0.5m)
- Tip Top Tavern (0.5m)
- Dexter's Pub (0.3m)

Alder Madison

In community,
Sabrina Madison, District 17 Alder
Don't miss updates you can use by **subscribing** to my blog updates
Email: district17@cityofmadison.com
Phone: 608-403-5665 (call/text)
Schedule a time for us to meet. (Developers on Fridays only please)

City of Madison

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

Master

File Number: 83198

File ID:	83198	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	04/30/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Sriram Retails 3 LLC • dba Regent Street Mini Mart
1401 Regent St • Agent: Meenu Kaushal
Estimated Capacity (in/out): 25 total
Class B Beer • 30% alcohol, 60% food, 10% other
Police Sector 205 (District 13)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 4.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00277 App.pdf, LICLIB-2024-00277 Supplemental.pdf, 1401 Regent St map.pdf, Alder Evers Comments.pdf, 83198_VNA Comment_Agenda Item #50.pdf, Outdoor capacity change.pdf, Outdoor seating area.pdf, VNA Comments.pdf, Carlson Comments.pdf, Fernside Comments.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/30/2024	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	06/26/2024	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 RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Pass

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

One registration in support.

1	COMMON COUNCIL	06/04/2024	Re-refer for Recessed Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - RECESSED PUBLIC HEARING			

Action Text: A motion was made by Myadze, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT - RECESSED PUBLIC HEARING.

One registration in support.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Amend			Pass

Action Text: A motion was made by Verveer, seconded by Donnelly, to Amend the original motion to add conditions. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING			Pass

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

The conditions are:
1. There shall be no sale of single bottles or cans of beer or cider no larger than 24 ounces.
2. There shall be no sale of kegs.
3. Maximum total indoor and outdoor seating capacity of 25 persons.
4. Outdoor seating shall only be permitted in the front of the building.
5. Areas where alcohol is consumed will be visible at all times by employees.
6. Alcohol sales shall cease by 9pm daily.
7. No onsite alcohol consumption shall be permitted on Badger football home game days.

One registration in support.

Notes: The conditions are:
1. There shall be no sale of single bottles or cans of beer or cider no larger than 24 ounces.
2. There shall be no sale of kegs.
3. Maximum total indoor and outdoor seating capacity of 25 persons.
4. Outdoor seating shall only be permitted in the front of the building.
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7. No onsite alcohol consumption shall be permitted on Badger football home game days.

Text of Legislative File 83198

Title

Public Hearing - New License
Sriram Retails 3 LLC • dba Regent Street Mini Mart
1401 Regent St • Agent: Meenu Kaushal
Estimated Capacity (in/out): 25 total
Class B Beer • 30% alcohol, 60% food, 10% other
Police Sector 205 (District 13)

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 #) (Police Sector)

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.
   SRIRAM Retails 3 LLC
2. Trade Name (doing business as) Regent Street Mini Mart, Regent Mart & Cafe
3. Address to be licensed 1401 Regent Street Madison WI 53711
4. Mailing address 1077 Gas Light Dr Sun prairie WI 53590
5. Anticipated opening date Opened
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.
   3200 Square feet building. Outdoor sitting requested. Indoor sitting for Cafe & hot food for customers. Grocery store Specialty items | Indian | African | American world Cafe.

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

Indoor: 100 Outdoor: 100

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

Security Monitoring Cameras are installed - 10 Parking Spaces

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

☐ No ☑ Yes, license issued to SRIRAM Retails 3 LLC (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 Meenu Kaushal

13. City, state in which agent resides Sunprairie WI

14. How long has the agent continuously resided in the State of Wisconsin? 20 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 1-12-2022

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

WI, 1-12-2022

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
Owner/Member	Meenu Kaushal	Sunprairie WI
Owner/Member	Neeraj Kaushal	Sunprairie 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.

Meenu Kaushal

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) SRIRAM Retails LLC

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
8am - 11pm	8am - 11pm	8am - 11pm	8am - 11pm	8am - 11pm	8am - 11pm	8am - 11pm
(Class B only) Enter below any hours when food service will not be available, if applicable						
8pm - 11pm	8pm - 11pm	8pm - 11pm	8pm - 11pm	8pm - 11pm	8pm - 11pm	-

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. Cafe | Coffee | Hot food | bubble tea | smoothies & ice.

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:
30 % Alcohol 60 % Food 10 % Other
If applicable, describe "Other": Health | Household Products
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 456-1030870851-04

39. Federal Employer Identification Number 874403235

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

Contact person Meeny Kaushal

Business phone 6083618529 Business e-mail address mceny ksh1@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 _____

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.

Hemukanthal N Kaushal — 3-20-24

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (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:

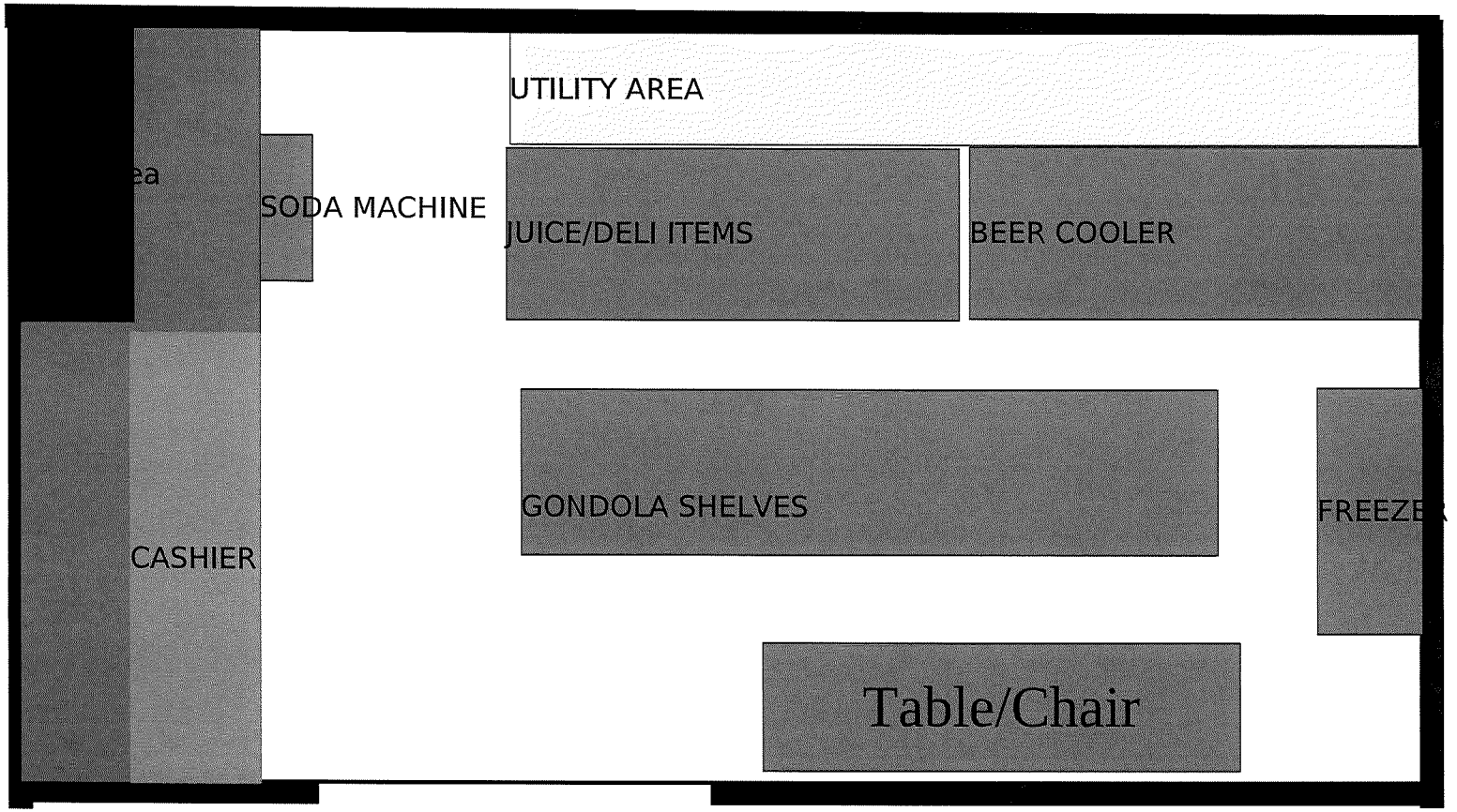
☐ Orange sign ☐ Orange business card

☐ "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 _____


UTILITY AREA
ea
SODA MACHINE
JUICE/DELI ITEMS
BEER COOLER
GONDOLA SHELVES
CASHIER
Table/Chair

REGENT STREET MART

BUBBLE TEA MENU

Thai Milk Tea	$4.99
Rose Milk Tea	$4.99
Coconut Milk Tea	$4.99
Taro Milk Tea	$4.99
Matcha Milk Tea	$4.99
Honeydew Milk Tea	$4.99
Mango Milk Tea	$4.99

TOPPINGS

- TAPIOCA/BOBBA
- ALOE VERA
- COFFEE JELLY
- LYCHEE JELLY
- RAINBOW JELLY
- MANGO JELLY
- STRAWBERRY JELLY



May 2024 ALRC New License

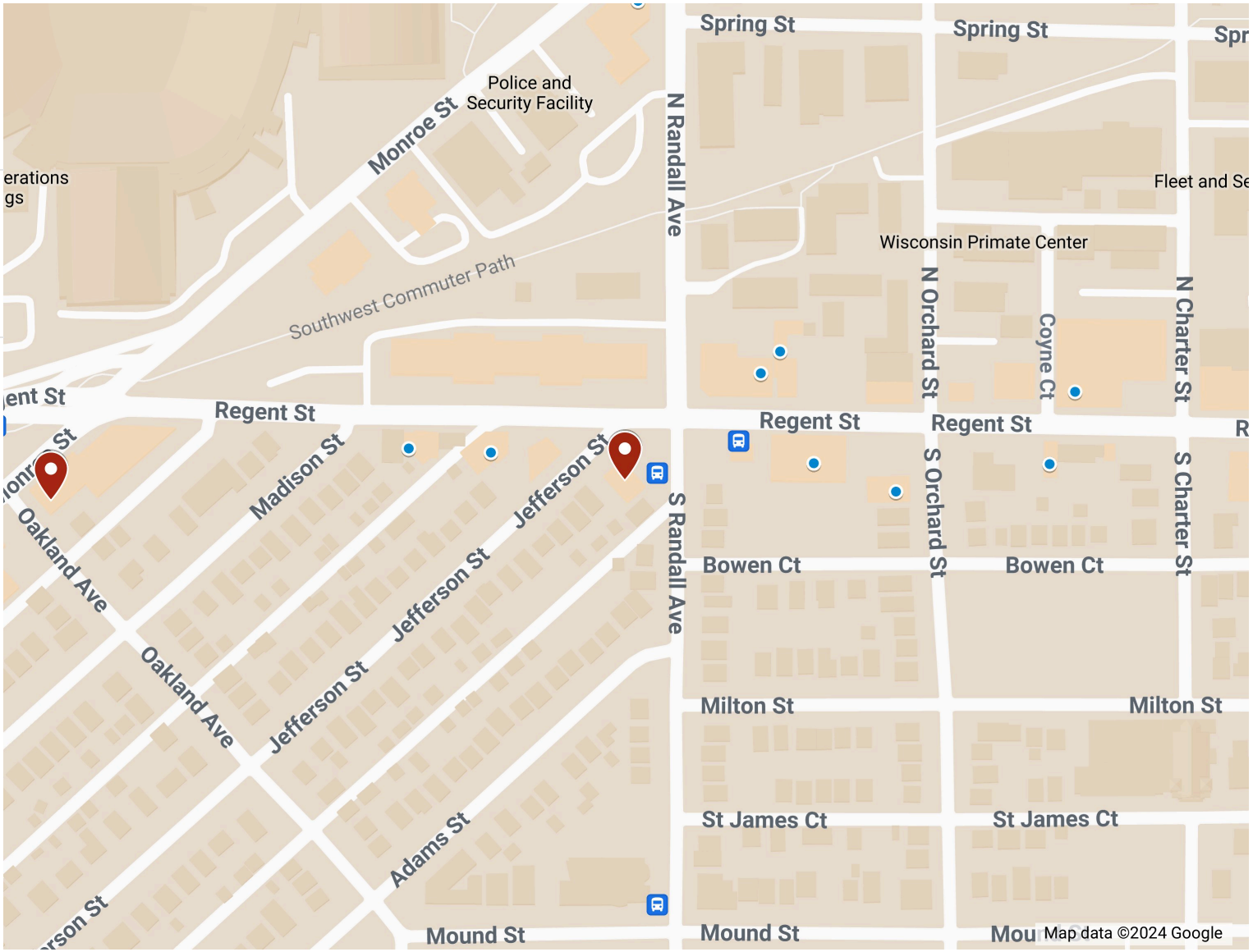
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



licensing

From: Evers, Tag
Sent: Tuesday, May 14, 2024 7:08 PM
To: Verbick, Jim; Esser, Gregory; Freedman, Jason
Cc: licensing; Doug Carlson; meenukaushal@gmail.com
Subject: Re: New Alcohol License for May ALRC - Sriram Retails 3 LLC

Addendum:

I am aware the Turkish Kitchen application last month also did not contact me, but they did meet with Dudgeon-Monroe Neighborhood Association.

And that application was not asking for outdoor seating, whle this one does.

That's an important difference and is the main reason I am requesting referral.

Thanks.

TE

From: Evers, Tag <district13@cityofmadison.com>
Sent: Tuesday, May 14, 2024 6:12 PM
To: Verbick, Jim <JVerbick@cityofmadison.com>; Esser, Gregory <GEsser@cityofmadison.com>; Freedman, Jason <JFreedman@cityofmadison.com>
Cc: licensing <licensing@cityofmadison.com>; Doug Carlson <dcarlson5dc@aim.com>; meenukaushal@gmail.com <meenukaushal@gmail.com>
Subject: Re: New Alcohol License for May ALRC - Sriram Retails 3 LLC

Hi all,

Please note the applicant, Meenu Kaushal, has not contacted me regarding this application.

Moreover, there has not been an information meeting held to date. I have spoken with Doug Carlson, president of the Vilas Neighborhood Association, and prior to today, he was not aware of this application.,

The application includes a commitment by the applicant to contact the Alder and to hold an information meeting one week prior to appearing before the ALRC.

Neither has happened.

I called and left a mssage with the number listed in the application.

I cannot read the email listed on the application as the handwriting is not clear.

I am copying meenukauahal@gmail.com, hoping that is the correct email.

Given the application is for outdoor seating, I am asking that this be referred to the next ALRC meeting so that the neighborhood has an opportunity to meet with the applicant. I, too, would appreciate an opportunity to discuss this application with Meenu. I am also asking that Captain Freedman be given an opportunity to weigh in.

I will be unable to attend Wednesday's meeting as I will be out of town on business.

I do ask that you grant my request that this be referred so that the applicant can complete the required steps in the process for approval.

The neighborhood has supported the opening of this business, but this next step calls for neighborhood input before you grant approval.

Thanks.

Tag Evers
District 13 Alder

From: Verbick, Jim <JVerbick@cityofmadison.com>
Sent: Thursday, May 2, 2024 10:08 AM
To: Evers, Tag <district13@cityofmadison.com>; Esser, Gregory <GEsser@cityofmadison.com>; Freedman, Jason <JFreedman@cityofmadison.com>
Subject: New Alcohol License for May ALRC - Sriram Retails 3 LLC

Good morning,

The following application is for consideration at the May ALRC meeting.

Public Hearing - New License
Sriram Retails 3 LLC • dba Regent Street Mini Mart
1401 Regent St • Agent: Meenu Kaushal
Estimated Capacity (in/out): 100/100
Class B Beer • 30% alcohol, 60% food, 10% other
Police Sector 205 (District 13)

Sincerely,

Jim Verbick, Deputy Clerk
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601
FAX: (608) 266-4666
jverbick@cityofmadison.com
Follow us on Twitter @MadisonWIClerk

"We exist to assist"

From: VNA President
To: licensing
Cc: Evers, Tag
Subject: VNA Comment on 5/15/24 Agenda Item #50; Sriram Retails 3
Date: Wednesday, May 15, 2024 1:13:09 PM

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

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

Dear ALRC (copy Alder Evers, D13):

With regards to Agenda Item #50 for 5/15/24, Sriram Retails 3 LLC, Legistar #83198, the Vilas Neighborhood Association (VNA) requests that this discussion be referred to a future meeting to allow time for a public meeting and some Q&A.

I was first made aware of this agenda item yesterday morning by a member of the Vilas Zoning Committee and discussed briefly yesterday afternoon with Alder Evers, who was also unaware of it until yesterday. There is a notification sign at the bottom of a front window at the business, but it is not secured and is falling down and curled on one side with low visibility (picture available upon request). A referral would allow time to:

- Notify the neighborhood through our listserv and at our VNA Council meeting on 5/22.
- Hold a public meeting with the owner to discuss the plan.
- Allow the applicant to provide a drawing of where the seating for up to 100 patrons inside and 100 patrons outside would be placed.
- Discuss how any indoor and outdoor seating and alcohol sales would be treated on football game days.

The Regent Mart has been a welcomed addition to the Vilas neighborhood and the ownership has proven to be responsible and responsive. While we don't envision major issues with the proposed application, it needs time for a proper process and vetting of key questions.

Thanks for your consideration,
-Doug Carlson, VNA President

From: meenu kaushal
To: Verbick, Jim
Subject: Fwd: Next Steps Toward Patio License
Date: Monday, June 3, 2024 12:30:28 PM

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

Can u pls update seating / indoor outdoor seating to 25 max and 6 table chairs in front on application.

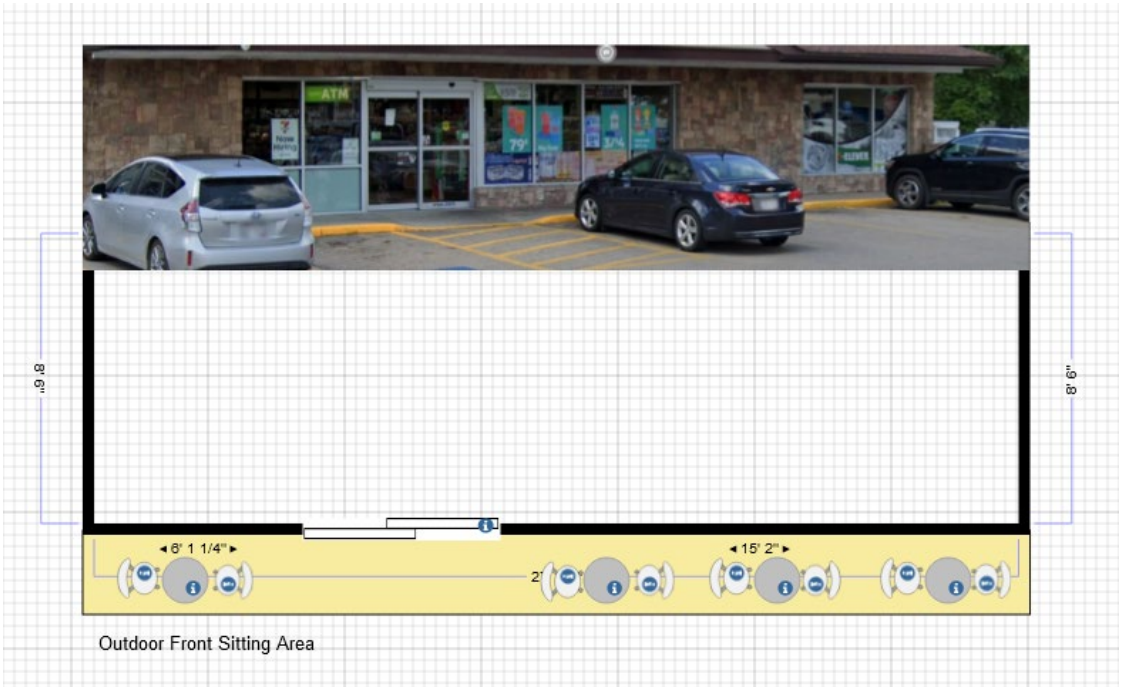
Thanks

From: meenu kaushal
To: Verbick, Jim
Subject: Fwd: Front Sitting - please review
Date: Wednesday, June 19, 2024 10:08:20 AM
Attachments: image.png

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

based on our discussion, you reuqested sitting plan that is in front and involves front tables and chairs , four to six table chairs

---------- Forwarded message ---------
From: **Roger K** <roger.n1977@gmail.com>
Date: Wed, Jun 19, 2024 at 10:06 AM
Subject: Front Sitting - please review
To: meenu kaushal <meenukshl@gmail.com>



From: VNA President
To: licensing
Cc: Evers, Tag
Subject: Request for Referral of Agenda #57
Date: Tuesday, June 25, 2024 2:24:15 PM

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

Dear ALRC (copy Alder Evers, D13):

The Vilas Neighborhood Association (VNA) is requesting a referral on 6/26/24 Agenda Item #57, legislar #83198 until the application can be updated with revised information about capacity, a seating site plan, a serving/monitoring plan, and serving times. This agenda item, which was referred from the 5/15 ALRC meeting, is not ready for consideration and we have been unable to contact the owner who may not be aware that this is on the 6/26 agenda.

Background: A neighborhood meeting was held on May 20 with about a dozen attendees. The Regent Mart's owners' original plan to serve alcohol at the side of the building along Jefferson Street (not specified in the application) drew concerns from neighbors about spillover noise and monitoring since it is not visible from the store's windows. The owner verbally agreed to move the seating to the front of the store, reduce seating to 5-6 small tables, set a closing time of 9:00 pm, and not serve alcohol for on-site consumption on football Saturdays. We would like to see these items explicitly specified in an updated application before consideration by the ALRC, and we believe that the owner has the intention to do so. As an example of the status, the current application requests a seating capacity of 100 inside and 100 outside, which is unrealistic. This should be 10-15 inside and 10-15 outside. Other items such as an outdoor seating site plan, closing times, and a serving/monitoring plan are absent.

The Regent Mart has been a welcomed addition to the Vilas neighborhood and the owners have made improvements to the store, expanded the selection of ethnic foods, and are conscientious of their customers' needs. We believe that an amicable resolution with appropriate conditions can be reached prior to discussion at the ALRC.

Thanks for your consideration,
-Doug Carlson, VNA President

From: Doug Carlson
To: licensing
Subject: Comments on ALRC 6/26/26 Agenda Item #57
Date: Wednesday, June 26, 2024 1:37:59 PM

You don't often get email from dcarlson5dc@aim.com. Learn why this is important

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

Dear ALRC-

With regards to Agenda Item #57, the application of Regent Mart (1401 Regent St.) to serve alcohol inside and outside, I submit the following comments:

The owners held a neighborhood meeting on May 20 and concerns were expressed about the original patio location, the capacity limits on the application (200), noise spillover, the inability to adequately monitor outdoor serving areas, and overall alcohol density in this area. The original application has not been re-filed, but some changes have been provided separately by the owner and have recently been posted on legistar. At a minimum, I request that the ALRC put the following conditions on the requested Class B license that are consistent with the May 20 discussions:

- Maximum seating capacity of 25 (indoor + outdoor total).
- Outdoor seating only in front of the building, not on the side.
- Areas with open alcohol be visible from the front counter or another acceptable monitoring plan.
- Serving time ends no later than 9:00pm.
- No on-site alcohol consumption on Badger home football game days.

FYI- These are my personal comments. Although I am the President of VNA, the VNA Council has not taken a formal position on this license since we just became aware of the amendments to the application this morning and our VNA meeting overlaps tonight's ALRC meeting. The VNA request for referral has been filed separately.

Regards,
-Doug Carlson, 1018 Oakland Ave.

From: wendy.fearnside@att.net
To: Verbick, Jim; licensing
Cc: "VNA President"
Subject: ALRC 6-26-24 Agenda Item #57, File #83198
Date: Wednesday, June 26, 2024 2:58:02 PM

You don't often get email from wendy.fearnside@att.net. Learn why this is important

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

Because the previously missing information and amendments to the Regent Mini Mart's application were not provided timely on Legistar, I respectfully request that the application be referred to the next meeting of the ALRC in order to allow time for public review and input. Thank you.

Wendy Fearnside
912 Van Buren St.
Madison, WI 53711

City of Madison

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

Master

File Number: 83199

File ID:	83199	**File Type:**	License	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	04/30/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
MPL Corporation Investment • dba Crown Liquor
3510 E Washington Ave • Agent: Amit Kumar
Class A Beer, Class A Liquor, Class A Cider
Police Sector 513 (District 12)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 5.

Sponsors:

Effective Date:

Attachments: LICLIA-2024-00215 MPL Legistar APP.pdf, 3510 E Washington Ave map.pdf, Cannon Comments.pdf, Smith Comments.pdf, Nordstrom Comments.pdf, Kaur 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	04/30/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/7/24)

1	COMMON COUNCIL	05/07/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE meeting of 6/26/24. The motion passed by voice vote/other.

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

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

One registration in support.

1	COMMON COUNCIL	06/04/2024	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. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING		Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

Six registrations in opposition.

Text of Legislative File 83199

Title

Public Hearing - New License
MPL Corporation Investment • dba Crown Liquor
3510 E Washington Ave • Agent: Amit Kumar
Class A Beer, Class A Liquor, Class A Cider
Police Sector 513 (District 12)

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIA-2024-01215
(License number)

12 (Alder District #) 513 (Police Sector)

Office Use Only

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

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.

   MPL Corporation Investment

2. Trade Name (doing business as) Crown Liquor

3. Address to be licensed 3510 East Washington Avenue, Madison, Wisconsin 53704

4. Mailing address 3510 East Washington Avenue, Madison, Wisconsin 53704

5. Anticipated opening date July 1, 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)

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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.

   3510 East Washington Avenue, Madison, Wisconsin 53704; Entire building

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

Indoor: Not applicable Outdoor: Not applicable

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

There are 8 parking spaces on the premises. The parking lot shall be monitored by surveillance cameras.

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 Amit Kumar

13. City, state in which agent resides Sun Prairie, Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? Five (5) 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 01/03/2024

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

Wisconsin: 01/06/2022

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
Member	Amit Kumar	Sun Prairie, Wisconsin
Member	Rajan Talwar	Sun Prairie, Wisconsin

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.

Rajan Talwar

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) SHM Investment d/b/a Stop N Shop, 312 E. Mifflin Street, Madison;

& MPL Corporation Investment d/b/a Amoco, 1129 S. Park Street, Madison

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
8 AM - 9 PM	8 AM - 9 PM	8 AM - 9 PM	8 AM - 9 PM	8 AM - 9 PM	8 AM - 9 PM	8 AM - 9 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. Not applicable

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:
N/A % Alcohol N/A % Food N/A % Other

If applicable, describe "Other": _____

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

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? Not applicable

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, 20 25 .

38. State Seller's Permit 4 5 6 - 1 0 3 0 9 1 6 8 5 5 - 0 4

39. Federal Employer Identification Number FIN 874777348

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

Contact person Rajan Talwar

Business phone (951)972-6655 Business e-mail address MPLinvestmentllc@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 Not applicable

Phone Not applicable E-mail Not applicable

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)
X Bank letter of property ownership
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.

Raja Talwar
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

4/12/24
(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 _____

LIQUOR/BEER/CIDER LICENSE APPLICATIONS OF

MPL CORPORATION INVESTMENT

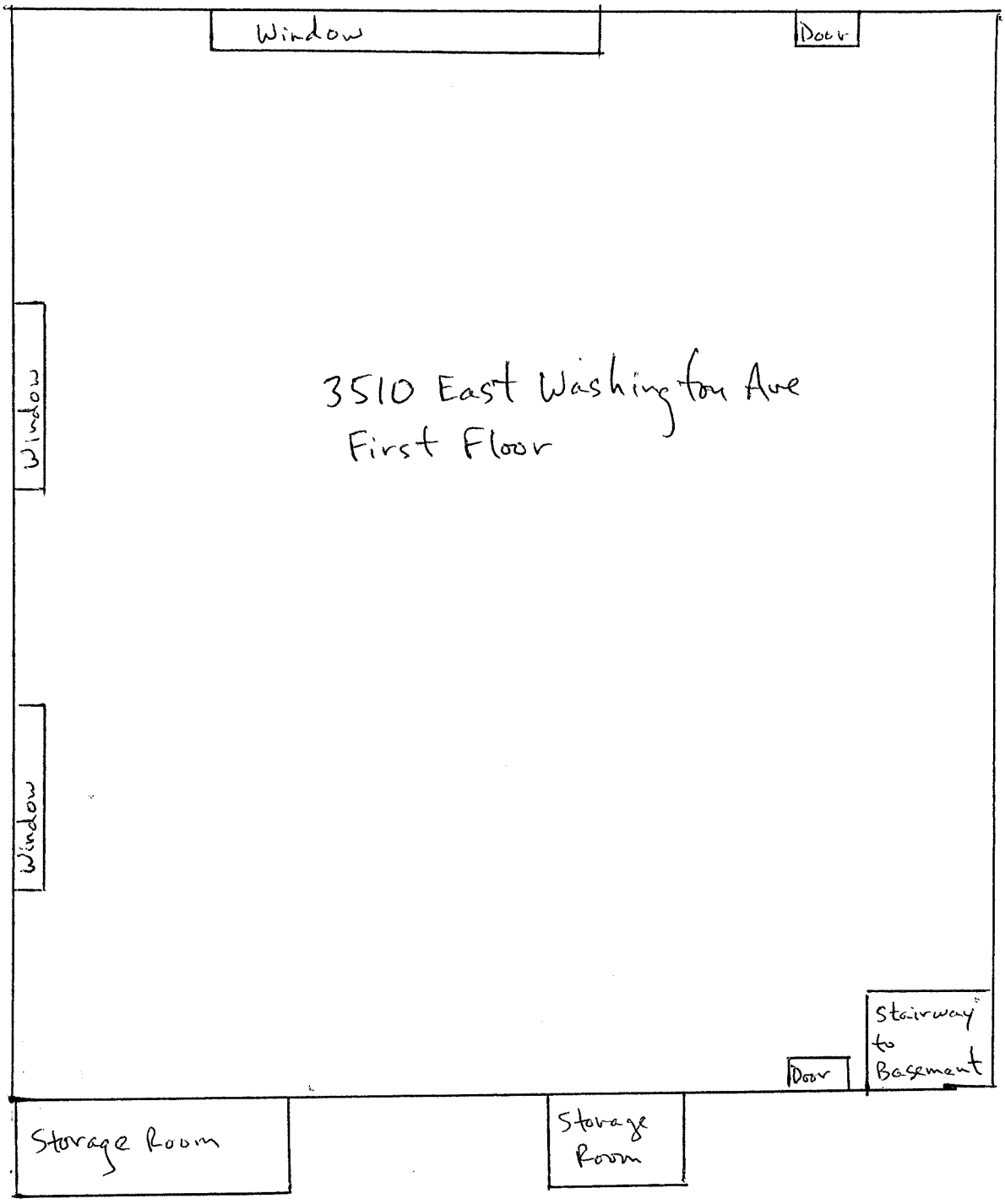
DBA CROWN LIQUOR

3510 EAST WASHINGTON AVENUE MADISON

BUSINESS PLAN

UPON RECEIPT OF THE CLASS A BEER, LIQUOR & CIDER LICENSES HEREIN, WE PLAN TO CONVERT OUR BUILDING LOCATED AT 3510 EAST WASHINGTON AVENUE MADISON, WISCONSIN INTO A FULL-SERVICE RETAIL LIQUOR STORE OFFERING A WIDE RANGE OF PRODUCTS, INCLUDING ALCOHOLIC & NONALCOHOLIC BEVERAGES, WISCONSIN LOTTERY, SMOKING PRODUCTS & FOOD PRODUCTS.

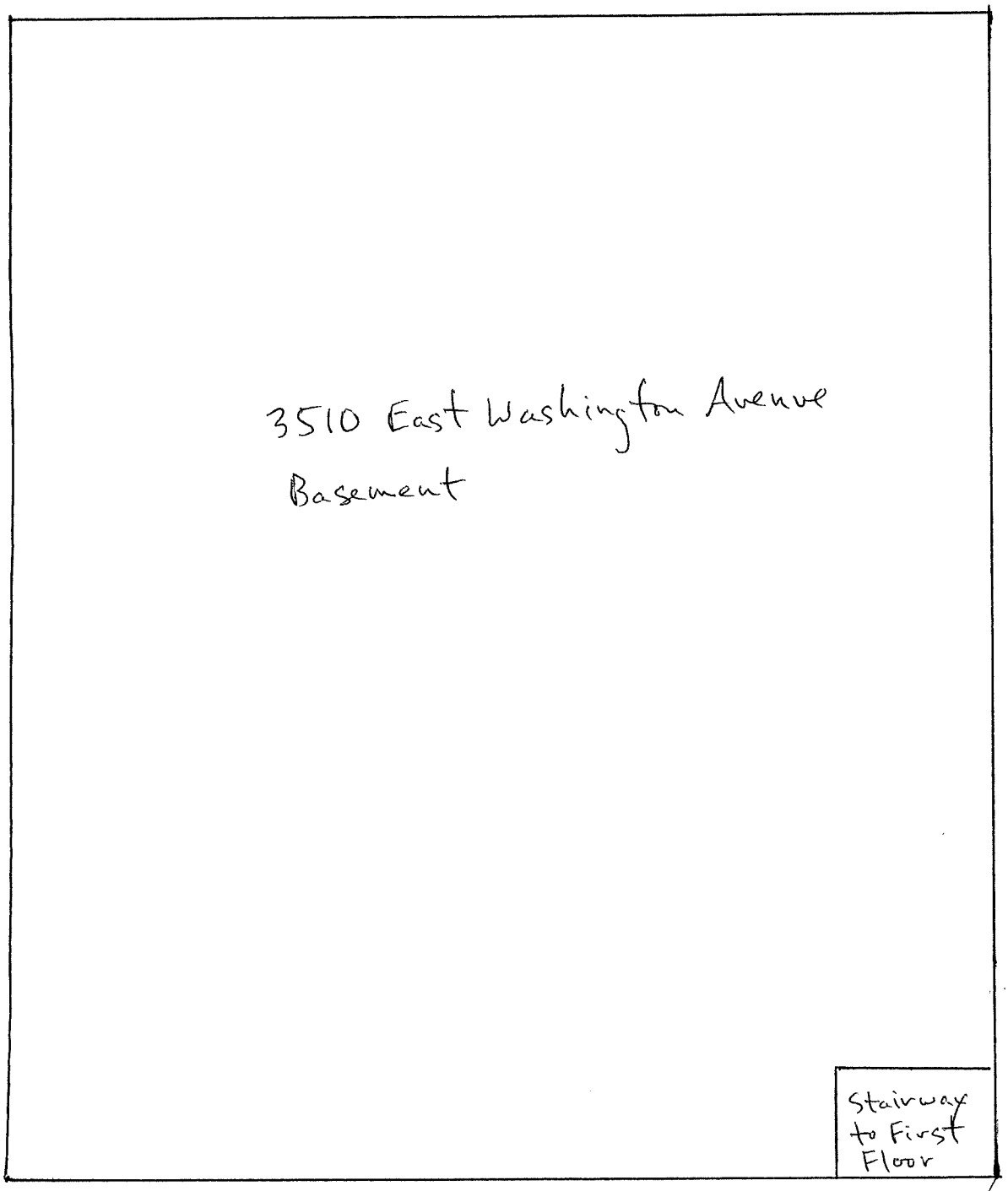
East Washington Avenue



Driveway

Parking Lot

East Washington Avenue



May 2024 ALRC New License

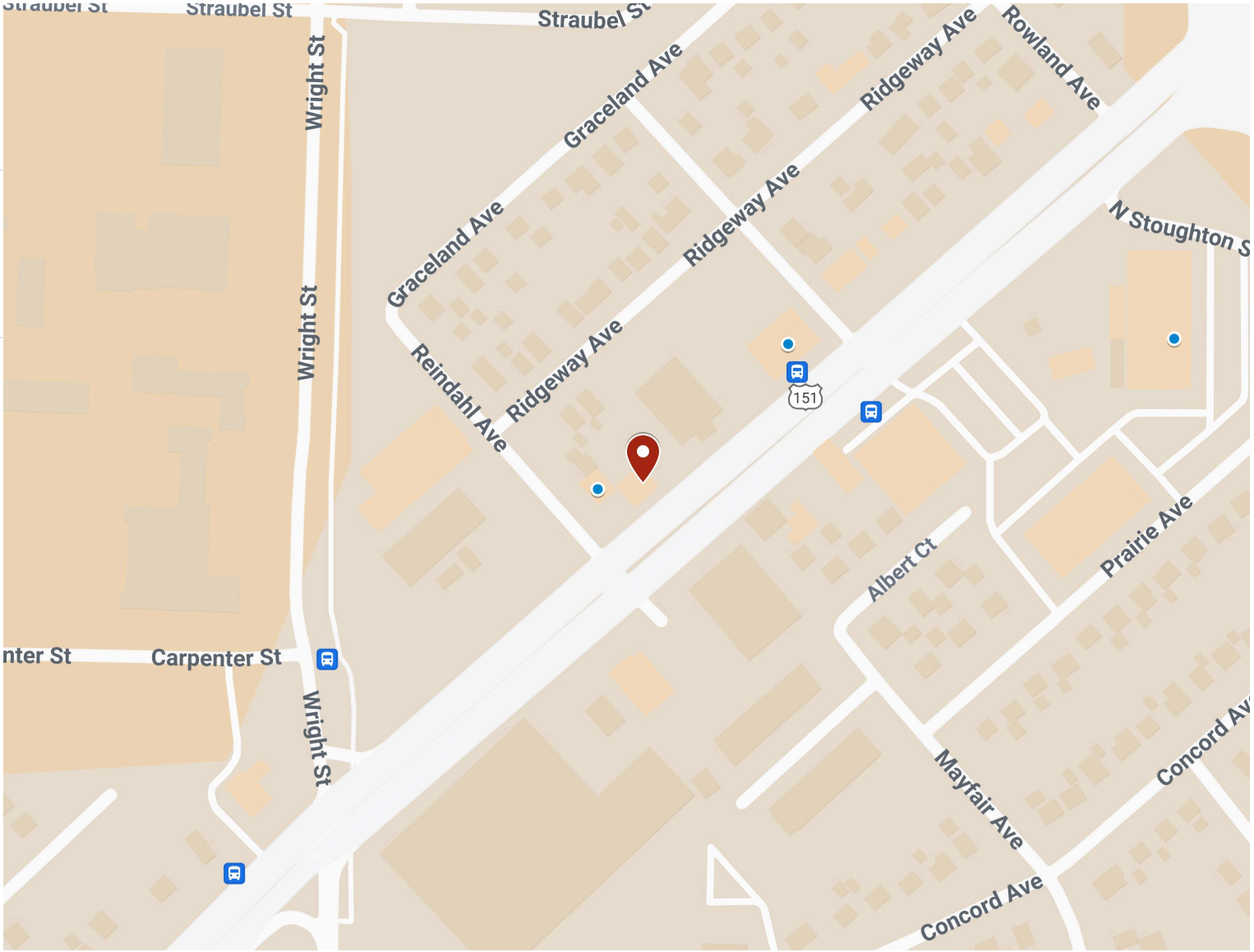
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



licensing

From: Sarah Cannon <sarahrcannon@gmail.com>
Sent: Wednesday, May 15, 2024 9:42 AM
To: licensing
Cc: Hawthorne Neighborhood; Latimer Burris, Amani
Subject: Opposition to Agenda Item #51

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

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

Good morning,

I am writing in strong opposition to the alcohol licensing for MPL Corporation Investment, doing business as Crown Liquor at 3510 East Washington Avenue. There are several issues which support this opposition.

High alcohol density area

Communities with a high concentration of alcohol outlets experience a greater number of alcohol-related problems. Problematic operations contribute disproportionately to the incidence of drug dealing, public drunkenness, drunk driving, underage drinking, assaults, and other conditions that breed neighborhood decay.

In my hastily prepared search, there currently are approximately 54 establishments that serve alcohol near the Hawthorne neighborhood. This includes 20 liquor stores within 3 miles, 15 bars/ restaurants within 1.5 mile, and 19 gas stations/ convenience stores within 2.1 miles of Brigham Park, located on the corner of Rosedale and Brigham Avenue. This community does not need more alcohol poured into our community.

I do not know what criteria this licensing board uses to make a final decision on licensing new establishments, but I would like to know if an alcohol density test has been completed for the Hawthorne area. If one has not been completed I would like to request that any decisions regarding this license be delayed until a study can be completed.

Structural Racism

The city of Madison is contributing to structural racism by approving more and more alcohol licenses in lower to middle economic communities or communities with diverse backgrounds. The city of Madison needs to do better for all of it's citizens, but there is an appearance of a current free-for all alcohol license policies that are in place which disproportionately affects those with poor to mid socioeconomic status and to people of color.

I would like to know what input that the Madison Police Department can provide on the number of alcohol-related calls have been made to the Hawthorne neighborhood, and how the number of calls to the area have affected people of color in this neighborhood.

Alcohol Served to Minors

I have a great fear that the owner of this building may sell alcohol to minors. Rajan Talwar has a No-Contest/ Guilty record for serving alcohol to minors. Per Columbia County Case Number 2016CM000370, State of Wisconsin vs. Rajan Talwar, on 4/26/2024 Rajan Talwar was charged with statute 125.07(1), selling alcohol to minors (2nd offense). A no-contest/ guilty plea was entered on 12/19/2017. As a part of his plea deal, count 946.49(1)(a), bail-jumping and count 125.07(1)(a)2 licensee sell alcohol to underage (2nd) were dismissed.

Additional information about the investigation into these allegations appears on news800.com : https://www.news8000.com/news/crime/sun-prairie-man-accused-of-purposely-selling-alcohol-to-kids/article_129f9a9c-4158-5c99-834c-c884f33f1b55.html. The investigation included two days' worth of increased criminal interdiction patrols in April and undercover purchases of alcohol from the gas station. The investigation resulted in 27 traffic violation warnings, 30 traffic citations, nine underage alcohol possession citations, and 15 criminal arrests ranging from drug and paraphernalia possession to OWI and drugged driving. Per deputies, while out on bond for those cases, Talwar again sold alcohol to a 19 year old. He was arrested again for second-offense selling alcoholic beverages to underage persons and misdemeanor bail jumping.

Mr. Talwar has shown a blatant disregard for the laws in Wisconsin. I would sincerely hope that he does not repeat these offenses, but only time will tell.

For all of the reasons stated above, I strongly oppose honoring Mr. Talwar and his brother Amit Kumar with a license permitting the operation of an alcohol-related business at 3510 E Washington Avenue.

Sincerely,

Sarah R. Cannon
698-256-9779

Sent from my iPhone

licensing

From: Gilda <gmul7755@gmail.com>
Sent: Wednesday, May 15, 2024 11:56 AM
To: licensing
Subject: MPL Corporation Investment Class A Liquor, Cider, Beer application

You don't often get email from gmul7755@gmail.com. Learn why this is important

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

Thank you for your attention.

I live in the Hawthorne Neighborhood. I'm wondering what your committee's current assessment of the alcohol outlet density is on/ around 3510 East Washington? My neighbors and I have counted 54 such outlets. Also, how much of the sales/excise taxes collected from these outlets are actually reinvested in the Hawthorne/Truax neighborhoods?

A man claiming to be a representative of the license applicant in item 51. on your 05.15.24 agenda spoke to myself and a group of neighbors on 05.13.24. We discussed his presentation and characterization of the applicant after he exited the meeting: We found him and his presentation odd, condescending and irrelevant.

We live in this neighborhood. We expect your committee to act with care and consideration for the best interests of the neighborhood and East Washington. Another "Convenient" liquor store is not needed on East Washington. 3510 East Washington is sandwiched between a grocery store and a Kwik Trip. There is a liquor store next to the Hawthorne Library on East Wash as well as a stand alone liquor store. There is a Walgreens, Hy-vee, Aldi, and another liquor store on the other side of Stoughton Rd. We are saturated with alcohol outlets and the problems that seem inextricably attached to them.

Despite the historic and systemic racism and unfair treatment of marginalized groups in Madison, I want to give your committee the benefit of doubt: Perhaps you were unaware of the current alcohol outlet density in the area. Now that you know, you can make an informed decision and deny MPL's license request(s). They are item 51. on your 05.15.24 agenda. I have copied their info from the agenda below:

MPL Corporation Investment • dba Crown Liquor
3510 E Washington Ave • Agent: Amit Kumar
Class A Beer, Class A Liquor, Class A Cider
Police Sector 513 (District 12)

Thank you, in advance.
Gilda Smith
53714

From:	Dan Nordstrom
To:	Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject:	ALRC Comments
Date:	Monday, June 24, 2024 11:23:04 PM

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

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

June 24, 2024

To Members of the Madison City ALRC,

I wish to comment in writing on the following topics scheduled for the June 26, 2024 ALRC agenda.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses

- I am in support of decreasing Alcohol Outlet Density, and urge the ALRC to address policy gaps in this area. In addition to the comments on page 226 of the Agenda packet, I wish to suggest that geographical/distance rules should include COMMUNITY HEALTH CLINICS and COMMUNITY CENTERS in addition to schools, churches, hospitals, and libraries.

- I recommend the ALRC discuss why they use 300 feet should be the appropriate distance for a new Class A outlet from one of these entities, and perhaps consider recommending that it be extended to be the same distance as the other proposed distances of 1,320 feet from the parcel boundaries.

56. 82871 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave

- This is an inappropriate location for a new license due to the existing high density of Alcohol Outlets in this area, and its proximity to the Dane County and City of Madison Public Health Department office as well as Hawthorne Public Library.

Note: I live at 2418 Winnebago St. (Union Corners) and am a parent of a child attending MMSD.

58. 83199 Public Hearing - New License MPL Corporation Investment • dba Crown Liquor 3510 E Washington Ave

-

I oppose this new license due to the existing high density of licenses in the area, as well as its proximity to Madison College - Truax as well as the East Madison Community Center.

64. 83708 Public Hearing - New License Sai Mart Atwood Inc • dba Atwood Mart 2801 Atwood Ave

- I oppose this license due to the existing high density of alcohol outlets in the area as well its proximity to the Goodman Community Center.

Thank you for considering.

Dan Nordstrom
2418 Winnebago St. #416
Madison, WI 53704
608-446-4856

From: Gurpreet Kaur
To: All Alders; licensing; Evers, Tag
Subject: Agenda 58 crown liquor
Date: Wednesday, June 26, 2024 7:21:04 PM

Some people who received this message don't often get email from gurpreetkaur8523@gmail.com. Learn why this is important

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.

3510 E Washington Ave • Agent: Amit Kumar Class A Beer, Class A Liquor, Class A Cider

This business very close to many other liquor stores on East Washington like, Rocky's liquor Hy-Vee ,Trixies Liquor, four season, Mahan liquor, Mexican, grocery store, and liquor on East Washington, Indian, grocery store, and Liquor close to East town Mall, close to downtown festival food has full liquor license. Maybe many more , it's very next to Quiktrip gas station that carries beer wine and many more gas stations that carry beer and wine, I don't think that city should approve this brand new license.

* 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.

nobody in the neighborhood got any postcard or letters to aware them about this new liquor license in the agenda today I'm sure a lot of other people are gonna oppose it.

As small city, that's growing big we don't want a liquor store in every block. This will increase more crime and drop the graduation rate down. We are already suffering a lot of crime in this area when there is already a lot of liquor store in the particular area we do not need more and this is the main street of the building going towards the capital we wanna look presentable.

This is the main hub for homeless people. Because of that there is so much crime on the street. Please ask around the other liquor stores how many times they have to call police.

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



SMILE
YOU'RE ON
CAMERA !!


Public Health
WI WINS
AWARD
WINNING COCKTAILS
BAR NONE
Wisconsin Business Tax Registration Certificate
EAST WASHINGTON LIQUOR, INC.
ON THE ROCKS


Before
BOTTLE
LIQU
pepsi
BOTTLE STOP LIQUOR STOR
ICE


ROCKY'S
LIQUOR
LIQUOR
SPIRITS
ROCKY'S
LIQUOR
BUD
LIGHT
MONACO



City of Madison

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

Master

File Number: 83491

File ID:	83491	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/16/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Rensha Corp • dba Java Cat
4221 Lien Rd • Agent: Renee Raspiller
Estimated Capacity: 52/55
Class B Beer, Class C Wine • 20% alcohol, 80% food
Police Sector 605 (District 17)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 6.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00321 App.pdf, LICLIB-2024-00321 Supplemental.pdf, 4221 Lien Rd map.pdf, Alder Madison Comments - Rensha.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: tlund@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	05/29/2024	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING	Pass

Action Text: A motion was made by Carter, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83491

Title

Public Hearing - New License
Rensha Corp • dba Java Cat
4221 Lien Rd • Agent: Renee Raspiller
Estimated Capacity: 52/55
Class B Beer, Class C Wine • 20% alcohol, 80% food
Police Sector 605 (District 17)

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)
83491
(Legistar file number)
LICLIB-2024-00321
(License number)
17 (Alder District #) 605 (Police Sector)
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.

   Rensha Corp.

2. Trade Name (doing business as) JAVA CAT

3. Address to be licensed 4221 Lien Rd Madison, WI. 53704

4. Mailing address 4221 Lien Rd Madison, WI. 53704

5. Anticipated opening date open now

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.

   Please see attached

Java Cat Liquor / Beer License Application
Section B-Premises Question 8

Java Cat Coffee House occupies a building at 4221 Lien Road, Madison, Wisconsin. The building has two floors and a basement. Alcohol will be stored in a secure room in the basement. The first floor has a dining area, kitchen and bathrooms. Alcohol will be served on this floor. The second floor serves as an office and will not have alcohol stored or served. The receipts will be stored in the second-floor office. Java Cat Coffee House has an outdoor seating area at the back and left side of the property. This area is used for outdoor seating and summer events. Alcohol will be served in the outdoor area.

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

   Indoor: 52 Outdoor: 55

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

    Rectangular lot with 19 marked spots (1 handicap spot) Lot is lighted and has camera surveillance

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 Renee Raspiller

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 56 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 4/3/2024

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

    WI 10/13/2005

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	Renee Raspiller	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.

    Renee Raspiller

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 coffee house

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
7 - 7	7 - 7	7 - 7	7 - 7	7 - 9	7 - 9	7 - 9
(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. coffee & non-alcoholic beverages & full menu

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:
20 % Alcohol 80 % 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? music, art, spoken word

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, 20 25 .

38. State Seller's Permit 4 5 6 - 1 0 2 0 1 6 8 7 4 9 - 0 3

39. Federal Employer Identification Number 20-3669946

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

Contact person Renee Raspiller

Business phone 608 223 5553 Business e-mail address renee@javacatmadison.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.

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

05/14/2024
(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 _____

6621 BOULDER LANE
MIDDLETON, WI. 53562
608-770-5848
psarch@tds.net
ARCHITECTURE

project
Java Cat
4221 Lien Road.
Madison, WI 53704

client
Renee Raspiller
4221 Lien Road
Madison, WI 53704

project # 2115

content
Seating Plan

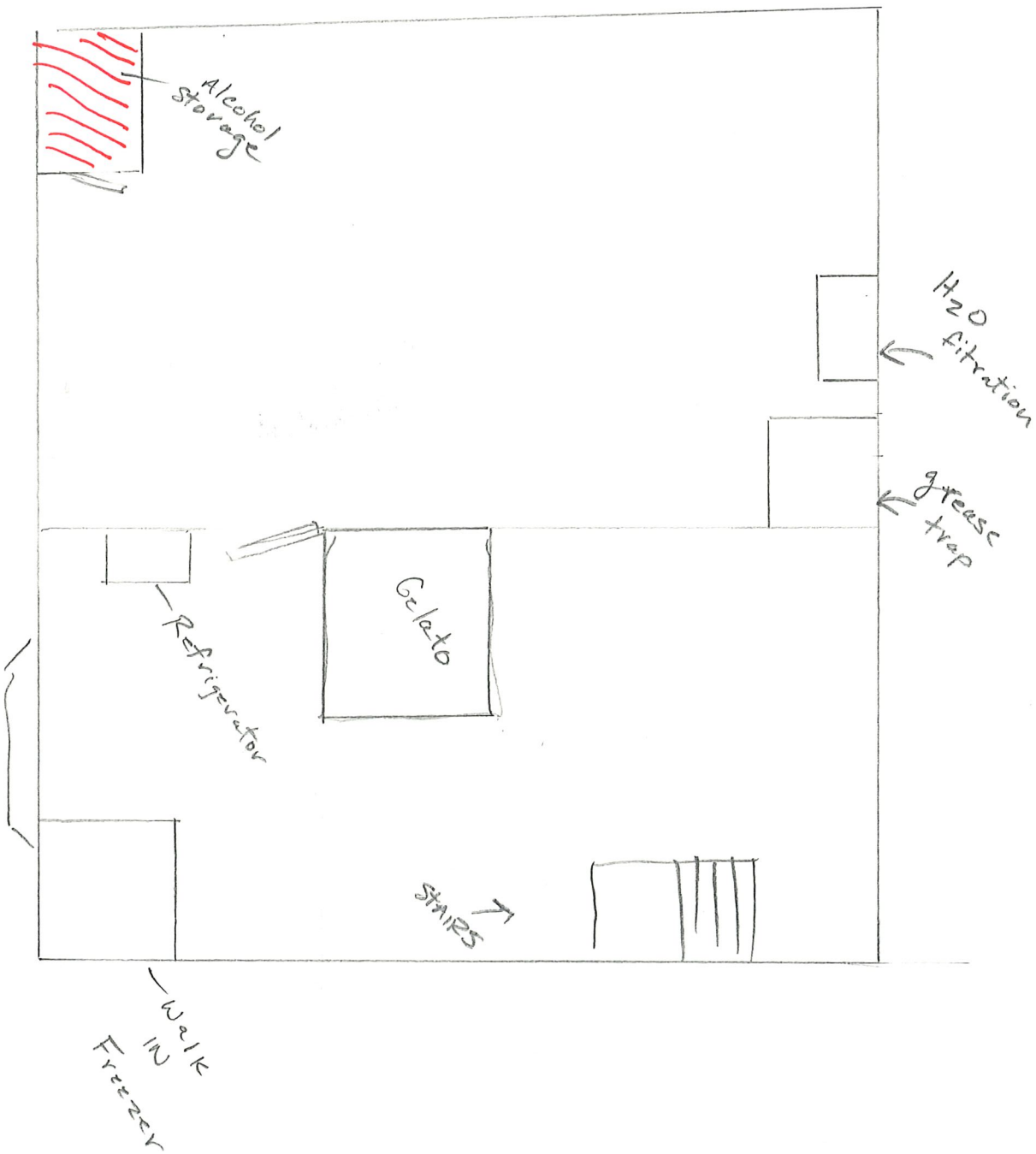
submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by: PLS
checked by: PLS
date: 01/10/23
drawing no.
A2.0


Alcohol Storage
H2O filtration
grease trap
Gelato
Refrigerator
STAIRS
Walk IN Freezer

Java Cat Coffee House

Wine and Beer License Application

Business Plan

Java Cat Coffee Shop opened the doors in 2005. It has established its presence within the Madison's restaurants landscape as a place where community can meet and support each other.

Java Cat Coffee House relocated to the Lien Road location in 2022 and opened the door in 2023. It has always been dedicated to delivering high quality, 100% fair trade and 100% organic coffee and tea, artisan gelato with authentic Italian flavors handcrafted on site, locally sourced made to order delicious fare in relaxing, warm atmosphere to local community of all ages.

Summary of the expected impact on sales and customer experience

The addition of a beer and wine liquor license to Java Cat premises will significantly enhance both sales and the overall customer experience. By introducing alcoholic beverages to the menu, we anticipate several key impacts:

1. Sales Growth: The inclusion of beer and wine will diversify our offerings, attracting new customers and encouraging existing patrons to spend more during their visits. With an estimated 20% of total sales attributed to alcohol, we project a notable increase in overall revenue.

2. Expanded Customer Base: By catering to a broader range of preferences, we anticipate attracting individuals seeking a relaxed atmosphere to enjoy alcoholic beverages alongside our signature coffee and food offerings. This expansion of our customer base will contribute to not only increased sales from beer and wine but also from food.

3. Enhanced Social Experience: The availability of beer and wine will transform our coffee shop into a versatile social hub, appealing to customers seeking a casual environment to socialize with friends or colleagues. This expanded social experience aligns with the evolving needs and preferences of our target demographic.

4. Extended Operating Hours: With the addition of alcoholic beverages, we plan to extend our operating hours into the evening, capitalizing on the demand for evening socializing opportunities in the Madison area. The hours we plan to be open are: Sunday – Thursday from 7:00 am until 7:00 pm; Friday and Saturday the evening hours will extend until 9:00 pm.

5. Elevated Brand Image: The thoughtful integration of beer and wine into our menu reinforces our commitment to providing a premium and comprehensive hospitality experience. This enhancement of our brand image positions us as a dynamic and forward-thinking destination within the Madison culinary landscape.

Inventory Management Procedures for Beer and Wine:

1. Inventory Tracking System: We plan to implement a digital inventory tracking system specifically for beer and wine products. We will utilize software to record all incoming and

outgoing inventory, including product names, quantities, purchase dates, and supplier information.

2. Regular Inventory Checks: We will conduct regular weekly inventory checks of beer and wine stock to ensure accuracy and identify any discrepancies between recorded inventory levels and actual stock on hand.

3. Storage: All alcoholic beverages will be stored in the basement in a separate locked room. Only dedicated personnel will have access to the storage room. Stock in use will be kept in a secured refrigerator.

4. Inventory Loss Prevention: We will implement measures to prevent inventory loss or shrinkage, such as secure storage areas with restricted access and surveillance cameras to deter theft. We will train staff on proper inventory handling procedures and conduct regular audits to identify any discrepancies or potential areas of concern. Only dedicated staff will be allowed to serve alcohol.

5. Quality Control: We will conduct regular quality inspections of beer and wine inventory to ensure that products meet quality standards and are free from defects or damage.

By following these inventory management procedures specifically tailored to beer and wine products, Java Cat aims to optimize stock levels, minimize waste, and ensure the availability of high-quality beverages for our customers. Regular monitoring and adjustments to inventory practices will be made to adapt to changing demand and market conditions effectively.

Risk Management Plan

We will implement risk management strategies to ensure the responsible and lawful sale of beer and wine while prioritizing the safety and well-being of our customers and staff. The risk and mitigating strategies and procedures will be reviewed to adapt to changing circumstances and mitigate potential risks effectively. We identified security and safety as the number one risk area.

Description: Security threats, such as theft, underage drinking, or disturbances, could compromise the safety and well-being of patrons and staff and tarnish the reputation of the coffee shop.

Mitigation Strategies: We have security cameras and alarms to deter criminal activity and monitor the premises. Our staff is trained on handling difficult situations and de-escalating conflicts effectively. We will implement procedures for checking IDs and preventing underage drinking.

In conclusion, the addition of a beer and wine liquor license represents a strategic opportunity to elevate our business, drive sales growth, and enrich the overall customer experience. We are confident that this initiative will solidify our position as a beloved community gathering place while propelling us toward continued success in the Madison market.

Breakfast

Served all day

Croissant breakfast sandwich - Butter croissant with eggs and american cheese
Choice of: sausage, bacon or no meat - 8

English muffin breakfast sandwich - English muffin with eggs and american cheese
Choice of - sausage, bacon or no meat - 6

Breakfast wrap - Eggs, red onion, green pepper and cheddar cheese, wrapped and grilled in a flour tortilla.
Choice of: sausage, bacon or no meat
Gluten free? Make it a **BOWL**
Comes with salsa and sour cream - 7

Breakfast quesadilla - Eggs, sausage, bacon, red onion and green peppers grilled in a flour tortilla with cheddar and american cheese
Comes with salsa and sour cream - 9

Bagels

Plain • Everything • Wheat • Jalapeño Cheddar

Bagel breakfast sandwich - Your choice of bagel with eggs and american cheese
choice of: sausage, bacon or no meat - 8

Bagel with cream cheese - 4.50
Extra cream cheese - .60

Add avocado to ANY sandwich 1.05

Any Sandwich Boom Boom Style .50

Lunch

Served all day

Sandwiches come with choice of chips or applesauce

International grilled cheese - Cheddar, swiss and american cheese grilled on wheat - 6

Stuffed grilled cheese - Cheddar, swiss and american cheese grilled on wheat - Stuffed with bacon, tomatoes and boom boom sauce - 7

Java B.O.L.T - Bacon, red onion, spring mix and tomato on toasted wheat with mayo - 8

Tuna melt - Tuna salad with spring mix and tomato Grilled with cheddar cheese on wheat - 9

Java club - Turkey, bacon, spring mix, red onions and tomato on wheat with cheddar and mayo - 10

Hummus panini - Choice of garlic or spicy hummus with spring mix, green peppers, red onion, tomato and avocado on a potato bun
* Choice of - cheddar, american, havarti or swiss - 9

Cuban - Pulled pork, ham, banana peppers, pickles, havarti and bistro sauce grilled in a potato bun - 12

Chicken of the season - Seaonal chicken salad, lettuce, tomato with a paired cheese and bread - 12

Fruit and walnut salad - Walnuts, cranberries, apples strawberries and blackberries on a bed of spring mix with crumbled gorgonzola
Comes with honey blasalmic vinaigrette - 12

Kids sandwich - American grilled cheese or ham and american cheese
* Comes with chips or applesauce - 7

java cat©

4221 Lien Rd
Madison, WI 53704
(608) 223-5553

Hours

MONDAY - SUNDAY
7:00 AM - 5:00PM

www.javacatmadison.com

Coffee

	Small 12 oz	Medium 16oz	Large 20 oz
		Ice it - 16 oz or 20oz	
Drip	2.00	2.25	2.50
Au Lait	3.00	3.25	3.75
Americano	2.75	3.25	3.75
Latte	4.25	4.75	5.25
Flavored Latte	4.75	5.25	5.75
Breve latte	4.75	5.25	5.75
Cappuccino	4.25	4.75	5.25
Mocha	5.00	5.50	6.00
Caramel Macchiato	5.00	5.50	6.00
Miel	4.75	5.25	5.75

Espresso

	Single	Double
Espresso Shot	2.25	2.75
Macchiato	2.50	3.00
Con Pana	2.50	3.00
Cortado	2.50	3.00

Add extra shot ¢.75

COLD BREW

16 oz	20 oz
2.75	3.25

Growler:
First Time Deposit and Fill: - 20
Refill: - 10

Shots

Single	Double
2.40	2.80

Matcha

	Small 12 oz	Medium 16oz	Large 20 oz
Tea	2.40	2.80	3.10
Latte	5.00	5.50	6.00
Frappe		5.75	6.00

	Single	Double
Green eye	2.50	3.00

Flavors

Add extra .25

Vanilla	English Toffee	Salted Caramel
Chocolate	Lavander	Toasted Marshmallow
Caramel	Raspberry	White Chocolate
Hazelnut	Peppermint	

Alternative Drinks

	Small 12 oz	Medium 16oz	Large 20 oz
Chai Latte	4.75	5.25	5.75
Chai Charger	5.25	5.50	6.25
Tea Latte	3.75	4.25	4.75
London Fog	4.00	4.50	4.75
Flavored steamer	3.25	3.50	3.75
Hot Cocoa	3.25	3.75	4.25

Cold Drinks

	16 oz.	20 oz
Lemonade	2.50	2.75
Iced tea	2.75	3.00
Arnold Palmer	3.00	3.25
Flavored Arnold Palmer	3.25	3.50

Blended Drinks

	16 oz.	20 oz
Frappe	5.50	5.75
Chai Frappe	5.50	5.75
Smoothies	5.75	6.25

Wild berry * strawberry * mango * Strawberry banana

Gelato

House made



	Single	Double
Affogato	3.90	4.90

	16 oz.	20 oz
Creamalato	5.15	6.15
Javalato	6.20	7.20

Dish Small–3.95 Medium– 4.95 Large– 5.95

Sugar free

Vanilla
Chocolate
Caramel
Hazelnut

Plant Milks 1.00

Soy
Oat
Coconut
Almond

Chilling in the fridge

Water	1.75
Juice	2.00
Soda	1.00

Tea

Small 12 oz	Medium 16oz	Large 20 oz
2.25	2.75	3.00

rishi

Green tea mint - Green tea and peppermint
Jasmine - Green tea infused with jasmine flowers
Jade cloud - A lively, delicious everyday green tea

English breakfast - robust - notes of dates and raisins
Earl grey - smooth and citrusy, with aroma of bergamot
Masala chai - black tea with Indian masala spices

Iron goddess oolong - Smooth aromas of roasted chestnut and dried apricot

Chamomile - chamomile with a hint of lemon and spearmint
Ginger - Enlivening heat with a bright, spicy lemony aroma
Ginger turmeric - Golden turmeric with ginger and citrus
Ginger tangerine - hibiscus blend with, ginger and citrus.
Cinnamon plum - juicy plum, currant and Saigon Cinnamon

Blueberry Rooibos - rooibos with notes of elderberries and blueberries
[redacted] rooibos with hibiscus

URBAL TEA

Strawberry Kiwi - refreshing kiwi and strawberries
Simply Lemon - For the true lemon lover!
Cran Apple - detoxifying blend of herbs with cranberry and apple
Apple Hibiscus - flavors of apple, hibiscus and citrus
Equilibrium - Chai-like combination of herbs and spices
Winter Wellness - a soothing boost to the immune system with mint, orange and echinacea

June 2024 ALRC New License

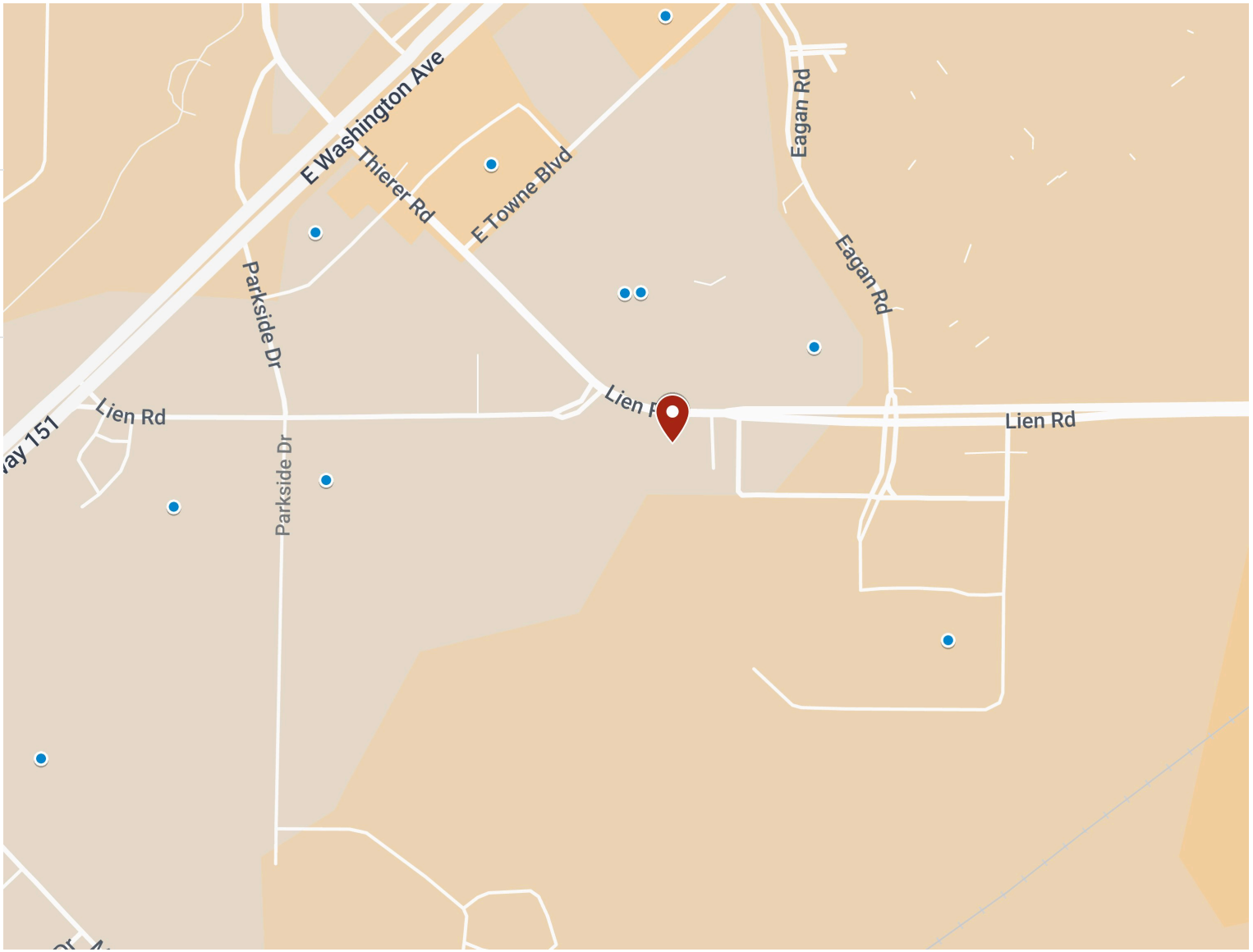
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



From: Madison, Sabrina
To: licensing
Cc: Verbick, Jim; Marshall, Edward
Subject: Re: New Entertainment License Application for June ALRC - Rensha Corp
Date: Wednesday, June 26, 2024 2:24:07 PM

Hello,

I've met with the business owner and I support their application.

Alder Madison

In community,
Sabrina Madison, District 17 Alder
Don't miss updates you can use by **subscribing** to my blog updates
Email: district17@cityofmadison.com
Phone: 608-403-5665 (call/text)
Schedule a time for us to meet. (Developers on Fridays only please)

From: Marshall, Edward <EMarshall@cityofmadison.com>
Sent: Friday, June 21, 2024 1:11 PM
To: Verbick, Jim <JVerbick@cityofmadison.com>; Madison, Sabrina <district17@cityofmadison.com>
Subject: Re: New Entertainment License Application for June ALRC - Rensha Corp

Met. No concerns.

Sincerely,
Captain Ed Marshall, #3689
Madison Police Department, East District
Sent from my iPhone

> On Jun 21, 2024, at 8:57 AM, Verbick, Jim <JVerbick@cityofmadison.com> wrote:
>
> Good morning,
>
> The following application is for consideration at the June ALRC meeting.
>
> 21+ Entertainment License
> Rensha Corp • dba Java Cat

Capacity (in/out): 52/55
4221 Lien Rd • Agent: Renee Raspiller
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 605 (District 17)

Sincerely,

Jim Verbick, Deputy Clerk
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601
FAX: (608) 266-4666
jverbick@cityofmadison.com
Follow us on Twitter @MadisonWIClerk

"We exist to assist"

City of Madison

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

Master

File Number: 83704

File ID:	83704	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Black Sky Investments LLC • dba Wine & Design, Madison, WI
167 S Fair Oaks Ave • Agent: Kelly Anderson
Estimated Capacity (in/out): 65/0
Class B Combination Liquor & Beer
12.87% alcohol, 3.07% food, 84.06% other
Police Sector 602 (District 15)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	7.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00345 App.pdf, LICLIB-2024-00345 Supplemental.pdf, 167 S Fair Oaks Ave map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	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	06/26/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

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

Text of Legislative File 83704

Title

Public Hearing - New License
Black Sky Investments LLC • dba Wine & Design, Madison, WI
167 S Fair Oaks Ave • Agent: Kelly Anderson
Estimated Capacity (in/out): 65/0
Class B Combination Liquor & Beer
12.87% alcohol, 3.07% food, 84.06% other
Police Sector 602 (District 15)

183

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) LICLIB.2024-00345

(Alder District #) 15 (Police Sector) 602

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.
   Black Sky Investments, LLC
2. Trade Name (doing business as) Wine & Design, Madison, WI
3. Address to be licensed 167 S. Fair Oaks Ave. Madison, WI 53714
4. Mailing address 300 W. Verleen Ave. Waunakee, WI 53597
5. Anticipated opening date 6/28/24
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.
   Alcoholic beverages will be stored in a storage room behind the bar, located at 167 S. Fair Oaks Ave in Madison, WI. Alcoholic beverages will be sold and consumed in the main party room and private party room.

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

   Indoor: 65 Outdoor: _____

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

    27 customer parking stalls on either side of the building, labeled, and monitored by the landlord.

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 Kelly M. Anderson

13. City, state in which agent resides Waunakee, WI

14. How long has the agent continuously resided in the State of Wisconsin? 19 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 5/17/24

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

    Wisconsin 6/3/22

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
owning member	Kelly M. Anderson	Waunakee, 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.

    Kelly M. Anderson

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 Paint & Sip Art Studio

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 N/A

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
am pm 11:00 9:30	AM PM 11:00 9:30	AM PM 11:00 9:30	AM PM 11:00 9:30	AM PM 11:00 9:30	AM PM 11:00 9:30	AM PM 11:00 9:30
(Class B only) Enter below any hours when food service will not be available, if applicable						
~~11:00 9:30 AM PM~~	~~11:00 9:30 AM PM~~	~~11:00 9:30~~	~~11:00 9:30~~	~~11:00~~	-	-

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. Art Classes, retail art supplies, snacks, ~~snacks~~

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:
12.87 % Alcohol 3.07 % Food 84.06 % 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, 2025.

38. State Seller's Permit 456-1031757072-04

39. Federal Employer Identification Number 88-2893306

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

Contact person Kelly M Anderson

Business phone 608-279-2294 Business e-mail address 120603@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 _____

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.

Kelly L Anderson — 5/17/24

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (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 _____

WINE&DESIGN

MENU

WINE BY THE GLASS

$7.50 Shades of Blue, (Sweet White) Riesling, Germany
$8 Cavit, (White) Pinot Grigio, Italy
$8.50 Roscato (Sweet Chilled Red) Red Moscato, Italy
$7 19 Crimes, (Red) Red Blend, Australia
$12 **Wine Board:** sampling of the 4 above wines, 2 oz each

WINE BY THE BOTTLE

WHITE

$25 Shades of Blue, Sweet White Riesling, Germany
$24 Cavit, Pinot Grigio, Italy
$28 Matua Valley, Sauvignon Blanc, New Zealand
$22 Sea Sunrise Chardonnay

ROSÉ

$27 QSS Rare Rose, Portugal

RED

$25 Hangtime, Pinot Noir, California
$27 Crios de Susana Balbo, Malbec, Argentina
$27 Sterling Vineyards, Cabernet Sauvignon, California
$24 19 Crimes, Red Blend, Australia

SPARKLING

$20 Gran Campo Viejo, Brut, Spain
$25 Bouvet, Brut Rosé, Loire, France

SNACKS

Chips & Candy

$5 Slide Chips
$2 Frito Lay Assortment
$2 Gardettos
$2 Candy

Macaron

$25 1 Dozen Macarons
Gluten free, variety pack with 3 suprize flavors!

WINE&DESIGN

SPECIALTY COCKTAILS

MargaFrida / $8

Milagro Silver Tequila, Triple Sec, fresh limeade

Raspberry Ross / $7.50

Fresh Raspberry Lemonade, Citron Kettle One Vodka

Strawberry Daiquiri / $8.50

Matusalem Rum, blended ice and strawberry juice cocktail, whipped cream

Piña Colada / $8.50

Malibu Coconut Rum, blended ice, pineapple & coconut cocktail, whipped cream

MOCKTAILS

Picasso Fizzy / $5

cran-raspberry, orange & lime juice, lemon-lime soda

Virgin Strawberry Daiquiri / $5.50

blended ice and strawberry juice cocktail, whipped cream

Virgin Piña Colada / $5.50

blended ice and pineapple & coconut cocktail, whipped cream

CANNED COCKTAILS

$6.50

White Claw (Black Cherry & Mango)

BEER

Gluten Free Lakefront New Grist (Pilsner-style). $7

Corona $4

New Glarus Spotted Cow $6

Fair State Pilsner 16 oz can $6

German Hefeweizen Wheat Unshadowed $6

SOFT DRINKS

Sodas/Teas $2

Coffee/Hot Cocoa/ juice $3

Overview

The franchise Wine & Design from corporate headquarters, our location in Madison (Wine & Design-Madison) will be owned by one person, Kelly Anderson. Once granted a franchise location, we will establish an LLC through which we will conduct all of our business with Wine & Design. Heather Reed will own 51% of the LLC and Andy Reed will own 49%.

Team

Management team

Kelly Anderson will be managing Wine & Design-Madison full time, conducting any duties necessary beyond management of the business and hiring and training employees such as teaching classes or assisting artist with bar tending. She will also be leading sales of the five Wine & Design divisions. 90% of Kelly's time will be on management of the business and 10% will be teaching classes.

Financial Plan

Forecast

Key assumptions

We are assuming to charge $38/seat for paint and sip events at our studio. Some crafting events cost more, but we will use this price to be conservative. We have used the Wine & Design Franchise Disclosure Document (FDD) as a guide to set our budgets, but then researched costs and inventoried all supplies we will need to compare, and found these estimates to be accurate.

We are assuming rent and utilities will be $4,000/month or less. Our forecast projects $4,000/month to be safe.

We assume we will serve about 140 customers per week.

We also assume customers will buy an average of 1 class of wine/person/class at a $4.8 profit/glass.



CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

June 2024 ALRC New License

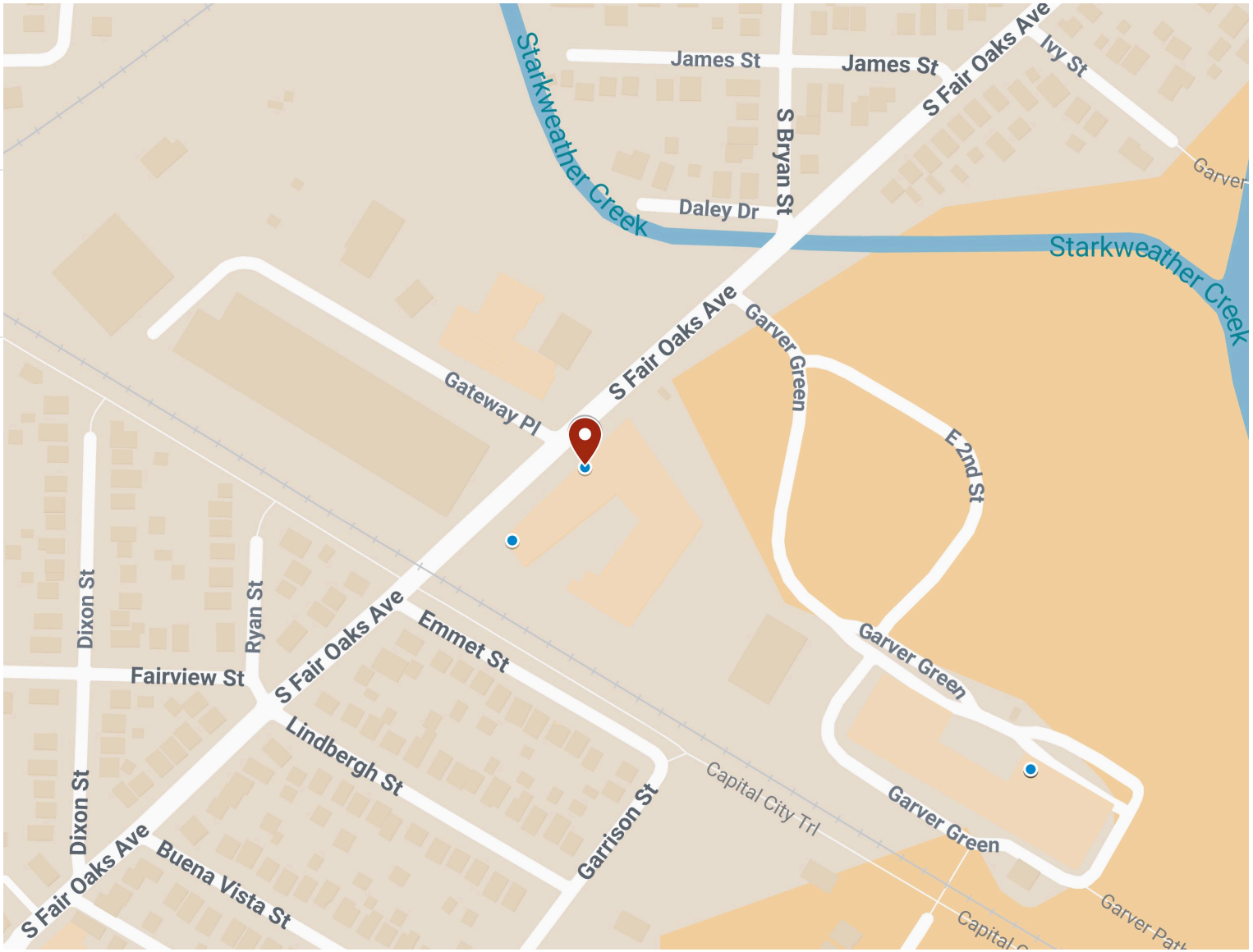
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83705

File ID:	83705	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
The Grill BBQ LLC • dba Apex Grill
422 State St • Agent: Qing Qing Chen
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 403 (District 2)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 8.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00346 App.pdf, LICLIB-2024-00346 Supplemental.pdf, 422 State St map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING		Pass

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

The condition is:
1. The establishment shall meet the definition of a restaurant as defined by 38.02 of the Madison General Ordinances at all times.

One registration in support.

Notes: The condition is:
1. The establishment shall meet the definition of a restaurant as defined by 38.02 of the Madison General Ordinances at all times.

Text of Legislative File 83705

Title

Public Hearing - New License
The Grill BBQ LLC • dba Apex Grill
422 State St • Agent: Qing Qing Chen
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 403 (District 2)

194

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)
LICLIB-2024-00346

(License number)
2 (Alder District #) 403 (Police Sector)
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.

   The Grill BBQ.

2. Trade Name (doing business as) Apex Grill

3. Address to be licensed 422 State St. Madison WI 53703.

4. Mailing address 422 State St. Madison WI 53703

5. Anticipated opening date 05/20/2024.

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)

   The owner.

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.

   The alcohol beverage will be sold inside the building upstairs and downstair seating areas. The beverage will be stored inside the kitchen located in the building. The customers will have no contacts with alcohols without checking their ID's. All receipts will be stored in managers office

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

   Indoor: 80-90 Outdoor: 0

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

    The location is located downtown. There are street parking behind the store. There is one parking lot close by other garages are further

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 Qing Qing Chen.
13. City, state in which agent resides Middleton, WI
14. How long has the agent continuously resided in the State of Wisconsin? 4year
15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 5/11/2024

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

    _____

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
Owner	Chang Yu Chen	Middleton, WI
Co-owner	Qing Qing Chen	Middleton, WI
Manager	Sunny Chen	Middleton, WI
Manager	David Chen	Middleton, 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.

    Qing Qing Chen.

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 _____

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
12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 11pm
(Class B only) Enter below any hours when food service will not be available, if applicable						
12am - 11am	12am - 11am	12am - 11am	12am - 11am	12am - 11am	12am - 11am	12am - 11am

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:
30 % Alcohol 70 % 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, 20 24.

38. State Seller's Permit 4 5 6 - 1 0 3 1 4 9 7 6 4 6 - 0 2

39. Federal Employer Identification Number 93-3615123

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

Contact person Sunny Chen

Business phone 301-825-3122 Business e-mail address Sunnychen401@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 _____

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.

_____ 05/19/2024

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (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:

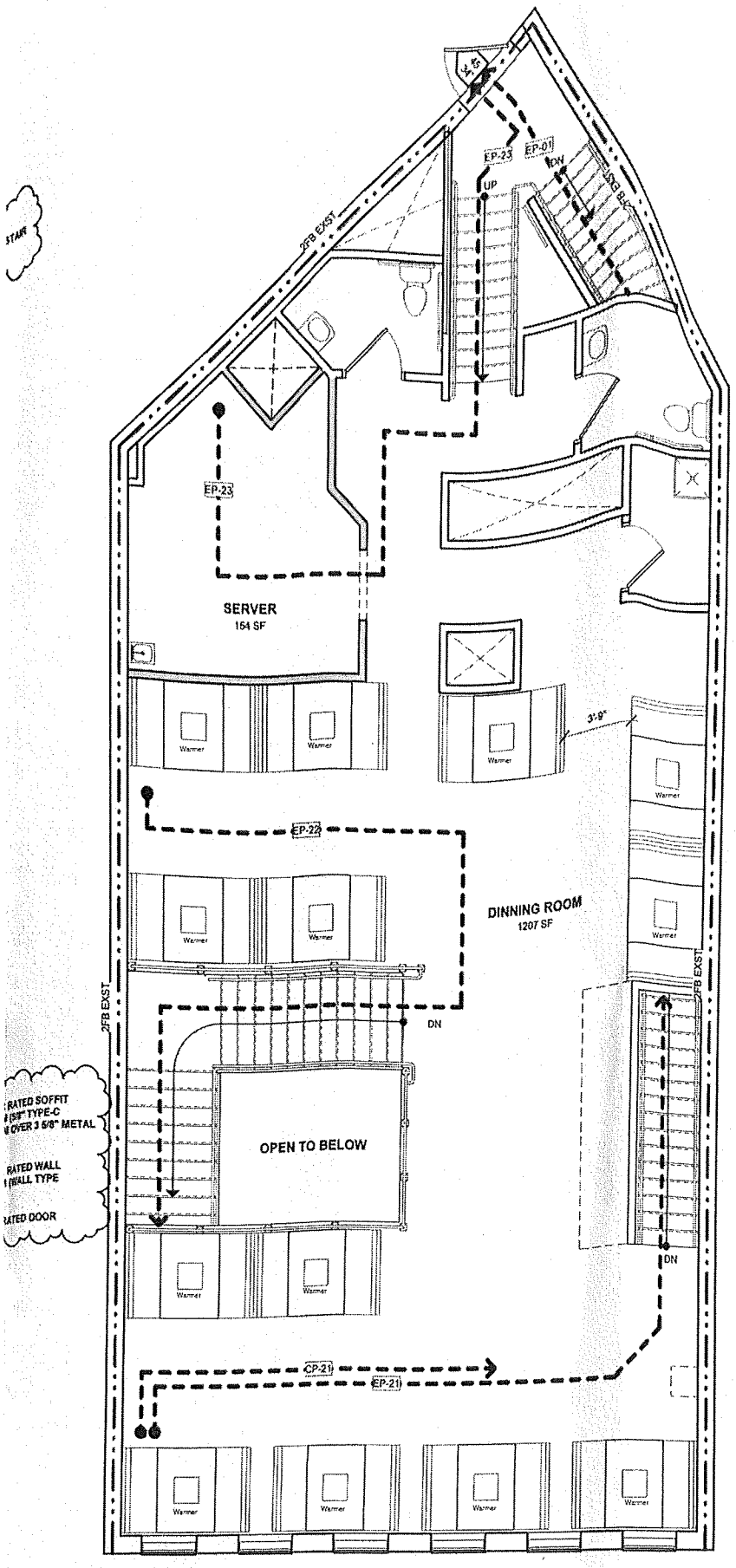
☐ Orange sign ☐ Orange business card

☐ "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 _____



EXISTING FIRE R

EP-01

EXIT PATH

EGRESS DOOR

EXIT TRA
IBC 2015

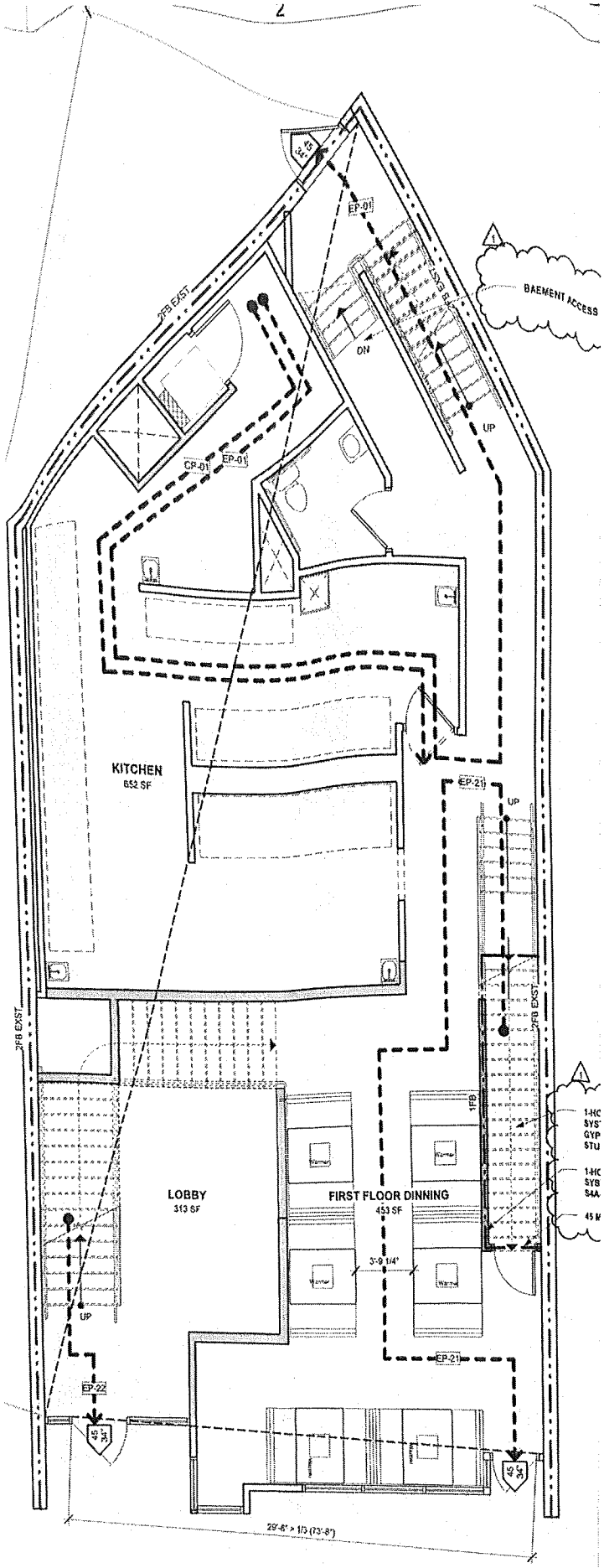
PATH MARK	TRAVEL
EP-01	90'
EP-21	116
EP-22	68'
EP-23	48

COMMON P
IBC 2015 T

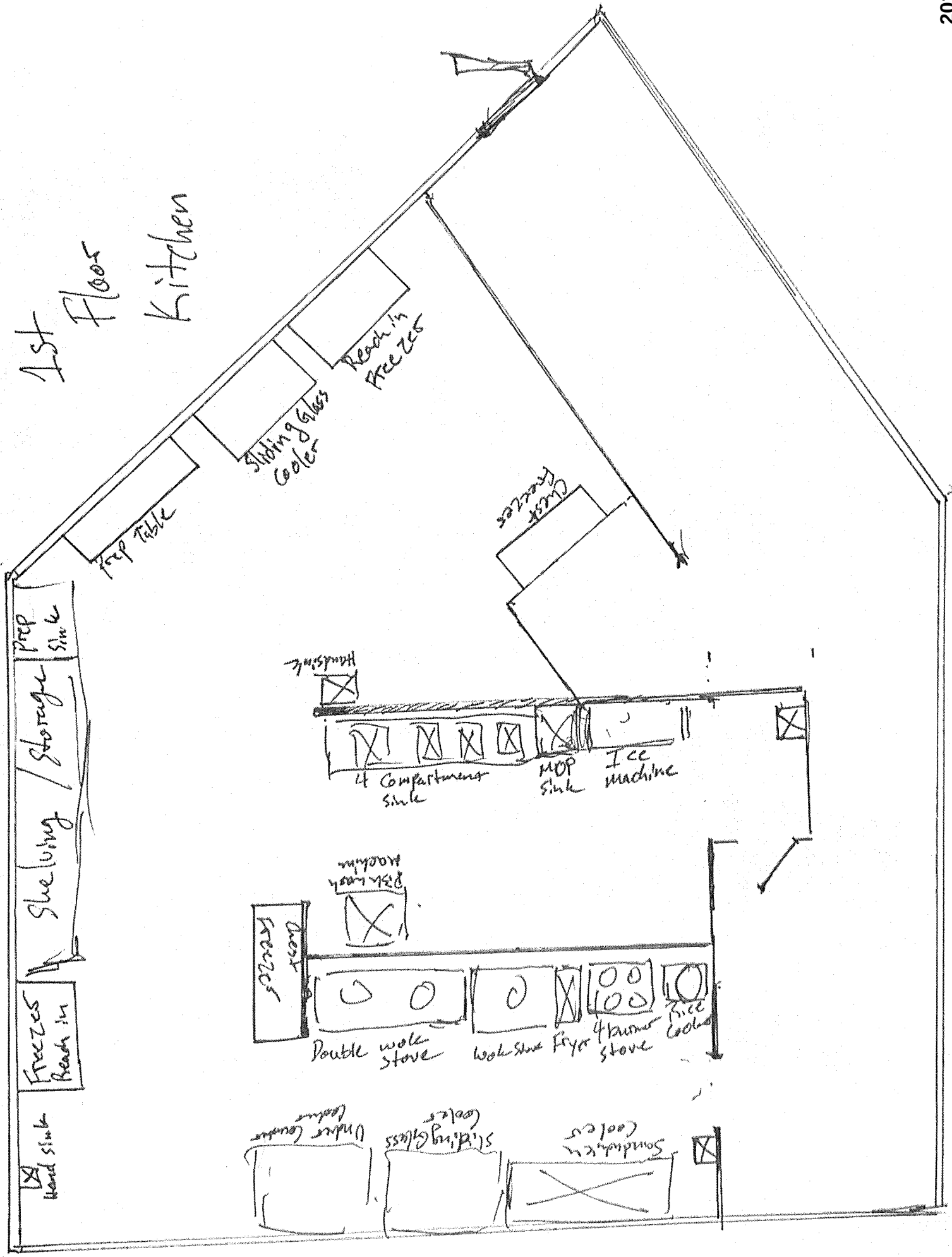
PATH MARK	TRAVEL
CP-01	51
CP-21	22

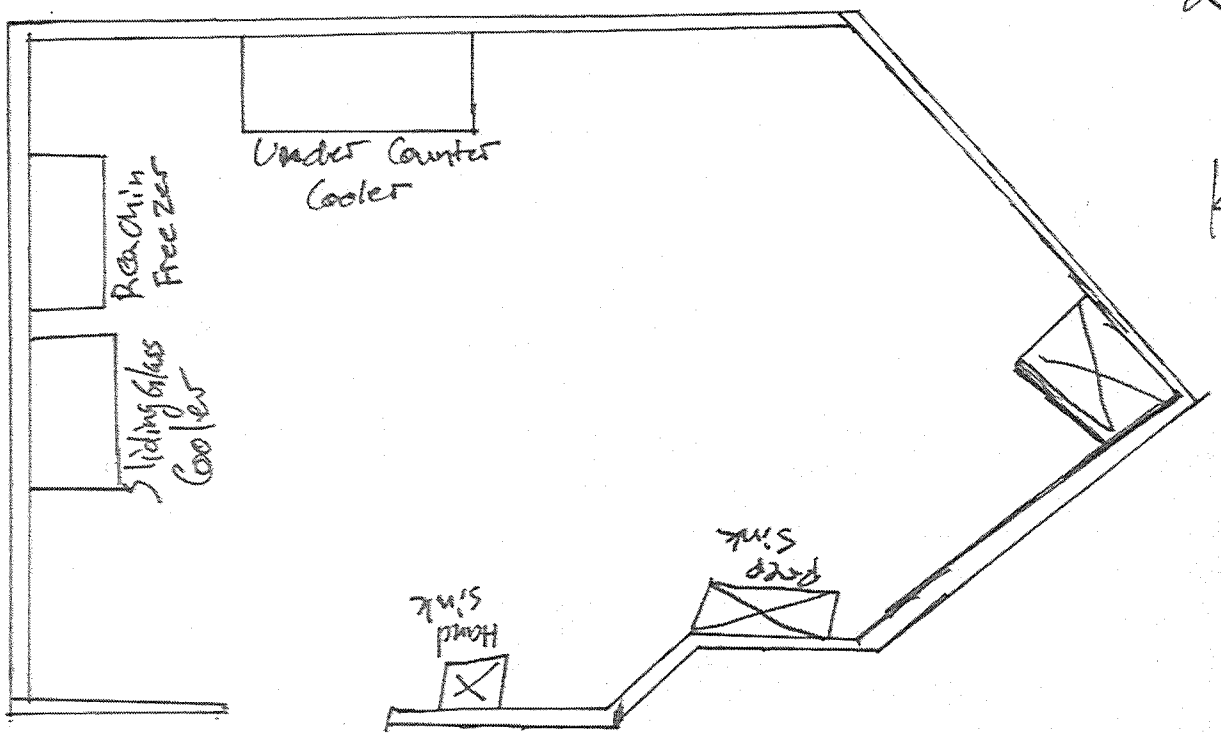
A3 SECOND FLOOR EGRESS PLAN

1/4" = 1'-0"



1 FIRST FLOOR EGRESS PLAN
1/4" = 1'-0"


1st Floor
Kitchen
Reach in freezer
Sliding glass cooler
Prep table
Chest freezer
Prep sink
Shelving / Storage
Freezer Reach in
Hand sink
Handsink
4 Compartment sink
MOP Sink
Ice machine
Dish wash machine
Freezer
Double wok stove
Wok Stove
Fryer
4 burner stove
Ice cooler
Undercounter cooler
Sliding glass coolers
Sandwich cooler



2nd Floor Kitchen

APEX GRILL MENU

Price:

Adult: $37.99
Kids (4-11yrs old): $17.99

APPS/SIDES:

White Rice
Corn Cheese
Steam Egg
Japchae
Seafood Pancake
Kimchi Pancake
Fried Dumplings
Spring Rolls
Kimchi Tofu Soup
Japanese Udon Noodle Soup
Fried Chicken

Beverages:

Ramune (Japanese Soda)
Coke, Diet Coke, Sprite, Canada Dry
Lemonade
Sweet Tea
Half & Half
Shirley Temple
Thai Tea
Orange Juice
Apple Juice

Cold Dishes:

Kimchi
Pickled Radish
Korean Bean Sprout Salad
Seaweed Salad
Edamame
Spicy Cucumber

Alcohol:

Corona
Heineken
Bud Light
Asahi
Sapporo
Kirin Ichiban
Soju
(Original, Yogurt, Peach, Green Grape, Apple, Grapefruit)

Proposal for:

The Grill

What is BBQ:

Asian "BBQ" is generally grilled quickly, usually cooked with cuts of various parts of mainly Beef and Pork; some chicken as well. It typically features a grill that's covered with oil/butter placed in the center of the dining table with a variety of raw, cook-it-yourself ingredients. Ingredients include meats, seafood, and vegetables, alongside rice. Condiments and dipping sauces will also be served with a BBQ meal. This is one of the most popular cuisines nowadays.

Reason to open BBQ:

The demand of BBQ is growing and driving the Global BBQ industry. Geographically, Europe and North America are dominant globally, demand is so strong, in Southeast Asia, savory foods with barbecue flavors grew by 20% between 2019 and 2020. It is owing to the increasing number of restaurants offering diverse cultures of dishes that gives rise to the demand for BBQ condiments. Moreover, many Americans are also demanding to consume the special food of culture which further raises the adoption of BBQ condiments in recent years.

An increasing number of high-end BBQ companies, such as Gyu-Shige, Gyuzo, Iron Age, and Jongro expanding their locations in the United States also shows the high demand of the BBQ market in the US.

In Wisconsin, there are a number of Asian restaurants that have similar dishes on their menu, however, none of those are specialized and could not meet the current standard that an authentic BBQ restaurant should be.

As Chinese Americans who have been managing restaurants in the US for years, we know how to provide cuisines with high quality service and foods that satisfy our customers. In addition, We really love BBQ ourselves since it's a perfect environment where customers could gather around with their families and friends and enjoy happiness, and we want to spread this kind of joyfulness and famous cuisine to others.

Popularity:

Our goal is to attract all permanent residents and students directly, and local customers with time. These are good business models that have proved to be successful among major cities in the US.

June 2024 ALRC New License

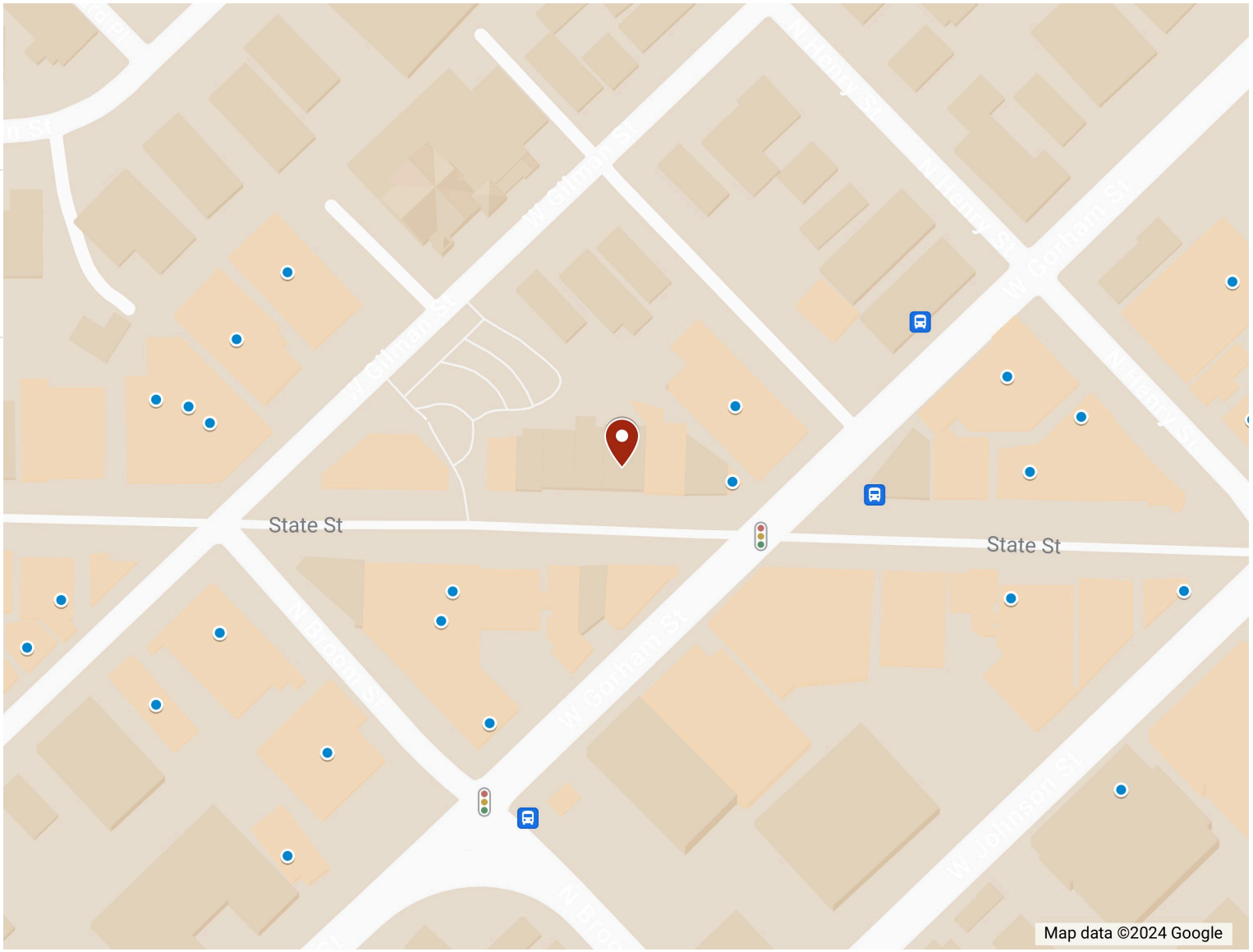
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83706

File ID:	83706	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Paramount Fine Goods • dba Wisco Home Goods
4664 Cottage Grove Rd • Agent: Donald E Backman-Aurit
Estimated Capacity (in/out): 20/0
Class C Wine • 5% alcohol, 0% food, 95% other
Police Sector 611 (District 3)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 9.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00344 App.pdf, LICLIB-2024-00344 Supplemental.pdf, 4664 Cottage Grove Rd map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass

Action Text: A motion was made by Barushok, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83706

Title

Public Hearing - New License
Paramount Fine Goods • dba Wisco Home Goods
4664 Cottage Grove Rd • Agent: Donald E Backman-Aurit
Estimated Capacity (in/out): 20/0
Class C Wine • 5% alcohol, 0% food, 95% other
Police Sector 611 (District 3)

208

(Agenda Item Number)

(Legistar file number)

LICLIB-2024-00344

(License number)

(Alder District #) (Police Sector)

Office Use Only

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

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.

   Paramount Fine Goods

2. Trade Name (doing business as) Wisco Home Goods

3. Address to be licensed 4664 Cottage Grove Road

4. Mailing address 101 Silver Road, Madison

5. Anticipated opening date 09/07/2023

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.

   Single storefront in a strip mall. Space includes 800 sq. ft. of retail space, 1 bathroom, 800 sq. ft. manufacturing/classrom space, incliding a 100 sq. ft. locked storage room, where the wine will be stored.

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

   Indoor: 20 Outdoor: 0

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

    Parking is infront of the store, lot is visually monitored by store staff

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 Donald E. Backman-Aurit

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 15 years 2 months

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

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 06/30/2023

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

    Wisconsin, 10/05/2017

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
CEO	Donald Backman-Aurit	Madison, WI
COO	Jeremy Backman-Aurit	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.

    Donald E. Backman-Aurit

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 Retail store offering crafting workshops

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
-	-	-	3 pm - 7 pm	3 pm - 7 pm	10am - 6 pm	10am - 6 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. Retail goods sales & crafting workshops

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:
5 % Alcohol _____ % Food 95 % 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

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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, 2025.

38. State Seller's Permit 456-102963785602

39. Federal Employer Identification Number 82-3152199

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

Contact person Donald Backman-Aurit

Business phone 262-353-2882 Business e-mail address don@wiscohomegoods.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.

David E Buechner

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

5/20/24

(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:

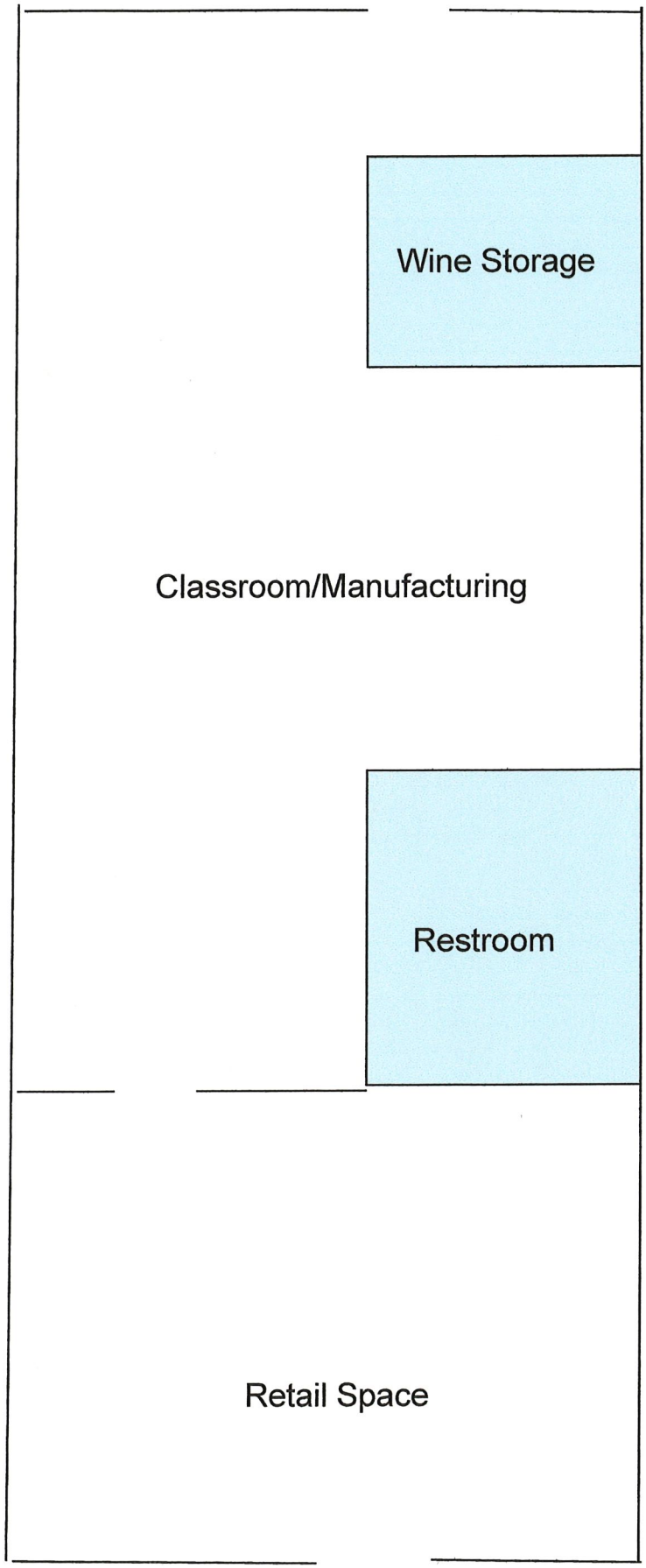
☐ Orange sign ☐ Orange business card

☐ "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 _____


Wine Storage
Classroom/Manufacturing
Restroom
Retail Space

Executive Summary

Business Overview

We are Paramount Fine Goods, a retail business based in Madison, WI, specializing in home goods sales and crafting workshops. With a strong emphasis on sustainability and creativity, we offer a unique shopping experience for customers looking to elevate their living spaces.

Business Origins

Paramount Fine Goods was founded with a vision to provide eco-friendly home goods and engaging workshops to the community of Madison, WI. Our passion for crafting and home decor led us to establish a business that caters to the needs of crafting enthusiasts and home decor lovers alike.

Competitive Advantage

Our competitive advantage lies in our unique product selection and commitment to sustainability. We offer soy candles that are environmentally friendly, workshops on candle making for hands-on learning experiences, and a range of home decor accessories to enhance any living space. Our online and physical presence in Madison, WI ensures easy accessibility for customers, setting us apart from competitors.

Financial Summary

With an expected revenue of $50,000 and a projected future growth rate of 7%, Paramount Fine Goods is poised for success in the retail home goods industry. By offering high-quality products and engaging workshops, we aim to attract a loyal customer base and drive sustainable growth for our business.

Situation Analysis

Industry Overview

Welcome to Paramount Fine Goods, where we specialize in retail home goods sales and crafting workshops in Madison, WI. Our focus on sustainability sets us apart, with eco-friendly products like our soy candles, custom candle making workshops, and unique home decor accessories. As an existing business with both online and physical store presence, we are well-positioned to cater to the growing demand for environmentally conscious and artisanal home goods.

Key Market Trends

- Increasing demand for eco-friendly products: Consumers are becoming more environmentally conscious, driving the demand for sustainable options like our soy candles.
- Rising interest in artisanal crafts: The popularity of DIY activities and handmade products is on the rise, making our candle making workshops a sought-after experience.
- Growth of online shopping: With the convenience of online shopping, our e-commerce platform provides customers with easy access to our unique home decor accessories.

June 2024 ALRC New License

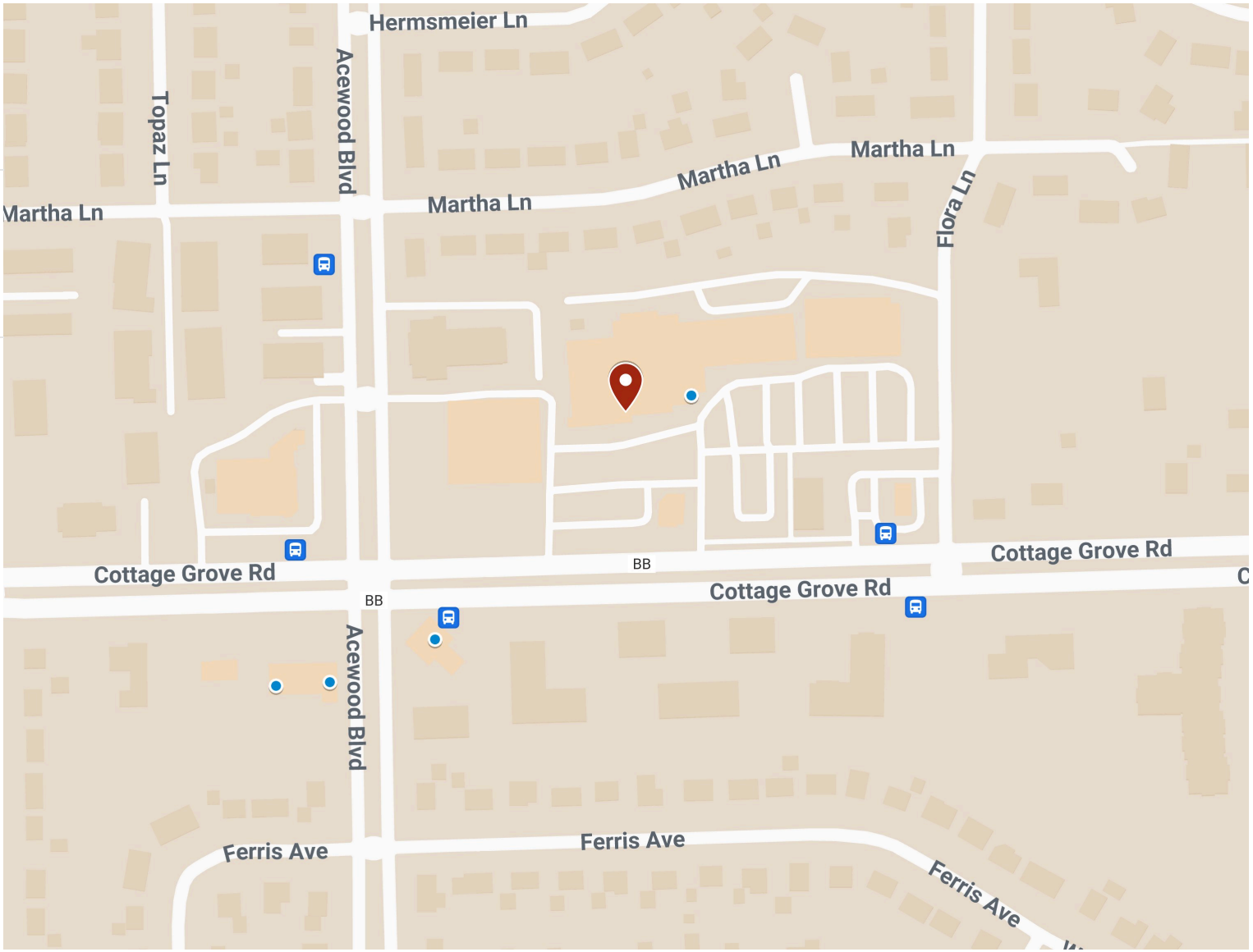
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83707

File ID:	83707	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
LHP Madison2 LLC • dba Fairfield Inn & Suites
722 John Nolen Dr • Agent: Chris Scheel
Estimated Capacity (in/out): 51/0
Class B Beer, Class C Wine • 1% alcohol, 1.5% food, 97.5% other
Police Sector 313 (District 14)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 10.

Sponsors: Isadore Knox Jr.

Effective Date:

Attachments: LICLIB-2024-00338 App.pdf, LICLIB-2024-00338 Supplemental.pdf, 722 John Nolen Dr map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass

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

Text of Legislative File 83707

Title

Public Hearing - New License
LHP Madison2 LLC • dba Fairfield Inn & Suites
722 John Nolen Dr • Agent: Chris Scheel
Estimated Capacity (in/out): 51/0
Class B Beer, Class C Wine • 1% alcohol, 1.5% food, 97.5% other
Police Sector 313 (District 14)

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) LHLIB-2024-00338

(Alder District #) _____ (Police Sector) _____

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.

   LHP Madison2 LLC

2. Trade Name (doing business as) Fairfield Inn & Suites

3. Address to be licensed 722 John Nolan Drive, Madison WI 53713

4. Mailing address 300 Marietta Street NW, Ste 304, Atlanta, GA 30313

5. Anticipated opening date July 1, 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.

   Alcohol will be sold in the Hotel Lobby in the "Corner Market" for consumption in rooms/lobby/within hotel.The Corner Market will sell various sundries to hotel guests. The market will be open 24/7 and guests will check out items with the authorized front desk team members.

   Alcohol will only be sold in accordance with state permitted days/hours.

   Alcohol will be stored in a planned & locked storage area - see first floor plans

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

   Indoor: ~~Corner Market~~ lobby 51 Outdoor: _____

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

    Parking will be within the hotel guest parking areas. The lot is monitored by hotel staff as needed.

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 Chris Scheel

13. City, state in which agent resides Madison WI

14. How long has the agent continuously resided in the State of Wisconsin? 4 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 04/03/24

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

    Atlanta, GA 30313

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
Manager / Principal	David D. Marvin	Atlanta, GA
Member	Kevin Richards	Cummings, GA

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.

    David D. Marvin

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) LRP Madison1, LLC

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 Market Place within Hotel Lobby

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
* See note below -	-	-	-	-	-	-
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

*The Market Place will be open 24/7 | Beer Sold Mon-Sun 6AM-Midnight | Wine Sold Mon-Sun 6AM -9PM

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. Lodging and various sundries

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:
1 % Alcohol 1.5 % Food 97.5 % Other ~~N/A~~

If applicable, describe "Other": Rooms

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, 2024.

38. State Seller's Permit 4 5 6 - 1031069376-04

39. Federal Employer Identification Number 88-2411663

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

Contact person Elizabeth Roth

Business phone (203)-543-9003 OR (404) 222-9794 Business e-mail address eroth@lvmgt.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 Greg Avioli

Phone 404-222-9100 E-mail gavioli@LVmgt.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)

May 10, 2024
(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:

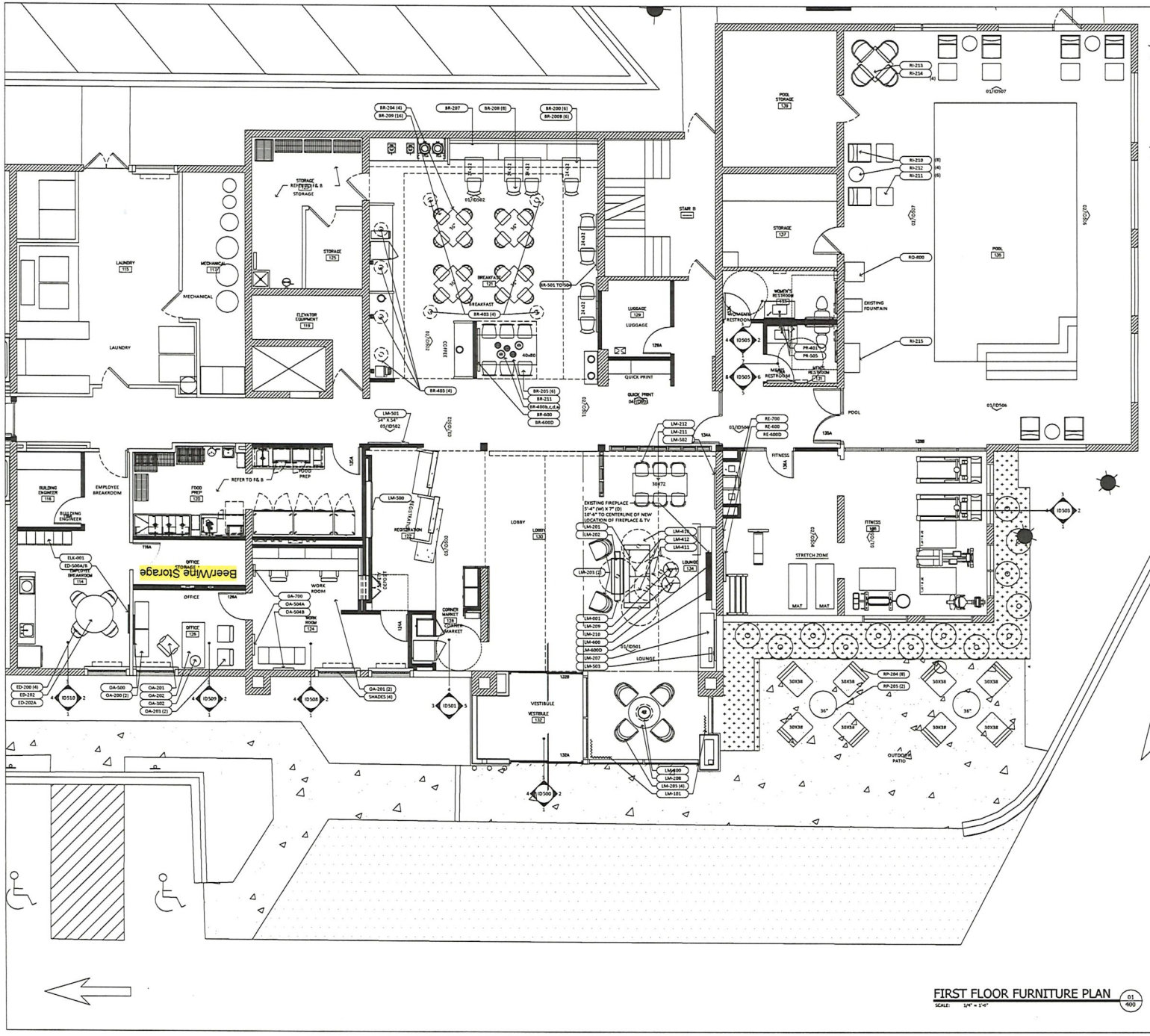
☐ Orange sign ☐ Orange business card

☐ "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 _____



REFERENCE NOTES:

A. REFER TO INTERIOR FINISH INDEX (IFI) IN THE DESIGN GUIDE PROJECT MANUAL MASTER FOR INFORMATION ON FINISHES.

B. REFER TO THE INTERIOR DESIGN SPECIFICATION MANUAL FOR INFORMATION ON FURNISHINGS.

C. REFER TO ARCHITECTS DRAWINGS FOR EXTERIOR FINISHES.

GENERAL NOTES:

1. LOCATE FLOOR TRANSITIONS AT DOOR INSIDE ROOM, NONREPUBLIC SIDE, EDGE OF DOORSTOP. INSTALL TRANSITION STRIPS SO THAT THE DOOR IN THE CLOSED POSITION COVERS THE TRANSITION.
2. ALL SWITCH AND RECEPTACLE DEVICES IN THE LOBBY SHALL BE SIMILAR TO "DECORA" STYLE, OR ACCEPTED SUBSTITUTION BY LISTED MANUFACTURERS. COLOR OF THE DEVICES AND COVER PLATES AS SPECIFIED IN DESIGN GUIDE PROJECT MANUAL MASTER.
3. DIMENSIONS AT DRAPERIES INDICATE FINISH FLOOR TO FINISH CEILING. SEE INTERIOR SPECIFICATIONS MANUAL FOR TRACK DIMENSIONS AND HEIGHT OF BOTTOM HEM FROM FINISH FLOOR. COORDINATE DIMENSIONS WITH ACTUAL CEILING HEIGHT.
4. REQUIRED WALL FINISH LEVELS:
   -ALL WALLS TO RECEIVE VINYL WALL COVERING ARE TO HAVE A LEVEL 3 (MINIMUM) GYPSUM BOARD FINISH.
   -ALL WALLS TO RECEIVE PAINT (OR LIGHT TO MEDIUM WEIGHT WALLCOVERING) ARE TO HAVE A LEVEL 4 GYPSUM BOARD FINISH.
   -ALL WALLS TO RECEIVE GLOSS, ENAMEL PAINT OR MOLDS TO HAVE A LEVEL 5 GYPSUM BOARD FINISH.
5. ALL INTERIOR CORNERS SHALL HAVE FULL HEIGHT CORNER GUARDS PER FINISH INDEX, UNLESS OTHERWISE NOTED.

CRITERIA NOTES:

GRAPHICS FEATURE PIECE. SEE LOBBY INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

SEE ELEVATIONS AND DETAILS FOR MORE INFORMATION.

SEE INTERIOR SPECIFICATIONS FOR LENGTH AND HEIGHT OF DRAPERY FABRIC. PROVIDE FLOOR MOUNTED DRAPERY TRACK AND HARDWARE PER LENGHT ON PLAN.

CONTINUE WALL COVERING AND TERMINATE AT INSIDE CORNER.

CLEAN & SEAL POOL DECK SURFACE REPLACE DECORATIVE WATERLINE TILES, DEPTH MARKERS, & "NO DIVING" TILES.
REPLACE COPING WITH HAND GRIP PROFILE
CLEAN INTERIOR POOL SURFACE

REPAIR ANY CORRODED METAL AT WINDOWS & DOORS

SHEEDY | DELAROSA INTERIORS
4045 N. ROCKWELL ST | UNIT 308
CHICAGO, IL 60618
C: 312.286.5246
O: 773.828-8288

FAIRFIELD INN & SUITES

MADISON, WISCONSIN

REVISIONS

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENT	08.22.23

PROJECT NUMBER	FMA
DATE OF ISSUE	08/22/2023
DRAWN BY	JH
CHECKED BY	MD

FURNITURE PLAN
ID400

LEGACY VENTURES HOTELS

FAIRFIELD INN MADISON SOUTH
722 John Nolen Drive, Madison, WI 53713
Ph: 608-255-7400 – Fax: 608-234-1027

Hotel Information and Product Narrative
Trip Advisor Ranking: #26 of 67

HOTEL INFORMATION	
ROOMS:	89
YEAR OPENED:	2024
LAST RENOVATION:	
OWNERSHIP:	Madison Hotel Property Investment, LLC
GENERAL MANAGER:	Chris Scheel
DIRECTOR of SALES:	Angela Wolf





POSITIONING STATEMENT: The new Fairfield Inn Madison South is a trusted haven of comfort and convenience in the heart of Wisconsin's vibrant capital city. Nestled amidst the natural beauty and cultural attractions of Madison, this Marriott Select Service hotel offers a perfect blend of modern amenities and warm hospitality. Whether traveling for business or leisure, the hotel's contemporary rooms, complimentary breakfast, and attentive service create an inviting and effortless experience that allows guests to focus on what matters most. Hotel will also feature a Corner Market, located off the lobby, that will provide snacks, soft drinks, alcohol and amenities for sale that you may have left behind. Located off the Madison Beltline, the central location near the Alliant Energy Center, that is host to many citywide conventions, allows for premium rate capture during high demand periods. The Marriott Bonvoy loyalty program and Global Sales organization, brand recognition, and an engaged staff and sales team provide additional tools to distinguish the property as an industry leader. Leisure travelers can explore Madison's capital city with easy access to the Capital City State Trail, Lake Monona, and downtown dining and retail establishments.

MARKET OVERVIEW:

Competitive landscape, demand drivers and economic conditions for 2024: The hotel is located directly across from the Alliant Energy Center which hosts various conventions, sporting and agricultural events. The Wisconsin state government, University of Wisconsin-Madison and Epic Systems are currently the top three economic influencers in the market. Madison's economy is evolving into a consumer services and high-tech base, particularly in the health, biotech and advertising sectors. There are currently two direct limited-service competitors in the neighborhood as well as a full-service hotel and an extended stay hotel. For the Madison CBD/West, September 2023 Trailing 12-month Occupancy is 61.8%, rate is $174.72, and RevPAR is $108.01.

NATIONAL ECONOMIC GROWTH: According to the most recent forecast released by The Conference Board (09/12/2023), U.S. GDP growth will yield a Base Case Forecast annual growth of 2.2% for 2023 (YOY), 2024 growth will slow to 0.8% year-over-year. This outlook is associated with persistent inflation and continued hawkishness by the Federal Reserve. Expect an early 2024 recession to be relatively short and shallow and the US economy will emerge from the volatility that dominated 2023. Overall growth will return to more stable pre-pandemic rates and inflation will drift closer to 2 percent as the Fed lowers rates to near 4 percent.

2023 HOTEL STR REVIEW

Trailing Twelve 9/2023	Occ	ADR	RevPAR
Comp Set	54.9%	$156.56	$86.00
% Change	9.8	7.7	18.3
Madison CBD Submarket Upscale & Upper Mid Classes	61.8%	$174.72	$108.01
% Change	8.0	4.8	13.2

2024 INDUSTRY OUTLOOK

As of: 9/2023	Occ	ADR	RevPAR
U.S.	65.5%	$153.13	$100.29
% Change	1.1%	2.7%	3.8%
National Suburban	66.8%	$128.62	$85.94
% Change	1.3%	2.6%	3.9%

Data Source: CBRE

LEGACY VENTURES HOTELS

CITYWIDE GROUP / SPECIAL EVENTS

Citywide pace for 2024 in Madison is up to same time last year (STLY) by over 9,600 room nights. There are 35,477 definite room nights in the market for 2024. Repeat groups such as Dog Show, EPIC XGM and UGM, Ironman, World Dairy and Gamehole Con are growing. 2024 is continuing to pace ahead of STLY despite the loss of CrossFit.

Destination Madison is working to develop additional events, increasing the sales team and shifting resources at the Alliant Energy Center and Monona Terrace. University of Wisconsin Badger Football games traditionally drive occupancy and higher rate in the market along with other University demand drivers such as Graduation, Fall Family Weekend, Homecoming, and a variety of college sporting events.

Madison Room Nights	2023	2024	2025	2026	2027
Definite Room Nights	112,064	35,477	6,224	7,725	4,247
Pace Targets	97,062	32,941	11,509	6,165	3,562
Variance	+15,001	+2,536	-5,285	+1,560	+685
Pace Percentage	115.46%	107.70%	54.08%	125.31%	119.24%
Definite Events	108	41	8	5	5

Source: GMCVB / TAP Report, as of: September 2023

HOTEL SUPPLY CHANGES

Embassy Suites by Hilton Madison Downtown will open in Q1 2024 across from Monona Terrace, with 260 rooms, an on-site restaurant and 2,000 sq ft of meeting space.

Moxy Hotel Madison, managed by NCG, will open downtown in mid-late spring 2024 with 151 rooms and a 9th floor rooftop bar.

2024 SUPPLY and DEMAND OVERVIEW

As of: 09/2023	Supply % Change	Demand % Change
U.S.	0.8%	1.9%
National Suburban	0.9%	2.2%

Data Source: CBRE

June 2024 ALRC New License

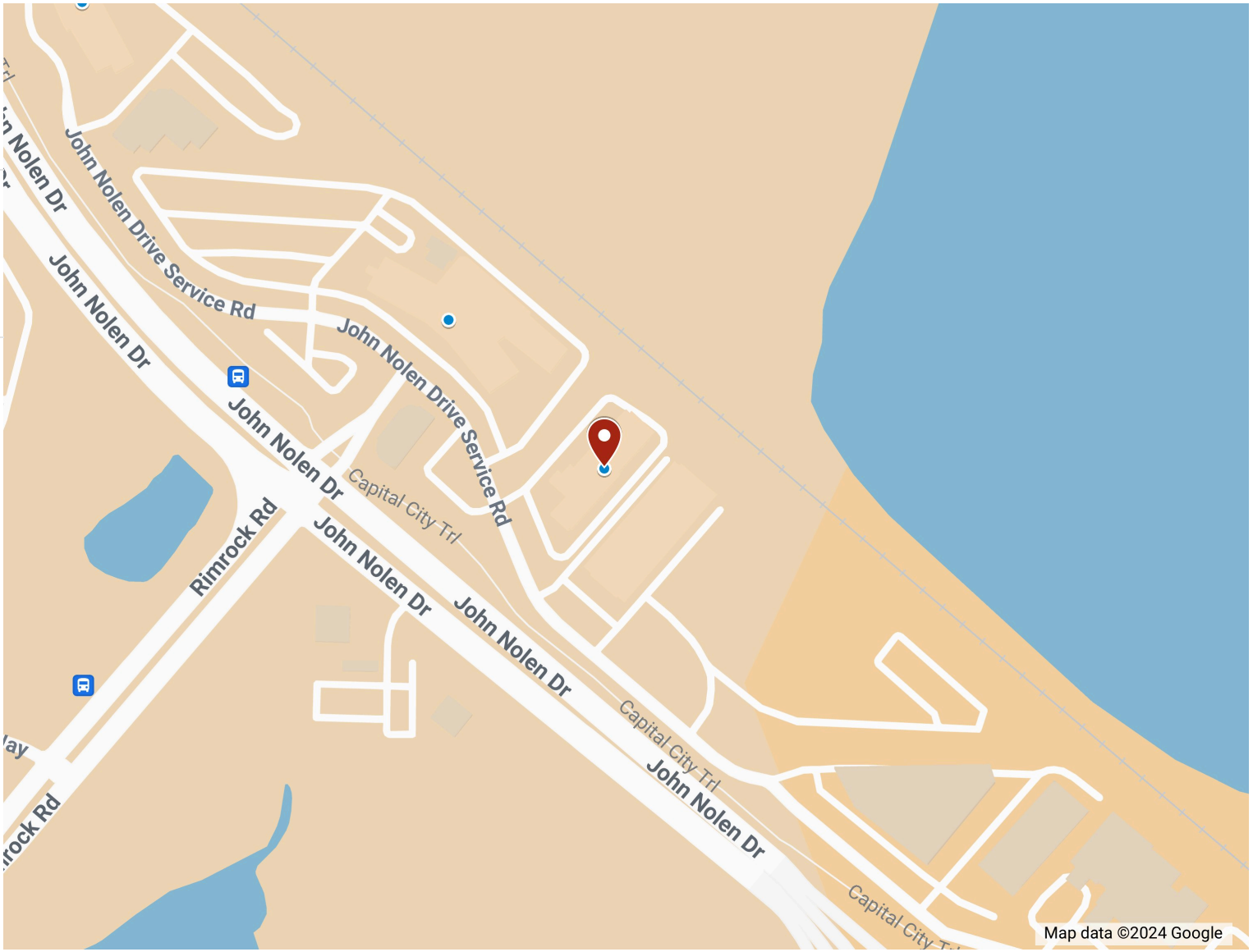
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83708

File ID:	83708	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Sai Mart Atwood Inc • dba Atwood Mart
2801 Atwood Ave • Agent: Navjot Ratti
Class A Beer, Class A Liquor, Class A Cider
Police Sector 602 (District 15)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	11.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2024-00330 App.pdf, LICLIA-2024-00330 Supplemental.pdf, 2801 Atwood Ave map.pdf, Nordstrom 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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING		Pass

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

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. 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).
3. Sales of alcohol shall be limited to beer, wine, cider, and fermented malt beverages only.

One registration 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. 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).
3. Sales of alcohol shall be limited to beer, wine, cider, and fermented malt beverages only.

Text of Legislative File 83708

Title

Public Hearing - New License
Sai Mart Atwood Inc • dba Atwood Mart
2801 Atwood Ave • Agent: Navjot Ratti
Class A Beer, Class A Liquor, Class A Cider
Police Sector 602 (District 15)

Liquor/Beer License Application

(Agenda Item Number) _____

(Legistar file number) _____

(License number) LICLIA-2024-00330

(Alder District #) _____ (Police Sector) _____

Office Use Only

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

licensing@cityofmadison.com
608-266-4601

Class A: ☒ Beer, ☒ Liquor, ☒ Cider (→ wine)

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.

   Sai Mart Atwood Inc.

2. Trade Name (doing business as) Atwood Mart

3. Address to be licensed 2801 Atwood Avenue, Madison, Wisconsin 53704

4. Mailing address 2801 Atwood Avenue, Madison, Wisconsin 53704

5. Anticipated opening date 05/23/2024

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.

   2801 Atwood Avenue, Madison, Wisconsin 53704; Entire Building

   Stored in coolers and storage are; Sold at the check-out counter

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

Indoor: Not applicable Outdoor: Not applicable

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

There are five (5) parking spaces. The parking lot shall be monitored by surveillance cameras.

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

☐ No ☒ Yes, license issued to JAK, LLC (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 Navjot Ratti

13. City, state in which agent resides Madison, Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? Seven (7) 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 03/27/2024

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

Wisconsin: 04/11/2024

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
Member	Navjot Ratti	Madison, Wisconsin
Member	Rajan Talwar	Sun Prairie, Wisconsin

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.

Rajan Talwar

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) Rajan Talwar 1. SHM Investment d/b/a Stop N Shop, 312 East Mifflin Street, Madison; 2. MPL Corporation Investment d/b/a Amoco, 1129 South Park Street, Madison; 3. MPL Corporation Investment d/b/a Crown Liquor, 3510 East Washington Avenue, Madison (application pending)

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
6 AM - 12 AM	6 AM - 12 AM	6 AM - 12 AM	6 AM - 12 AM	6 AM - 12 AM	6 AM - 12 AM	6 AM - 12 AM
(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. Not applicable

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": Not applicable

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? _____

Not applicable

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, 20 25 .

38. State Seller's Permit 4 5 6 - 1 0 3 1 6 9 7 4 9 4 - 0 2

39. Federal Employer Identification Number 99-2450323

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

Contact person Navjot Ratti

Business phone (608)515-6707 Business e-mail address Saimart2801@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 Not applicable

Phone Not applicable E-mail Not applicable

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)
X Ownership documents/Agreement for Purchase & Sale dated 05/13/2024
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.

Rajan Talwar
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

05/16/2024
(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

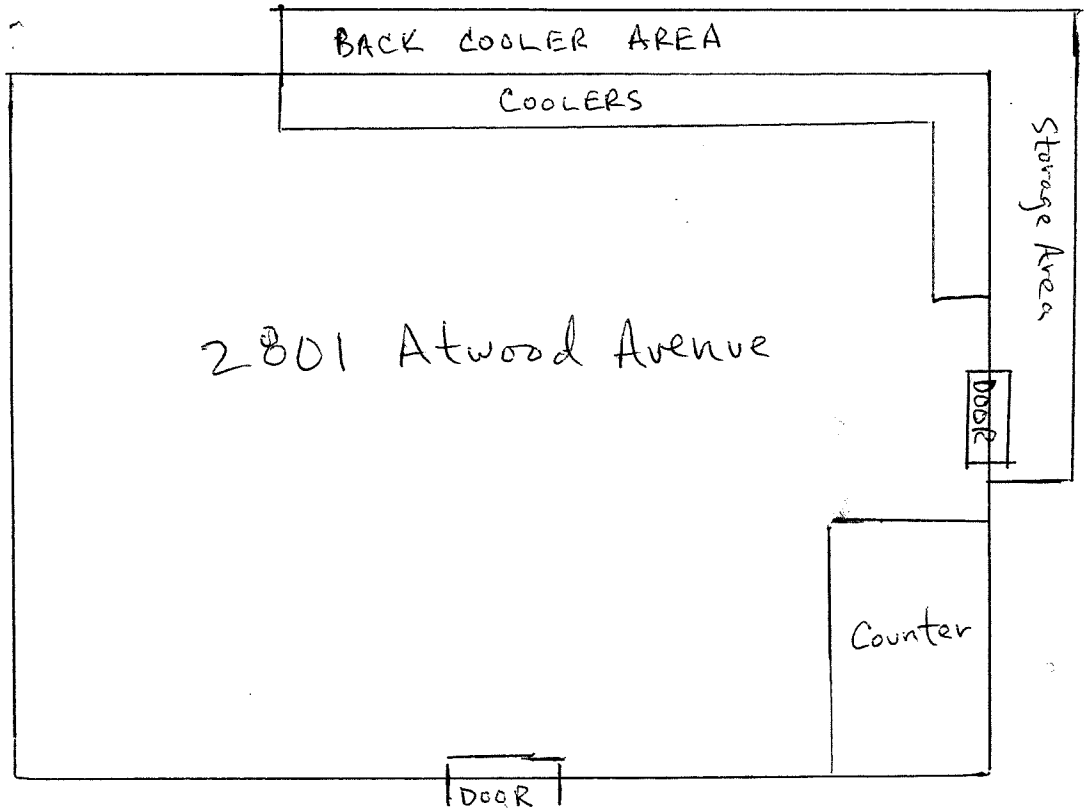
☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

Parking Area



Gasoline Pumps

Atwood Avenue

BEER/ALCOHOL LICENSE APPLICATIONS OF

SAI MART ATWOOD INC

DBA ATWOOD MART

2801 ATWOOD AVENUE, MADISON, WI

BUSINESS PLAN

UPON RECEIPT OF THE CLASS A BEER & WINE LICENSES HEREIN, WE PLAN TO OPERATE A FULL-SERVICE GASOLINE STATION AND CONVENIENCE STORE OFFERING A WIDE RANGE OF CONSUMER PRODUCTS

June 2024 ALRC New License

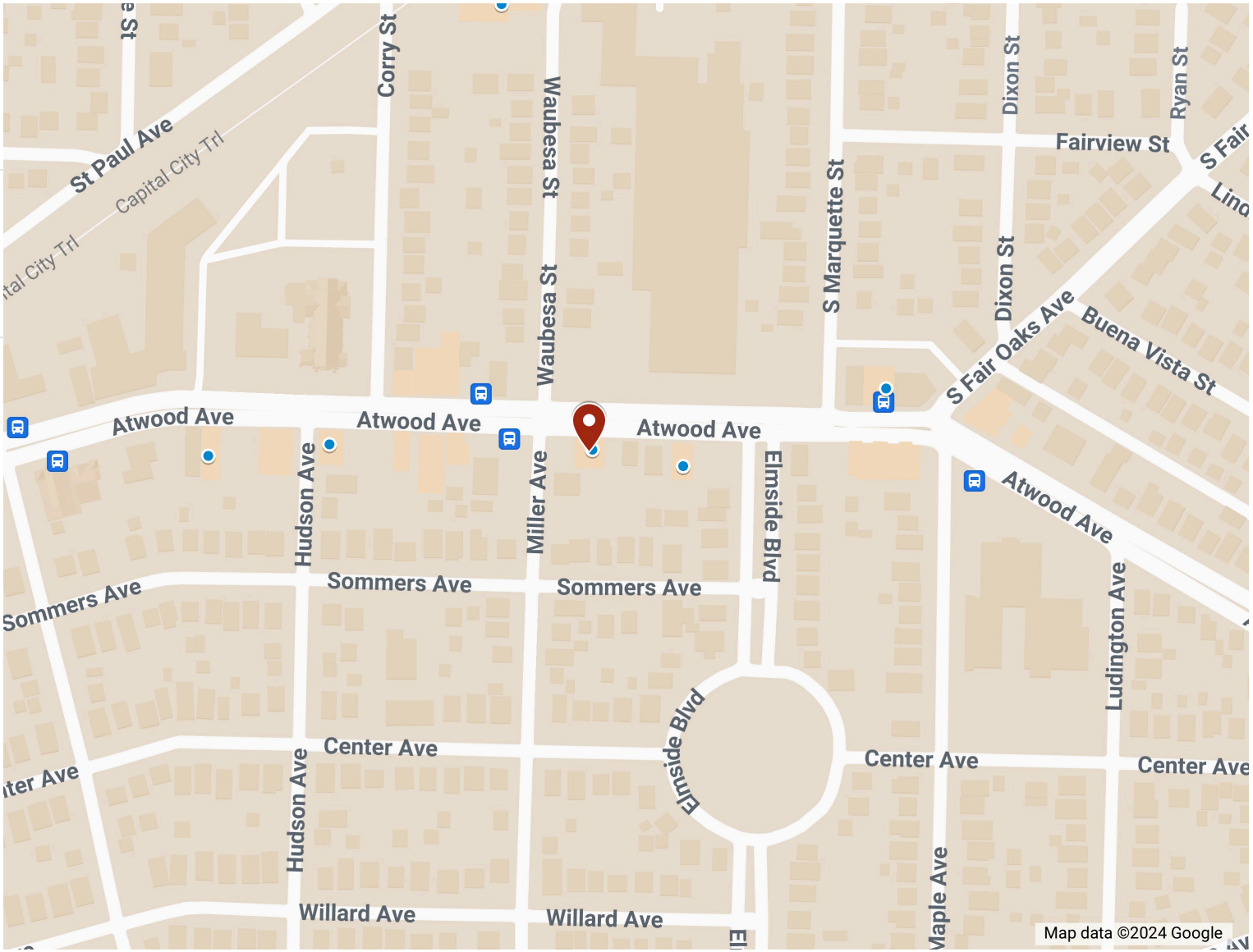
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



From:	Dan Nordstrom
To:	Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject:	ALRC Comments
Date:	Monday, June 24, 2024 11:23:04 PM

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

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

June 24, 2024

To Members of the Madison City ALRC,

I wish to comment in writing on the following topics scheduled for the June 26, 2024 ALRC agenda.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses

- I am in support of decreasing Alcohol Outlet Density, and urge the ALRC to address policy gaps in this area. In addition to the comments on page 226 of the Agenda packet, I wish to suggest that geographical/distance rules should include COMMUNITY HEALTH CLINICS and COMMUNITY CENTERS in addition to schools, churches, hospitals, and libraries.

- I recommend the ALRC discuss why they use 300 feet should be the appropriate distance for a new Class A outlet from one of these entities, and perhaps consider recommending that it be extended to be the same distance as the other proposed distances of 1,320 feet from the parcel boundaries.

56. 82871 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave

- This is an inappropriate location for a new license due to the existing high density of Alcohol Outlets in this area, and its proximity to the Dane County and City of Madison Public Health Department office as well as Hawthorne Public Library.

Note: I live at 2418 Winnebago St. (Union Corners) and am a parent of a child attending MMSD.

58. 83199 Public Hearing - New License MPL Corporation Investment • dba Crown Liquor 3510 E Washington Ave

-

I oppose this new license due to the existing high density of licenses in the area, as well as its proximity to Madison College - Truax as well as the East Madison Community Center.

64. 83708 Public Hearing - New License Sai Mart Atwood Inc • dba Atwood Mart 2801 Atwood Ave

- I oppose this license due to the existing high density of alcohol outlets in the area as well its proximity to the Goodman Community Center.

Thank you for considering.

Dan Nordstrom
2418 Winnebago St. #416
Madison, WI 53704
608-446-4856

City of Madison

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

Master

File Number: 83709

File ID:	83709	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Grey Area Hospitality LLC • dba Grey Market
756 E Washington Ave • Agent: Matthew Phelps
Estimated Capacity (in/out): 90/30
Class B Combination Liquor & Beer • 65% alcohol, 35% food
Police Sector 407 (District 6)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 12.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00327 App.pdf, LICLIB-2024-00327 Supplemental.pdf, 756 E Washington Ave map.pdf, TLNA Comments.pdf, Alder Rummel Comments.pdf, ALRC OFFICER DAIVD SRAMEK_Redacted.pdf, ALRC AGENT MATTHEW PHELP_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass

Action Text: A motion was made by Verveer, seconded by Donnelly, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83709

Title

Public Hearing - New License
Grey Area Hospitality LLC • dba Grey Market
756 E Washington Ave • Agent: Matthew Phelps
Estimated Capacity (in/out): 90/30
Class B Combination Liquor & Beer • 65% alcohol, 35% food
Police Sector 407 (District 6)

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)*

LICLIB-2024-00327 *(License number)*

_____ *(Alder District #)* _____ *(Police Sector)*

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.

   Grey Area Hospitality LLC

2. Trade Name (doing business as) Grey Market

3. Address to be licensed 756 E. Washington Ave, Madison WI 53703

4. Mailing address 756 E. Washington Ave, Madison WI 53703

5. Anticipated opening date July 15th, 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.

   1500 square foot space in the Constelation building on East Washington Ave, alcohol will be served at the bar (20 seasts estimate), by servers to tables on the inside and the tables on the front patio. Beer will be stored in the walk in cooler and undercounter coolers behind the bar. Liquor and wine will be stored behind bar or on top of the walk in cooler. Still looking for a storage space in the building to hold back stock.

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

   Indoor: 90 Outdoor: 30

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

    Parking is available on the streets around the building. There is a parking lot in the buidling and monitored by the owner of the building not by this LLC.

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

    ☐ No ☑ Yes, license issued to DarkStar Artbar (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 Matthew Phelps

13. City, state in which agent resides Madison, WI

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

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

    ☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 05/14/2024

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

    Wisconsin, 4/2024

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
	Matthew Phelps	Madison, WI
	David Sramek	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.

    David Sramek

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) David Sramek is 49% of Duo LLC, Gooseberry on the Square.

    Beer and Wine license.

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
2 - 11	-	3 - 11	3 - 11	3 - 11	3 - 12	3 - 12
(Class B only) Enter below any hours when food service will not be available, if applicable						
2 - 9	-	3 - 9	3 - 9	3 - 9	3 - 10	3 - 10

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. Food and non alcoholic drinks.

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:
65 % Alcohol 35 % 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, 2025.

38. State Seller's Permit 456-1031734264-02

39. Federal Employer Identification Number 99-2726983

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

Contact person David Sramek

Business phone 608-698-4850 Business e-mail address davidcsramek@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 _____

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.

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

5/16/24
(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 _____

Menu Concept :

Dozen Oysters
Mignonette/Tabasco/Lemon

Seafood Tasting
Oysters/Mignonette/Tabasco/Lemon
Shrimp/Cocktail Sauce/Lemon
Mackerel in Olive Oil/Parsley/Onion/Capers/Crostini

Mussels
White Wine Cream Sauce/Fennel/ Leaks/Crostini

Crab and Pimento
Baked Pimento Cheese/Crostini

Mushrooms and Goat Cheese
Whipped Herb Goat Cheese/Miatake/Chanterelles/Shiitakes/Crostini

Shiitake Salad
Marinated Shiitakes/Chicory/Miso Vinaigrette/Asian Pear/Toasted Sesame Seeds

Burrata Salad
Peach/Arugula /Mint/Basil/Balsamic

Meat and Cheese Board
Pickled Seasonal Veg/Rhubarb Jam/Crostini

Seafood Salad Sandwich
Shrimp/Baguette/Onion/Celery/Roasted Red Pepper/Arugula/Tomato

Italian Sandwich
Prosciutto/Capocollo/Mortadella/Burrata/Lettuce/Tomato/Red Wine Vinaigrette/Pepper Relish

Burrata Sandwich
Pesto/Tomato/Fresh Basil/Red Wine Vinaigrette/Baguette

Cream Puff

Cocktail Concept:

Oyster shooter with High Life Pony
Oyster/Tomato juice/Horseradish/Pepper/Lemon

Michelada
Yuzu Juice/Tajin/Hot Sauce/Beer

Green Bird
Plantation Rum/Smith and Cross/ Aperol/Blue Curaçao/Pineapple Juice/ Lime Juice/Smple Syrup

Orange Whip
White Rum/Vodka/Cointreau/Orange Juice/Heavy Cream

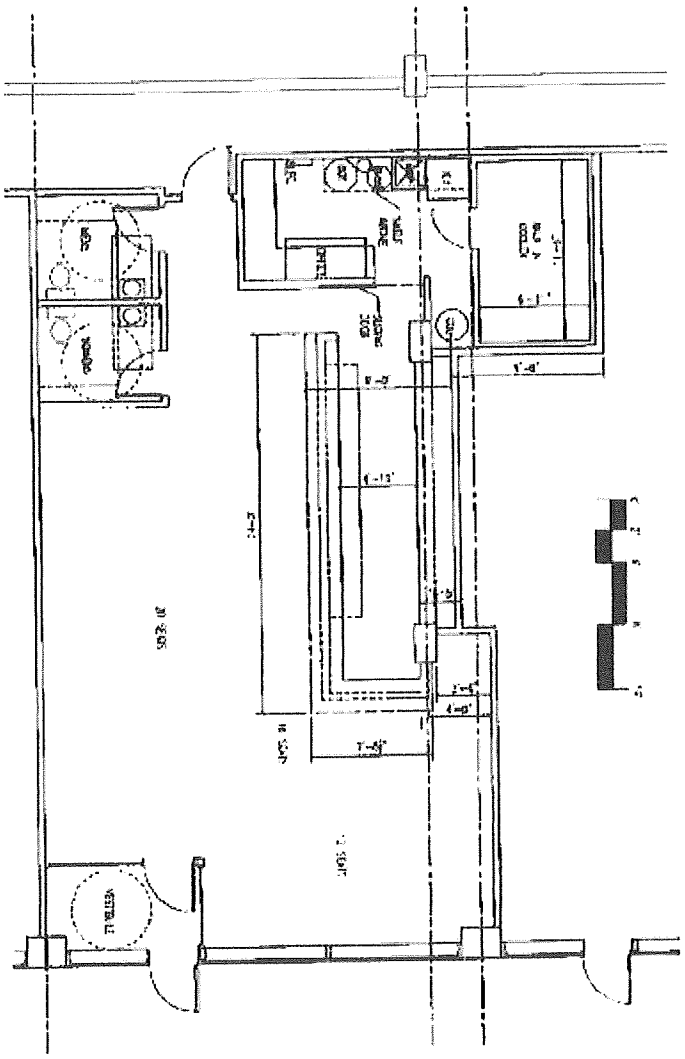
The Impeachmint
Gin/St. Germain/Mint/Lemon Juice /Peach

Grey Area Redemption
Redemption RyeBourbon/Aperol/Amaro Nonino/Lemon juice

Mezcal Paloma
Mezcal/Lime Juice/Simple Syrup/Grapefruit soda

Exhibit A

THE PREMISES



THE GREY MARKET - Business Plan

Proposed Concept:

The vision for The Grey Market is to establish a sophisticated yet welcoming cocktail bar, offering a curated selection of medium to small plates with an emphasis on seafood and locally sourced produce. Our culinary approach aims to showcase clean, vibrant flavors from diverse global cuisines, utilizing ingredients procured locally. The casual ambiance of our establishment will cater to both concert-goers and fans of Forward Madison, as well as the eclectic demographic of the vibrant neighborhood we serve.

Matthew Phelps:

2009-2017 Deja Foods
Graze- Executive Sous Chef
Menu Concept/Development
Inventory Management
Product Procurement from over 200 Farmers
Hiring and Labor Management of all Kitchen Staff
Research and Development for New Concepts

2017-2024 Big Top Sports & Entertainment (Mallards, FMFC, Breese Stevens Field)
Food & Beverage Director/ Executive Chef
Oversaw all aspects of food and beverage for all Big Top Events as well as Sylvee band catering.
Oversaw a 500k annual labor budget for both fulltime and part time employees.
Oversaw a 2M in annual product procurement and purchases.
Oversaw all construction projects at both venues related to F&B.

Dave Sramek:

Graduated The Culinary Institute of America in 2007 after my undergraduate degree from the University of Minnesota - Duluth.

2010 I started a bakery and cafe with my wife on the east side of Madison called Heritage Bakery and Cafe. We operated that location for 6 years, while also operating between one and four cafes inside the Dean Health systems around town.

2015 opened Gooseberry on the Square in the US Glass bank building, as Heritage came to a close we moved that production baking area down to Gooseberry to continue those wholesale and catering items. Over this 15 year run of small business ownership I have overseen food and beverage operations at up to six locations. On top of overseeing the food menus, pricing and sourcing ingredients, I delved into the accounting, payroll and tax filing operations of the business.

Financial start up cost: See Attached Excel

Competitors:

- LJ's Sport bar - Sport bar food and drink, block away.
- Salvator's Pizza - Pizza and drinks, same building
- Vintage Brewery - Family restaurant, focused on craft beer, across the street.

Sample Food and Beverage Menus - See Attachments

June 2024 ALRC New License

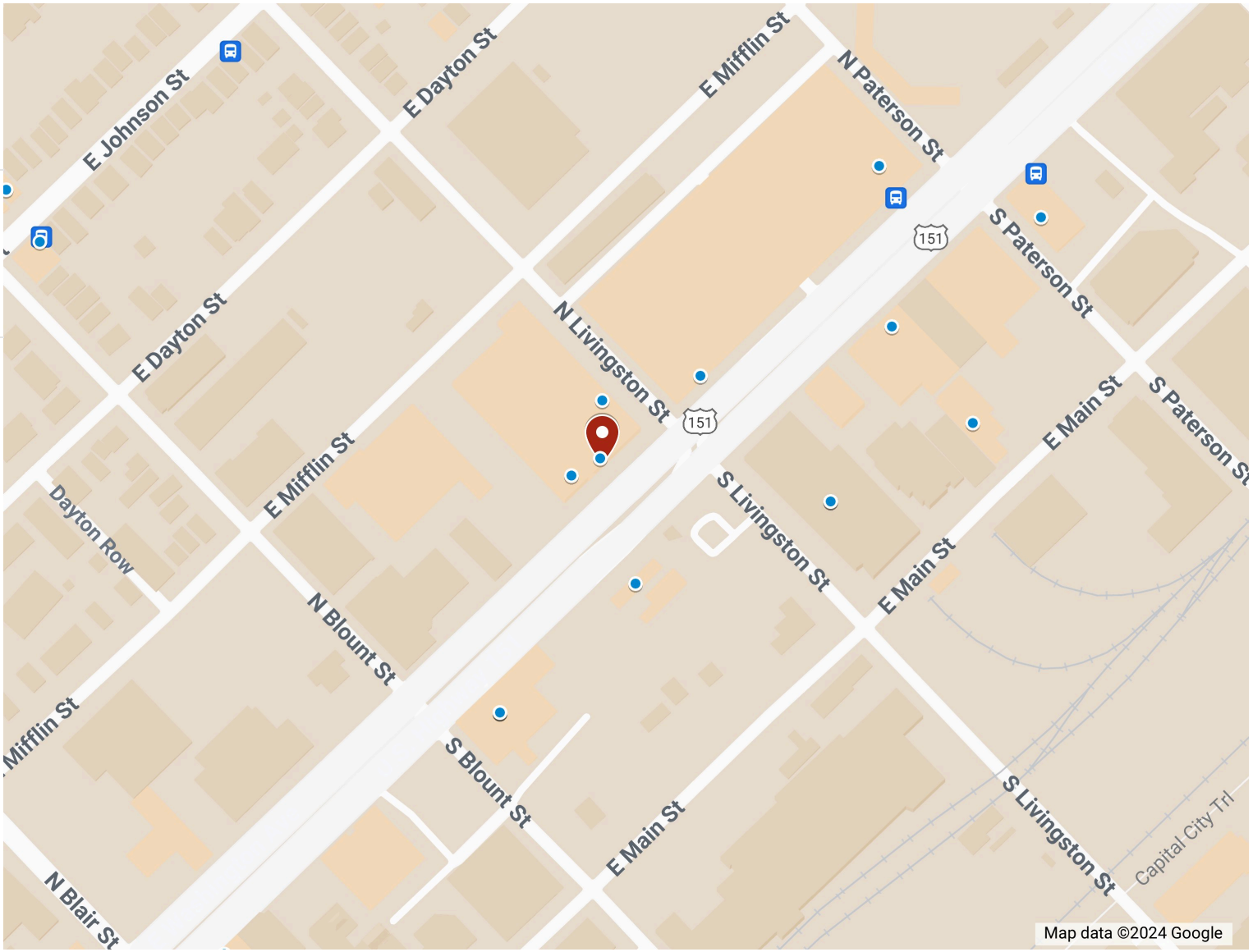
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



Tenney-Lapham Neighborhood Association
PO Box 703, Madison, WI 53701
www.tenneylapham.org

June 18, 2024

To: Madison Alcohol License Review Committee
Re: 756 E Washington Ave, Grey Matter

Hello,

David Sramek and Matthew Phelps proposed their concept for this space in The Constellation. The TLNA Council unanimously voted in support of their proposal, and we look forward to seeing what they create here in the neighborhood. We hope to continue the good relationships with these two business owners, as we are familiar with their current and past endeavors.

Thank you.

Ryan McCormick
President, Tenney-Lapham Neighborhood Association

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

Liquor License Officer
David C Sramek: [redacted]
Guideline(s)_____

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	11/09/2008	OWI 1st Madison PD		12/03/2008	Ord
WI	03/14/2011	OWI 2nd Dane Co11CT429 Dane Co Sheriff		07/26/2011	Misd U
WI	01/18/2013	OWI 3RD Dane Co 13CT178 Dane Co Sheriff		09/04/2013	Misd U

Completed by: [redacted] **Date Completed:** 06/03/2024

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

_____ Submit to ALRC

_____ Other Action: _____

Captain Initials: _____ Date: _____

Liquor License Agent
Matthew J. Phelps: [redacted]
Guideline(s)_____

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
CA	08/12/2007	OWI 1st California		10/01/2007	
WI	05/31/2014	OWI 2nd Waukesha Co 14CT840 Waukesha County Sheriff		05/29/2014	Misd U

Completed by:_____[redacted]_____ **Date Completed:** 06/03/2024

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

_____ Submit to ALRC

_____ Other Action: _____

Captain Initials: _____ Date: _____

City of Madison

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

Master

File Number: 83710

File ID:	83710	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Steve's Liquor West Inc • dba Steve's Liquor & More
122 Junction Rd • Agent: Dan Schwalbach
Estimated Capacity (in/out): 20/0
Class B Combination Liquor & Beer • 100% alcohol, 0% food
Police Sector 128 (District 9)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	13.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00301 App.pdf, LICLIB-2024-00301 Supplemental.pdf, 122 Junction Rd map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass

Action Text: A motion was made by Barushok, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83710

Title

Public Hearing - New License
Steve's Liquor West Inc • dba Steve's Liquor & More
122 Junction Rd • Agent: Dan Schwalbach
Estimated Capacity (in/out): 20/0
Class B Combination Liquor & Beer • 100% alcohol, 0% food
Police Sector 128 (District 9)

Liquor/Beer License Application

259

(Agenda Item Number)

(Legistar file number)

(License number)

9 (Alder District #) 128 (Police Sector)

Office Use Only

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

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.

   Steve's Liquors West Inc

2. Trade Name (doing business as) Steve's Liquor & More

3. Address to be licensed 122 Junction Rd, Madison WI 53717

4. Mailing address 122 Junction Rd, Madison WI 53717

5. Anticipated opening date _____

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.

   4000 ft² building with approximately 25 door beer cooler, office area and back room for storage.

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

   Indoor: 20 Outdoor: _____

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

    Approximately 25 stalls in a shared lot.

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

    ☐ No ☒ Yes, license issued to Steve's Liquors West (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 Dan Schwalbach

13. City, state in which agent resides Sun Prairie, WI

14. How long has the agent continuously resided in the State of Wisconsin? 42yrs

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 – 12/31/01

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
	Wayne Crokus	Madison, WI
	Karen Eisenberger	LaValle, WI
	Randall Wautlet	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.

    Dan Schwalbach

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) Wayne Crokus - Steve's Liquor Store, Inc (Village of Shorewood Hills)

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
12 - 6	10 - 8	10 - 8	10 - 8	10 - 8	10 - 8	10 - 8
(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. Retail food & drink, in store events

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:
100 % 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, 20 25.

38. State Seller's Permit 4 5 6 - 0 0 0 0 5 4 6 5 7 7 - 0 3

39. Federal Employer Identification Number 39 - 2544958

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

Contact person Wayne Crokus Crokus

Business phone 608-354-1375 Business e-mail address wcrokus@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 _____

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.

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

4/22/24
(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:

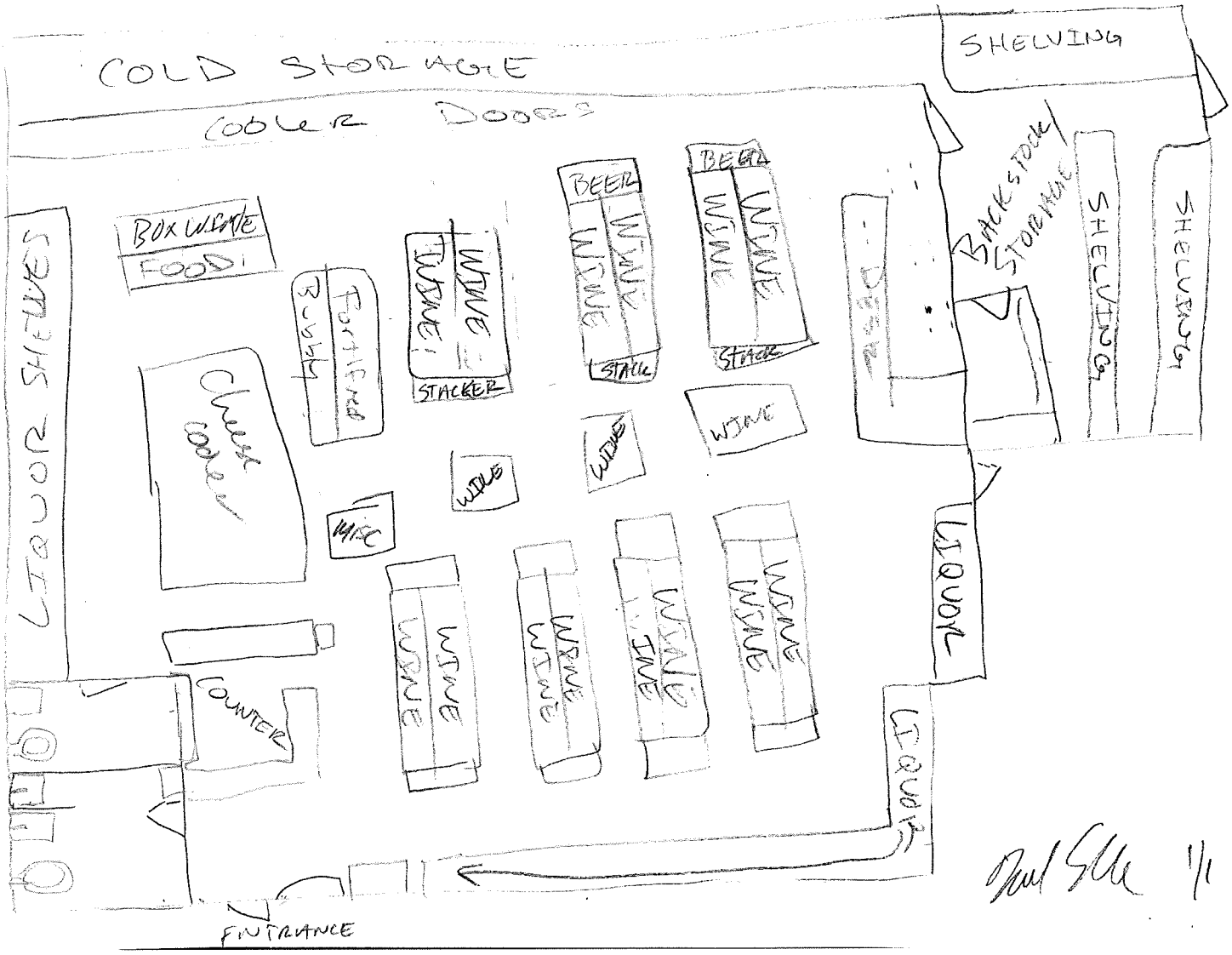
☐ Orange sign ☐ Orange business card

☐ "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 _____


COLD STORAGE
COOLER DOORS
SHELVING
BOX WINE
FOOD
BEER
WINE
STACKER
STACK
BACKSTOCK STORAGE
SHELVING
SHELVING
LIQUOR SHELVES
Cheese cooler
MISC
WINE
LIQUOR
COUNTER
LIQUOR
ENTRANCE

June 2024 ALRC New License

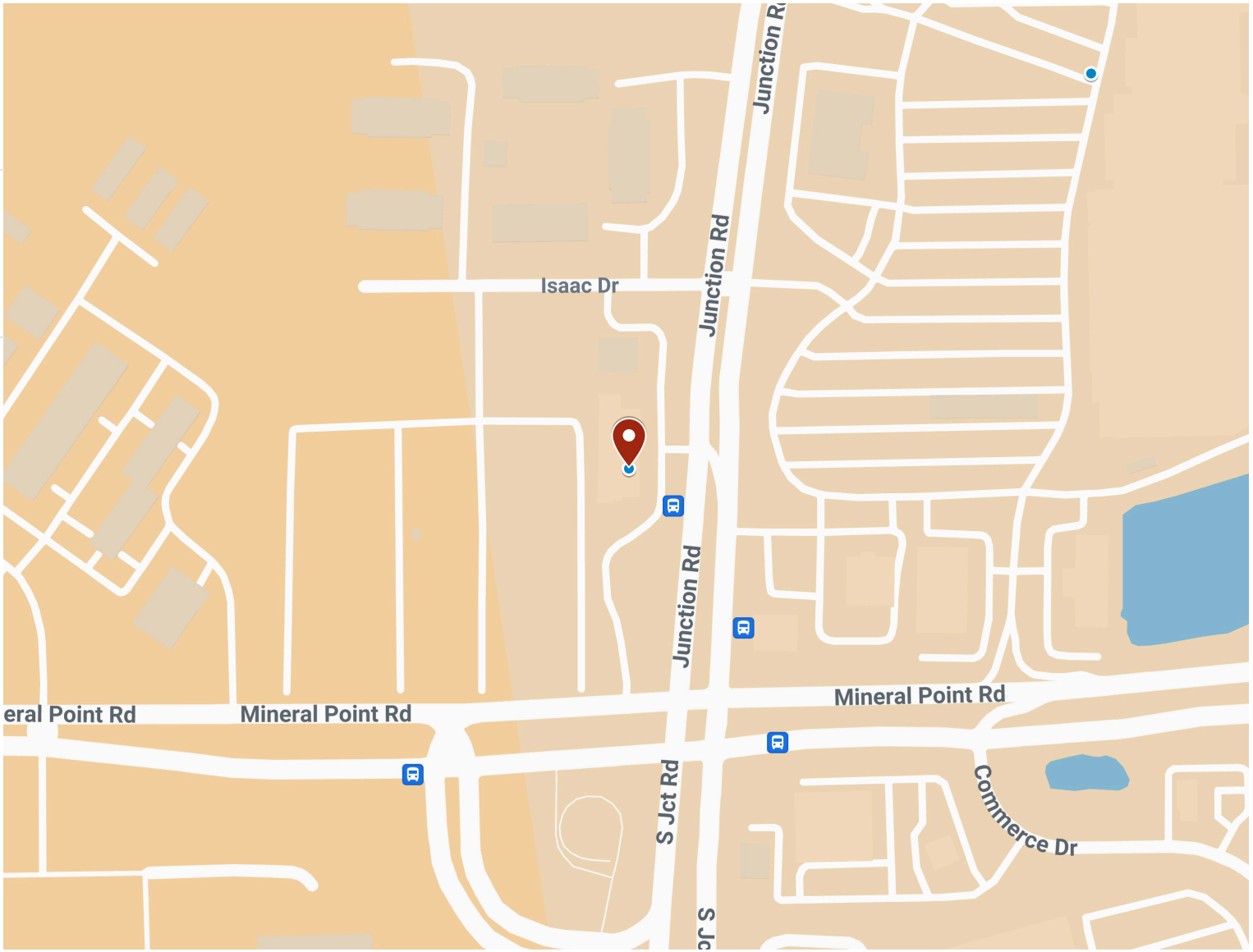
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83712

File ID:	83712	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Madison Petroleum LLC • dba Deon's
2301 Commercial Ave • Agent: Harminder Basra
Class A Beer
Police Sector 501 (District 12)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 14.

Sponsors:

Effective Date:

Attachments: LICLIA-2024-00283 App (2).pdf, LICLIA-2024-00283 Supplemental.pdf, 2301 Commercial Ave map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	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	06/26/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

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

Text of Legislative File 83712

Title

Public Hearing - New License
Madison Petroleum LLC • dba Deon's
2301 Commercial Ave • Agent: Harminder Basra
Class A Beer
Police Sector 501 (District 12)

Liquor/Beer License Application

(Agenda Item Number)

83712
(Legistar file number)

LICLIA-2024-00283
(License number)

12 (Alder District #) 501 (Police Sector)

Office Use Only

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

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.
   Madison Petroleum LLC.
2. Trade Name (doing business as) Don's
3. Address to be licensed 2301 Commercial Ave, Madison, WI 53704
4. Mailing address 2301 Commercial Ave, Madison, WI 53704
5. Anticipated opening date 04/2013
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.
   Gas station / convenience store
   walk in cooler
   See attached description

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.

    Camera's

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

    ☐ No ☑ Yes, license issued to Madison Petroleum LLC (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 Harminder Bath

13. City, state in which agent resides Madison, WI 2361 Commercial Ave

14. How long has the agent continuously resided in the State of Wisconsin? 15 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 04/2013

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

    April 13, 2014

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
Member	Harminder Bath	Waunakee, 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.

    Harminder Bath

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 _____

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
7AM	6AM	6AM	6AM	6AM	6AM	6AM
9PM	9:30PM	9:30PM	9:30PM	9:30PM	9:30PM	9:30PM
(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, 20_____.

38. State Seller's Permit 4 5 6 - 1028341775-02

39. Federal Employer Identification Number 46-5141175

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

Contact person Hamwideen Bam

Business phone 6086090159 Business e-mail address madisonpetrollc@gmail.com

Preferred language _____

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.

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

05/07/2024
(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 _____

Madison Petroleum business plan:-

Ongoing Expenses:

- Fuel costs
- Labor costs
- Maintenance and repairs
- Marketing and advertising
- Utilities (electricity, water, etc.)

Revenue Streams:

- Fuel sales
- Convenience store sales (food, drinks, snacks, etc.)
- Car wash and detailing services
- Loyalty programs and rewards

Tips for Success:

- Choose a prime location with high visibility and traffic
- Offer competitive pricing and promotions
- Maintain a clean and welcoming facility
- Invest in modern equipment and technology
- Develop a strong marketing strategy

Current Trends:

- Electric vehicle charging stations
- Renewable energy sources
- Digital payment systems
- Enhanced customer experience (e.g., loyalty apps, rewards programs)

Remember to stay up-to-date with industry developments and adapt to changing consumer needs and preferences to ensure the success of your gas station business.

Dans

June 2024 ALRC New License

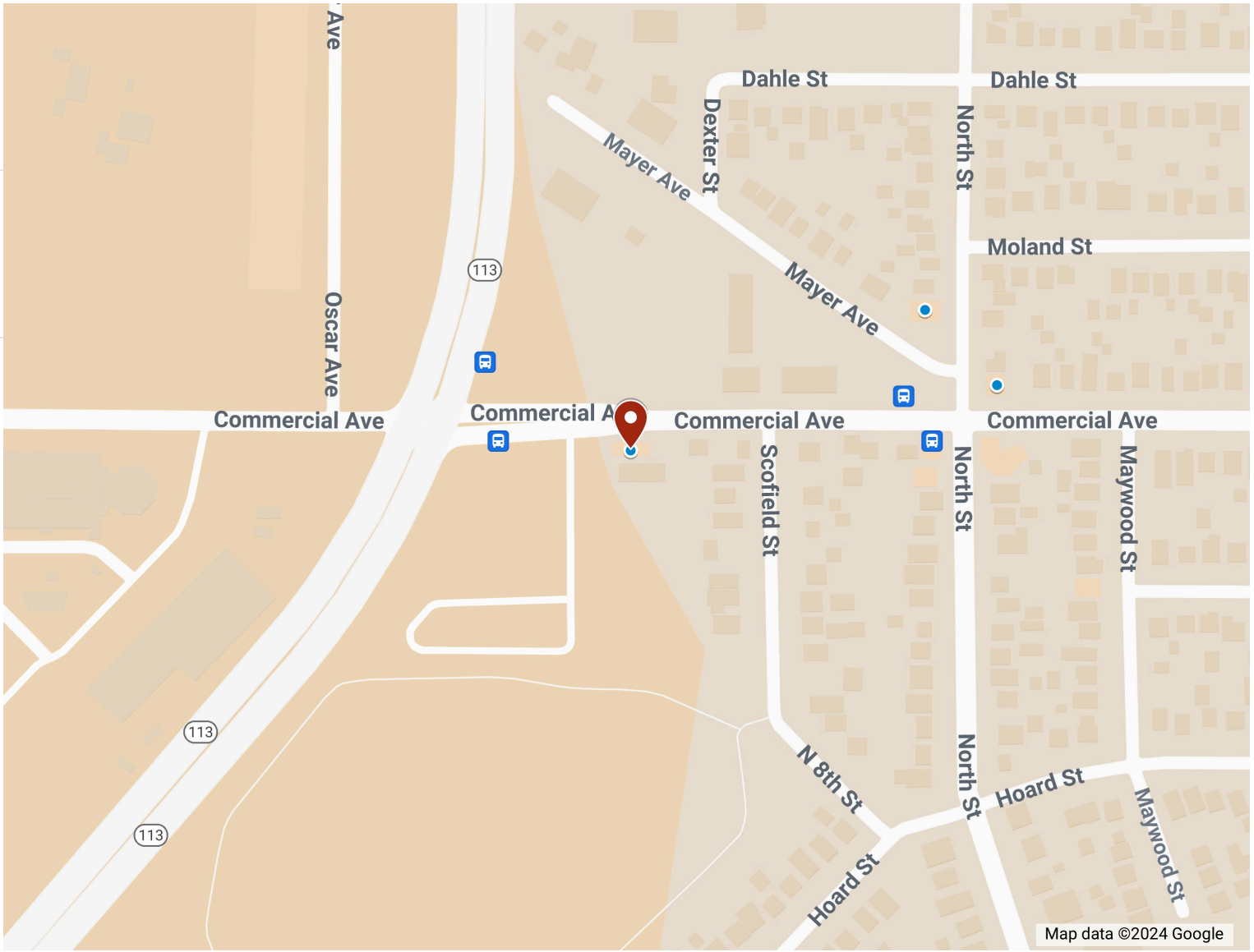
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83713

File ID:	83713	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Thrill Factory Entertainment LLC • dba Thrill Factory
131 East Towne Way • Agent: Guy Kitchell
Estimated Capacity (in/out): 850/0
Class B Combination Liquor & Beer • 10% alcohol, 20% food, 70% other
Police Sector 631 (District 17)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 15.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00274 App.pdf, LICLIB-2024-00274 Supplemental.pdf, 131 East Towne Way map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	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	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass

Action Text: A motion was made by Donnelly, seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83713

Title

Public Hearing - New License
Thrill Factory Entertainment LLC • dba Thrill Factory
131 East Towne Way • Agent: Guy Kitchell
Estimated Capacity (in/out): 850/0
Class B Combination Liquor & Beer • 10% alcohol, 20% food, 70% other
Police Sector 631 (District 17)

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) LICLIB-2024-00274

(Alder District #) 17 (Police Sector) 631

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.
   THRILL FACTORY ENTERTAINMENT, LLC
2. Trade Name (doing business as) THRILL FACTORY
3. Address to be licensed 131 E. TOWNE WAY MADISON, WI 53704
4. Mailing address SAME
5. Anticipated opening date OCTOBER 1, 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.
   THRILL FACTORY IS A FAMILY ENTERTAINMENT CENTER WITH GAMES LIKE BOWLING, MINI GOLF, ESCAPE ROOMS, ETC. THERE IS ALSO A RESTAURANT / BAR IN THE BUILDING. Alcohol will be served in the restaurant / bar area, as well as in the bowling and Arcade area. There will be a liquor cabinet that all alcoholic beverages will be stored near the back end of the bar / restaurant.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):
TOTAL = 850/300 FOR RESTAURANT
Indoor: Outdoor: Ø

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

MALL PARKING LOT HAS SECURITY

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 GUY KITCHELL

13. City, state in which agent resides MADISON, WI

14. How long has the agent continuously resided in the State of Wisconsin? 35 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 5/23

16. State and date of registration of corporation, nonprofit organization, or LLC.
WI 9-30-2022

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
CEO	GUY KITCHELL	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.
GUY KITCHELL

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

☐ No ☑ Yes (explain) I OWN OTHER COMPANIES - THE WORKS MADISON, LLC ESCAPE IN TIME, LLC

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 WITH FAMILY ENTERTAINMENT

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
AM	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00
	(Class B only) Enter below any hours when food service will not be available, if applicable						
PM	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00	11 - 00

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. FOOD - FULL MENU

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 20 % Food 70 % Other

If applicable, describe "Other": FAMILY ENTERTAINMENT GAMES / BOWLING

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, 20 25.

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

39. Federal Employer Identification Number 92-0549465

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

Contact person GUY KITCHELL

Business phone 608·287·6965 Business e-mail address guykitchell@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 CLARKE SUGAR

Phone 608·260·2481 E-mail CSugar@Axley.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) _____ (Date) 4/30/2024

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 _____

AMERICAN-FUSION FOOD MENU

SALADS

1. Caesar Salad? Or Thai peanut salad with chicken (thai peanut dressing)
2. Wedge salad with bacon crumbles (any dressing)

APPETIZERS

1. Sweet soy steak on a stick with grilled pineapple
2. Chicken Peanut skewers
3. Potstickers with dipping sauce and spicy chili crisp oil
4. Pupu platter
5. Buffalo Wings
6. Ham and cheese sliders
7. Fried Cheese curds with apple butter and ranch
8. Smoked salmon dip with bread (or trout)
9. Conch Fritters - batter from Sysco
10. Warm Brie with honey and toasted almonds with fresh bread
11. Buffalo chicken dip with chips

ENTREES

1. Chicken and waffles
2. Fish Fry & Fries (Cod) with anchovy tartar sauce
3. Teriyaki chicken rice bowl with broccoli or tofu
4. Spicy Szechuan Dan Dan noodles with pork sausage
5. Adult mac cheese udon noodles (add on: chicken, mushrooms)
6. Thai peanut sesame noodles (V)
7. Pesto pasta (add on: sun-dried tomatoes, artichoke hearts, grilled chicken) (V)

PIZZA

1. 4-Meats - Sausage, Pepperoni, bacon, ham
2. *Pesto - pesto, red sauce, feta, mushrooms, onions, black olives*
3. Supreme - sausage, pepperoni, green peppers, onions, black olives
4. Gourmet - Pepperoni, sundried tomatoes, hot honey
   *Make your own - Onions, Jalapenos, Black Olives, Green Pepper, Banana Peppers, sausage, pepperoni, ham, bacon, sundried tomatoes, Prosciutto, gorgonzola, pear

BURGERS

1. BBQ - Burger with BBQ sauce, cheese and onion straws
2. Savory - Fried egg, cheese, bacon burger
3. Tiki - Burger (Teriyaki, pineapple)
4. Steakhouse - A1, Heinz 57, mayo, Spicy pickles, cheddar
5. *Eden - Black Bean Patty, Feta, avocado, grilled onions, grilled peppers*
6. **Gluten-free wrap or bun available*

SANDWICHES

1. Blackened cajun chicken sandwich on croissant



2. Hot Italian sandwich on sourdough
3. Pesto chicken sandwich on sourdough
4. Reuben - pastrami, swiss, russian dressing, cole slaw
5. Hot honey fried chicken sandwich on a bun
6. Sunday Sarnie - burrata or goat cheese, pesto, rocket arugula, procuitto, hot paprika pepperoni, hot honey on fresh pizza crust folded over
7. Vegggie Sarnie - burrata or goat cheese, pesto, rocket arugula, sundried tomatoes, hot honey on fresh pizza crust folded over

CHEF'S SPECIALTY - BY MONTH:

1. Chicken Quesadilla with bacon, onions, salsa and sour cream
2. Chicken parmesan with fettuccine alfredo
3. Fettuccine Alfredo (add ons: Andouille sausage, artichoke hearts, black olives)
4. Lasagna

SIDES

1. French fries (V)
2. Cheese Curds (V)
3. Pickled Beets with fresh dill (V)
4. Wedge salad (V)
5. Cole slaw (V)

KIDS MENU

1. Grilled cheese (V)
2. Quesadilla (V)
3. Kraft Mac n cheese (V)
4. Chicken fingers (frozen)
5. Corn dogs (frozen)
6. Pretzel dog (frozen)
7. *includes applesauce, carrots, drink

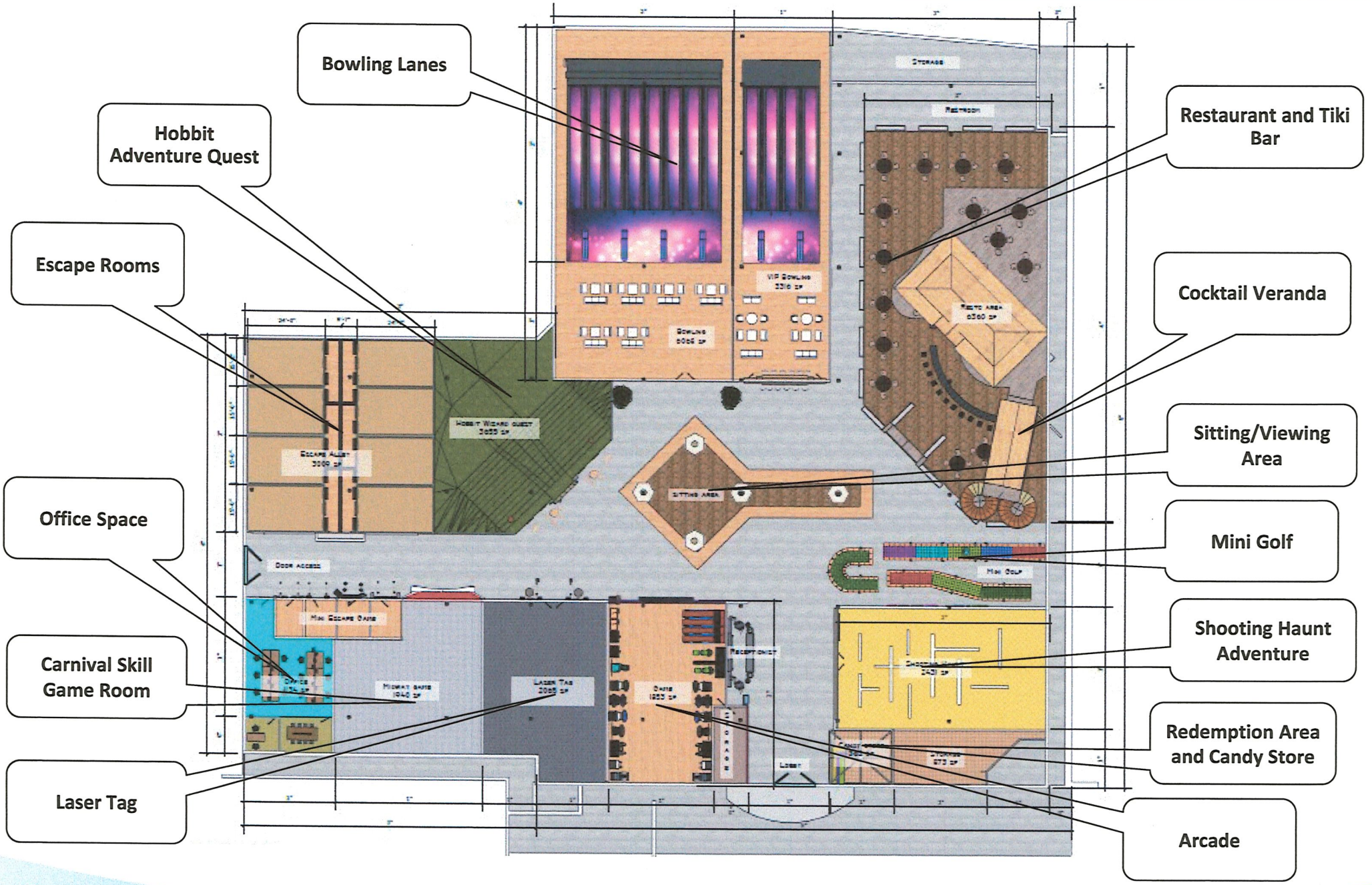
DESSERTS

1. Nutella pizza
2. Teeny Tiny sundae
3. Bananas flambe with ice cream
4. Key lime pie
5. Apple caramel cheesecake (from sysco)

ICE CREAM DRINKS

1. Grasshopper with chocolate rim
2. Brandy Alexander
3. Mudslide
4. Chocolate Shakes (or Malt)

Venue Floor Plan



Thrill Factory Overview

- Guy Kitchell is focused on the continued development and growth of his existing businesses and further expanding into the FEC sector with Thrill Factory.
- Thrill Factory will be a 48,000 sq. ft. multi-attraction family entertainment center, located in Madison, WI, inside the East Towne Mall. The FEC with have a entry way leading to the parking lot as well as another that leads into the rest of the mall.
- The venue will feature twelve escape rooms (4 of which are mini), twelve bowling lanes, a laser tag arena with laser maze, Hobbit adventure quest, mini golf, walk-though shooting haunt adventure, carnival skill game room, arcade with redemption center, three private event rooms, and more. (See Venue Attractions)
- Thrill Factory will feature a Polynesian themed restaurant, Tiki bar, and an upper deck cocktail veranda. (See Food and Beverage Overview)
- The venue will have excellent roadway visibility as well as direct access to the area's key thoroughfares, Interstate 90 and U.S. Highway 151.
- The primary focus of the venue will be to serve both families and adults, but it will have numerous entertainment options for patrons of all ages and will seek to be a top option for social gatherings, family outings, corporate events, birthday parties, date nights, and young professionals meeting after work.
- The Thrill Factory concept and design will give nearby residents a combined upscale entertainment and dining option that is lacking in the market.
- Note that Thrill Factory will have certain synergies with Guy's other leisure businesses which include:
  - Quick repairs on attractions as Thrill Builders is only 5 minutes away and these repairs will be done at cost
  - Escape In Time employees are nearby and could be employed at Thrill Factory or train the new Thrill Factory employees
  - Shop space at Thrill Builders will be available to test Thrill Factory attractions







June 2024 ALRC New License

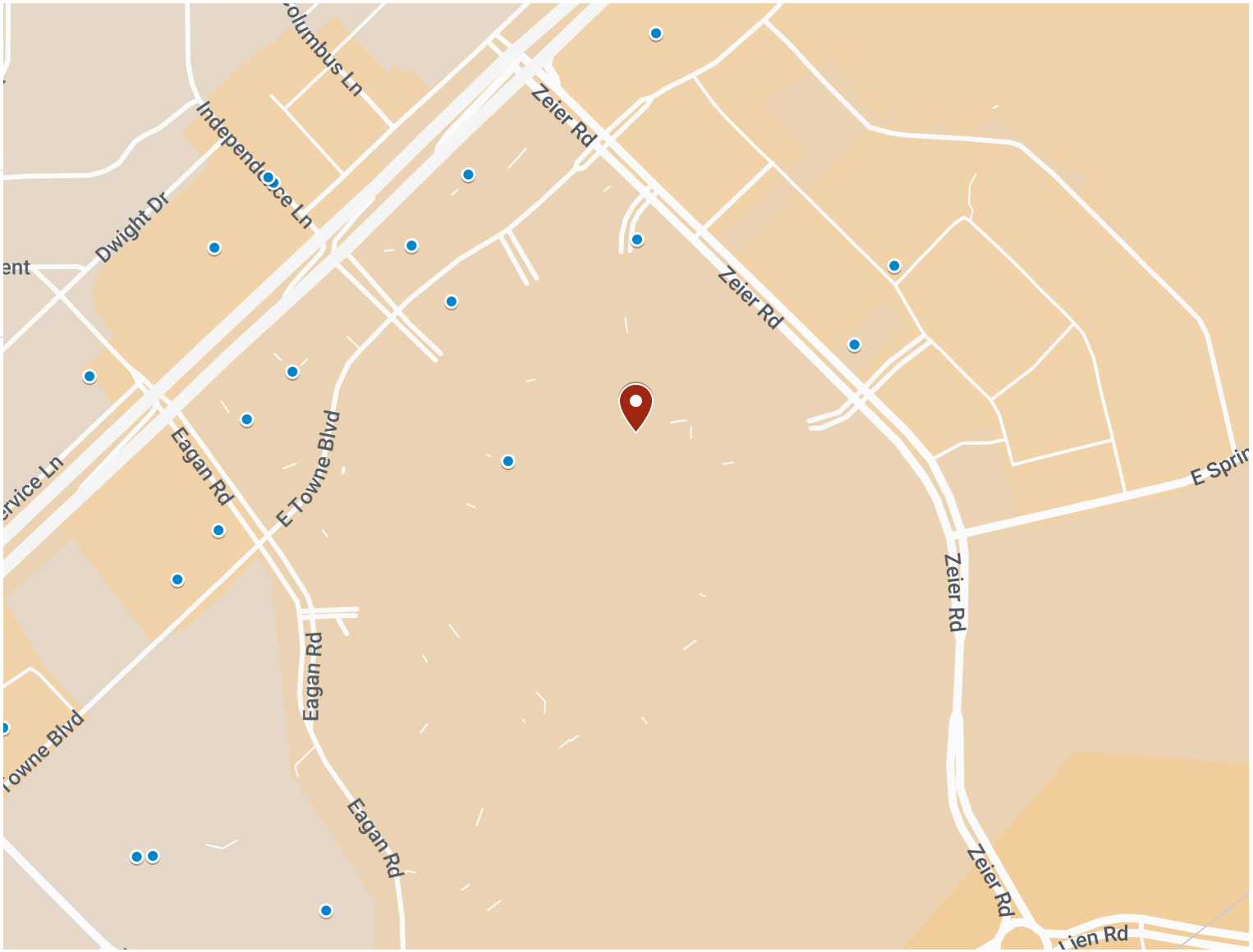
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83714

File ID:	83714	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/29/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Handyspot 108 LLC • dba Handyspot 108 LLC
5551 Eastpark Blvd • Agent: Harvinder Singh
Class A Beer
Police Sector 520 (District 17)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	16.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2024-00290 App.pdf, LICLIA-2024-00290 Supplemental.pdf, 5551 Eastpark Blvd map.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	05/29/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	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	06/26/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass

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

Text of Legislative File 83714

Title

Public Hearing - New License
Handyspot 108 LLC • dba Handyspot 108 LLC
5551 Eastpark Blvd • Agent: Harvinder Singh
Class A Beer
Police Sector 520 (District 17)

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)

LICL/A.2024.00290
(License number)

17 (Alder District #) 520 (Police Sector)

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.

   HANDYSPOT 108 LLC (HANDYSPOT 108 LLC)

2. Trade Name (doing business as) HANDYSPOT 108 LLC

3. Address to be licensed 5551, East Park Blvd, Madison, WI 53718

4. Mailing address 5551, East Park Blvd, Madison, WI 53718

5. Anticipated opening date 06/23/2023

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.

   BEER & WALKING COOLER, SALES AREA AT STORE AND CABE BACKROOM AT 5551, EAST PARK Blvd, MADISON.

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

   Indoor: _____ Outdoor: _____ N/A

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

    FRONT OF STORE AND MONITORED BY SURVILLANCE CAMERA.

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

    ☐ No ☑ Yes, license issued to HANDYSPOT 108 LLC (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 HARVINDER SINGH

13. City, state in which agent resides MCFARLAND

14. How long has the agent continuously resided in the State of Wisconsin? 10 months

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

    ☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 07/12/2023

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

    WISCONSIN 06/23/2023

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
OWNER	HARVINDER SINGH	MCFARLAND, WI
OWNER	KULJITPAUL SINGH	FORT ATKINSTON, 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.

    HARVINDER 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) _____

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
5:00am 10:00pm	5:00am 10pm	5am - 10pm	5am - 10pm	5am - 10pm	5am - 10pm	5am - 10pm
(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. N/A

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 N/A

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, 2024.

38. State Seller's Permit 456-1031441874-04

39. Federal Employer Identification Number 93-1509389

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

Contact person HARVINDER SINGH

Business phone 269-605-3005 Business e-mail address HANDYSPOT108@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 _____

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.*

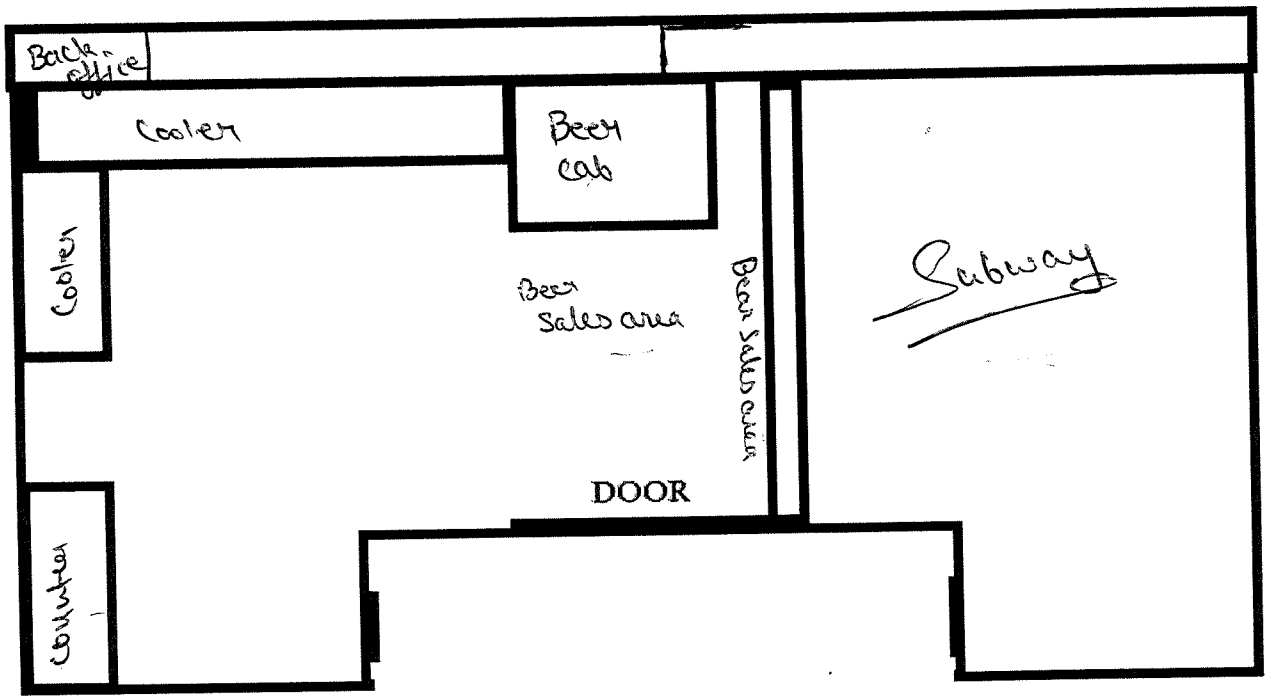
Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

[signature] _____
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

05/02/2024
(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 _____		

HANDYPSOT 108 LLC FLOOR PLAN



HANDYSPOT 108 LLC
BUSINESS PLAN

Prepared by:

5551 EAST PARK BLVD

MADISON, Wisconsin 53718

608-284-9579

HANDYSPOT108@GMAIL.COM

1. EXECUTIVE SUMMARY

HANDYSPOT 108 LLC (referred to from hereon in as the "Company") was established as a Limited Liability Company at 5551 EAST PARK BLVD, MADISON, Wisconsin 53718 with the expectation of rapid expansion in the gas station & convience store industry.

Business Description

The Company was formed on 06/01/2023 as Limited Liability Company under Wisconsin state laws and headed by _____.

The Company currently employs 2 full-time employees and _____ part-time employees.

New Service

The Company is prepared to introduce the following service to the market:

CONVINENCE STORE: GAS, PACKAGE FOOD, BEER, POP

SOM Liquor Ordering YouTube McAfee Security

II. BUSINESS SUMMARY

Industry Overview

In the United States, the gas station & convience store industry presently makes 1,580,000.00 dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

MADISON AREA

MADISON AREA

The estimated number of potential clients within the Company's geographic scope is 120.00.

Competition

In the gas station & convience store industry, customers make choices based upon _____.

The level of competition is HIGHLY COMPETITIVE

The primary competitors for the business are the following: KWIK TRIP.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

June 2024 ALRC New License

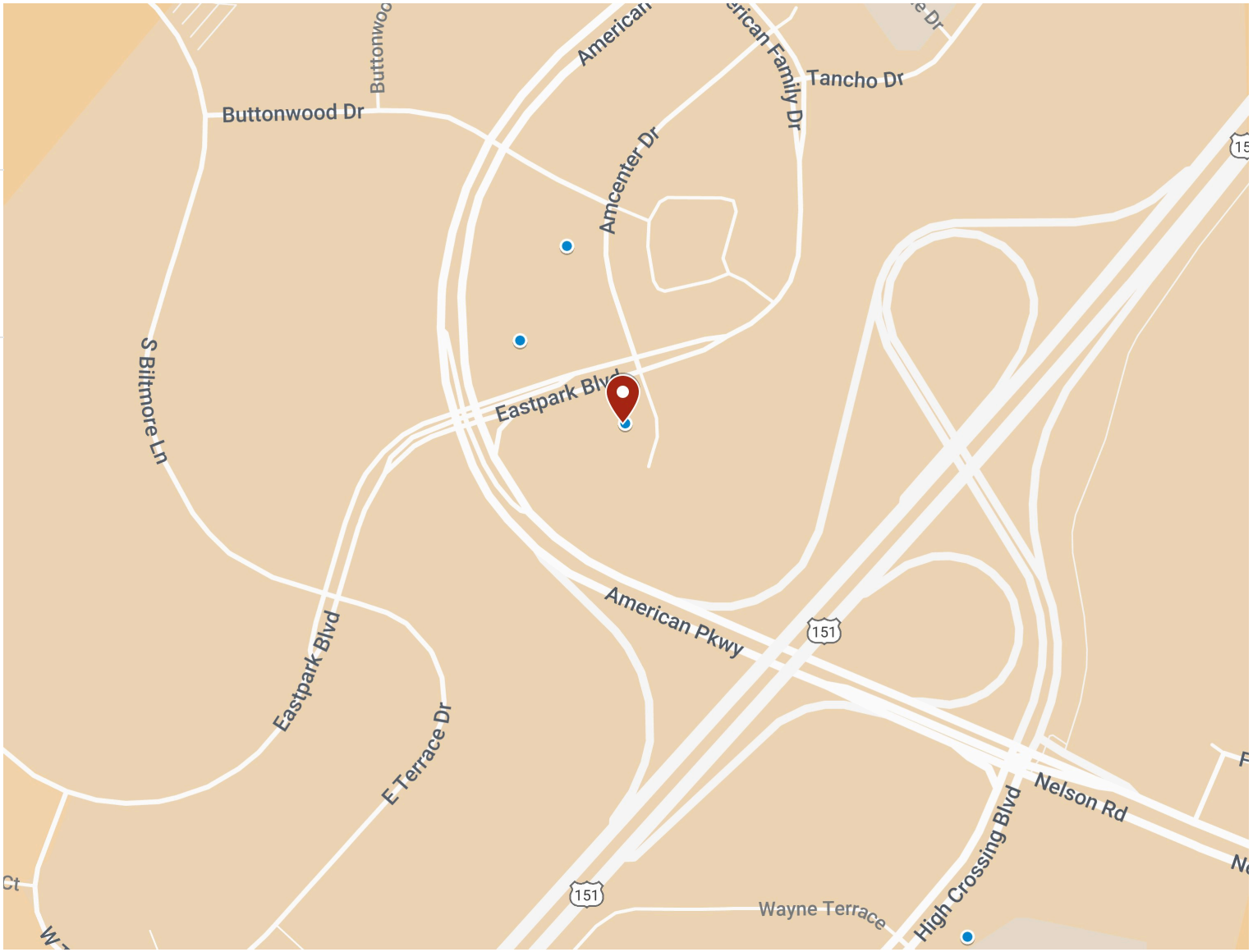
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83780

File ID:	83780	**File Type:**	License	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	05/31/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Stanuto LLC • dba Bennetts Meadowood Country Club
2009 Freeport Rd • Agent: Jefferson Stanley
Estimated Capacity (in/out): 98/12
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 17.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00348 App.pdf, LICLIB-2024-00348 Floor Plan.pdf, 2009 Freeport Rd map.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	05/31/2024	Referred for Introduction				
	Action Text:	This License was Referred for Introduction					
	Notes:	Alcohol License Review Committee- Public Hearing (6/26/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	

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

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING	Pass

Action Text: A motion was made by Carter, seconded by Myadze, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 83780

Title

Public Hearing - New License
Stanuto LLC • dba Bennetts Meadowood Country Club
2009 Freeport Rd • Agent: Jefferson Stanley
Estimated Capacity (in/out): 98/12
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

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)

LICLIB - 2024-00348
(License number)

(Alder District #) (Police Sector)

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.

   Stanuto LLC

2. Trade Name (doing business as) Bennetts Meadowood Country Club

3. Address to be licensed 2009 Freeport Rd., Madison, WI 53711

4. Mailing address 811 East Washington Ave., Suite 400, Madison WI 53703

5. Anticipated opening date June 27, 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.

   Alcoholic beverages are sold / permitted in main bar and outdoor patio. Alcoholic beverages are kept in storage room and walk-in cooler.

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

   Indoor: ~~98%~~ 98 Outdoor: ~~2%~~ 12

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

    Parking lot is monitored by lights maintained by MG&E and security video.

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 Jefferson Stanley

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 18 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, Date of registration 3/4/24, LLC

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
Member	Jefferson Stanley	Madison, WI
Member	Bernie Caputo	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.

    First Corporate Solutions

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 _____

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-6pm	6am - 10pm	6am - 10pm	6am - 1am	6am - 1am	6am - 1am	6am - 1am
(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:
60 % Alcohol 40 % 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, 2025.

38. State Seller's Permit 456-1031754737-04

39. Federal Employer Identification Number 99-1829389

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

Contact person Jefferson Stanley

Business phone 608-736-9440 Business e-mail address BennettsMeadowood@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 _____

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.

Jefferson Stanley
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

5/19/2024
(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 _____

Restaurant

Restaurant Floor

June 2024 ALRC New License

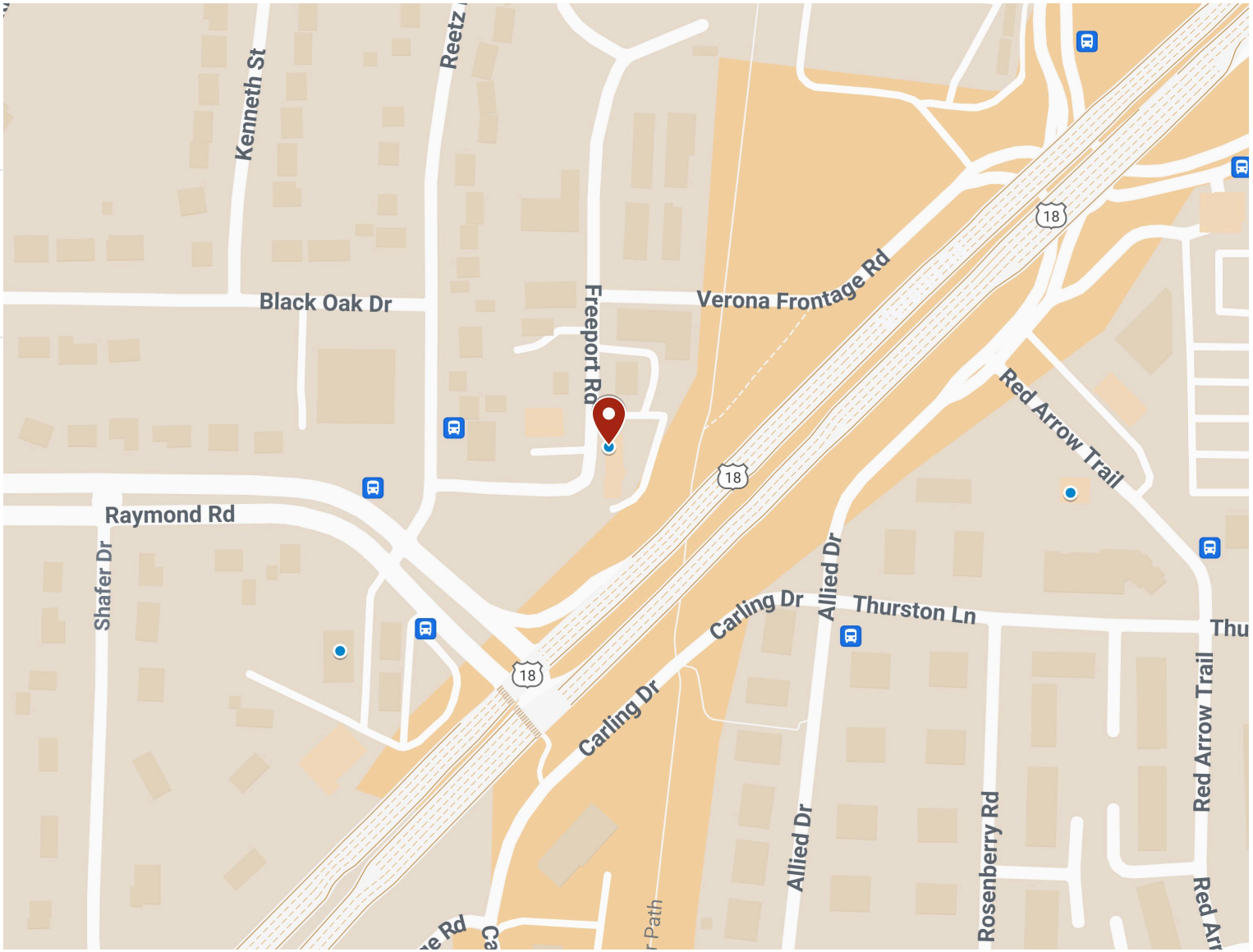
Existing Licenses.xlsx

All items

New Licenses.xlsx

All items

New licenses are drops, existing licenses are dots.



City of Madison

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

Master

File Number: 83952

File ID:	83952	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	06/14/2024
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 Verizon Small Cell Facility at 1050 University Ave.			**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 Verizon Small Cell Facility at 1050 University Ave. (District 8)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 18.

Sponsors: MGR Govindarajan

Effective Date:

Attachments: UW MADISON-SC22_534604_SITE PLAN 4_05-13-24.pdf, UW MADISON SC22_Noise variance_06-06-2024.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2024	Robert Mulcahy	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/14/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works Public Hearing (6/26/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Refer	BOARD OF PUBLIC WORKS	06/26/2024		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	06/26/2024	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

1. perform work generating decibels above 60 between Aug 11th and 23rd.
2. limit work generating above 60 decibels between 7pm - 10pm.

The motion passed by voice vote/other.

Notes: A motion was made by Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

1. perform work generating decibels above 60 between Aug 11th and 23rd.
2. limit work generating above 60 decibels between 7pm - 10pm.

Text of Legislative File 83952

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 Verizon Small Cell Facility at 1050 University Ave. (District 8)

Body

PREAMBLE

Concordia Wireless, Inc., working on behalf of their client Verizon, submitted plans and associated documentation and received a small cell permit to install a new small cell facility within the right-of-way, located at 1050 University Ave. (near the intersection of University Ave. & Mills St.) in June of 2021. Since that time, the ability to coordinate with ongoing work on University Ave. in this area has prevented that facility from being installed. This installation will include a new pole within the right-of-way, as allowed by State Statute and City Ordinances, along with the necessary equipment, wiring, and underground utility installations. The goal of this permitted work is to improve Verizon wireless service coverage in the area.

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. It is anticipated that the Contractor performing this work will call for permission to perform the work required to complete the project outside the hours of 7:00 AM to 7:00 PM because:

1. Work at this location requires a lane closure on the north side of University Ave. and potentially Park St., which are major transportation routes
2. Ongoing work with the UW project (CDIS) already includes a lane closure on the southerly side of University Ave., which will continue for quite sometime
3. An additional lane closure on University Ave. during the hours of 7am and 7pm would have major impacts to vehicle, bike and pedestrian traffic and Metro service through downtown

The proposed activities beyond the hours of 7:00 AM to 7:00 PM may be as follows:

1. Removal and replacement of concrete sidewalk

2. Installation of conduit and wiring, and associated items for electrical and fiber connections to the small cell facility
3. Installation of concrete foundation, new pole, and small cell equipment on the pole

The planned schedule for the work is from July 22, 2024 until August 22, 2024, and work between the hours of 7pm and 6am will be limited to two weeks (14 calendar days) during this duration.

Construction activities generally exceed the noise limits imposed by the Madison General Ordinances and temporary construction activity between the hours of 7:00 AM to 7:00 PM is allowed to exceed the noise limits imposed by the Madison General Ordinances section 24.08 (3) provided the Common Council adopts a resolution allowing the construction.

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM and 7:00 AM on 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 and 7:00 PM are limited to those activities identified in this resolution, the hours specified, and the number of occurrences, and

BE IT FURTHER RESOLVED, that the Contractor shall provide a written notification for work beyond normal hours to the City Engineer and District 8 Alder at least 72 hours before such work is anticipated, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire on August 22, 2024.

LEGEND & SYMBOLS

- UTILITY POLE
- SIGN
- TELCO PEDESTAL
- FIRE HYDRANT
- LIGHT STANDARD
- INLET
- CATCH BASIN
- MANHOLE
- TRAFFIC SIGNAL
- BUFFALO BOX
- VALVE BOX
- HANDICAPPED PARKING SPACE
- TREE
- TREE LINE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRES
- OE — OVERHEAD ELECTRIC WIRES
- OF — OVERHEAD FIBER OPTIC WIRES
- LOT LINE
- PROPERTY LINE
- CENTER LINE
- GAS — UNDERGROUND GAS
- C — UNDERGROUND COMMUNICATION WIRES
- E/UE — UNDERGROUND ELECTRIC WIRES
- UF — UNDERGROUND FIBER OPTIC WIRES
- T — UNDERGROUND TELCO WIRES
- W — WATER MAIN
- TEST WINDOW

TRAFFIC CONTROL TO FOLLOW PAGE 34 OF THE WORKZONE SAFETY HANDBOOK.

GC TO ACQUIRE METRO BUS APPROVAL AT LEAST 7 DAYS PRIOR TO CONSTRUCTION START; CONTACT TIM SOBOTA: PHONE: (608) 261 - 4289

GC TO RESTORE THE SITE TO ITS ORIGINAL CONDITION AFTER CONSTRUCTION COMPLETION, STANDARD CITY OF MADISON TERRACE RESTORATION SPECS APPLY

IMPORTANT NOTES:

1. GC TO HIRE PUBLIC DIGGER & PRIVATE LOCATE SERVICE IN ORDER TO LOCATE AND PROTECT ANY AND ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.

2.THESE PLANS MAY NOT CONTAIN OR REVEAL ALL SUBSURFACE UTILITIES; GC IS RESPONSIBLE OF LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION

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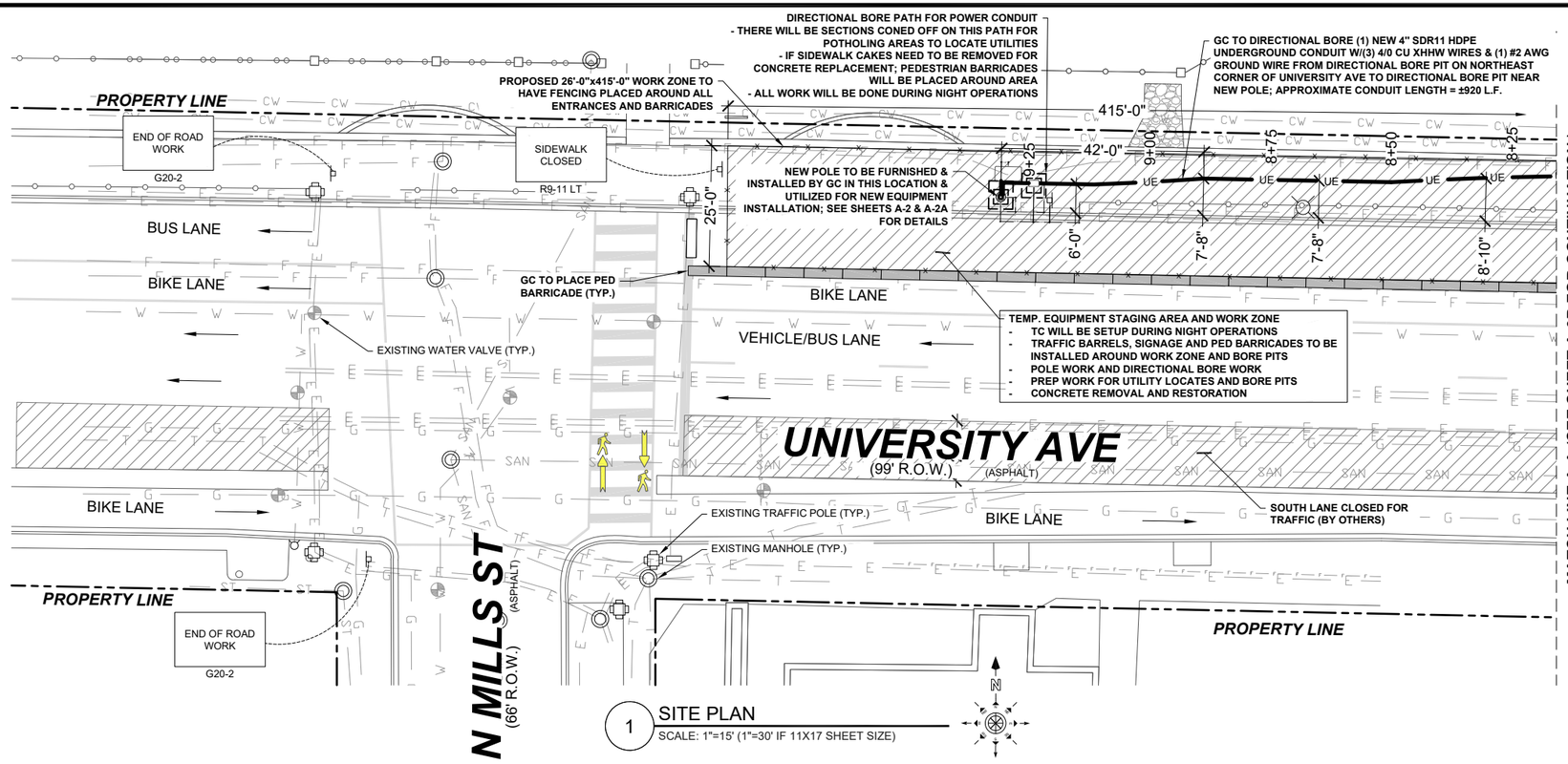
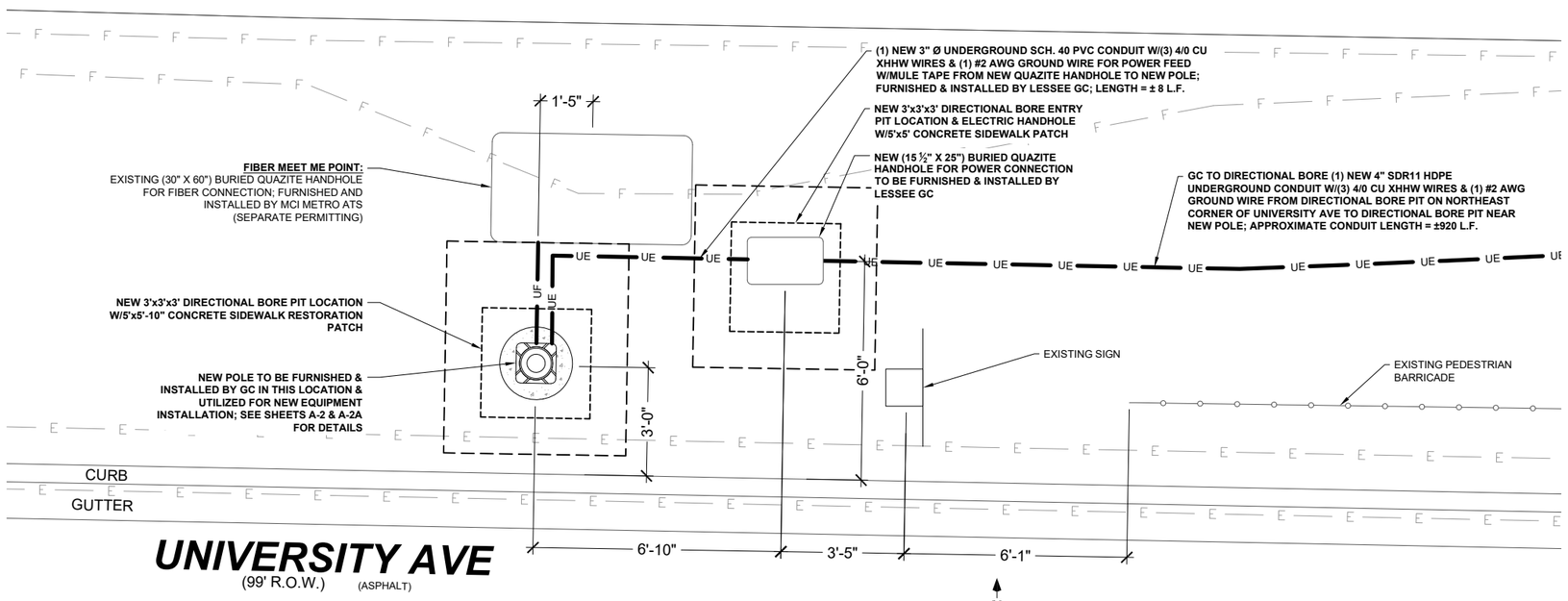


1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)



2 STANDALONE POLE DETAIL
SCALE: 1"=10' (1"=20' IF 11X17 SHEET SIZE)

VW PERSONAL COMMUNICATIONS
limited partnership
d/b/a VERIZON WIRELESS

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LICENSE # 3323-011- D.B.A.
CONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM,IL 60188
MAIN: (847) 981-0801

DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PHASE 1 - INITIAL START, EXPECTED 1-2 WEEKS TO COMPLETE
- PREP SURFACES, POT HOLE, DEMO SIDEWALK, POLE FOUNDATION.
- INSTALL VERIZON FIIBER INSTALLATION
- TC SETUP DURING NIGHT OPERATIONS
- CONCRETE REMOVAL AND RESTORATION OF SIDEWALK
- SET POLE FOLLOWING WEEK
- COMPLETE VERIZON POLE WORK AFTER POLE SET
- START DIRECTIONAL BORE PREP WORK

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 1

SHEET NUMBER:
A-0A

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LEGEND & SYMBOLS

- UTILITY POLE
- SIGN
- TELCO PEDESTAL
- FIRE HYDRANT
- LIGHT STANDARD
- INLET
- CATCH BASIN
- MANHOLE
- TRAFFIC SIGNAL
- BUFFALO BOX
- VALVE BOX
- HANDICAPPED PARKING SPACE
- TREE
- TREE LINE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRES
- OE — OVERHEAD ELECTRIC WIRES
- OF — OVERHEAD FIBER OPTIC WIRES
- LOT LINE
- PROPERTY LINE
- CENTER LINE
- GAS — UNDERGROUND GAS
- C — UNDERGROUND COMMUNICATION WIRES
- E/UE — UNDERGROUND ELECTRIC WIRES
- UF — UNDERGROUND FIBER OPTIC WIRES
- T — UNDERGROUND TELCO WIRES
- W — WATER MAIN
- TEST WINDOW

TRAFFIC CONTROL TO FOLLOW PAGE 34 OF THE WORKZONE SAFETY HANDBOOK.

GC TO ACQUIRE METRO BUS APPROVAL AT LEAST 7 DAYS PRIOR TO CONSTRUCTION START; CONTACT TIM SOBOTA: PHONE: (608) 261 - 4289

GC TO RESTORE THE SITE TO ITS ORIGINAL CONDITION AFTER CONSTRUCTION COMPLETION, STANDARD CITY OF MADISON TERRACE RESTORATION SPECS APPLY

IMPORTANT NOTES:

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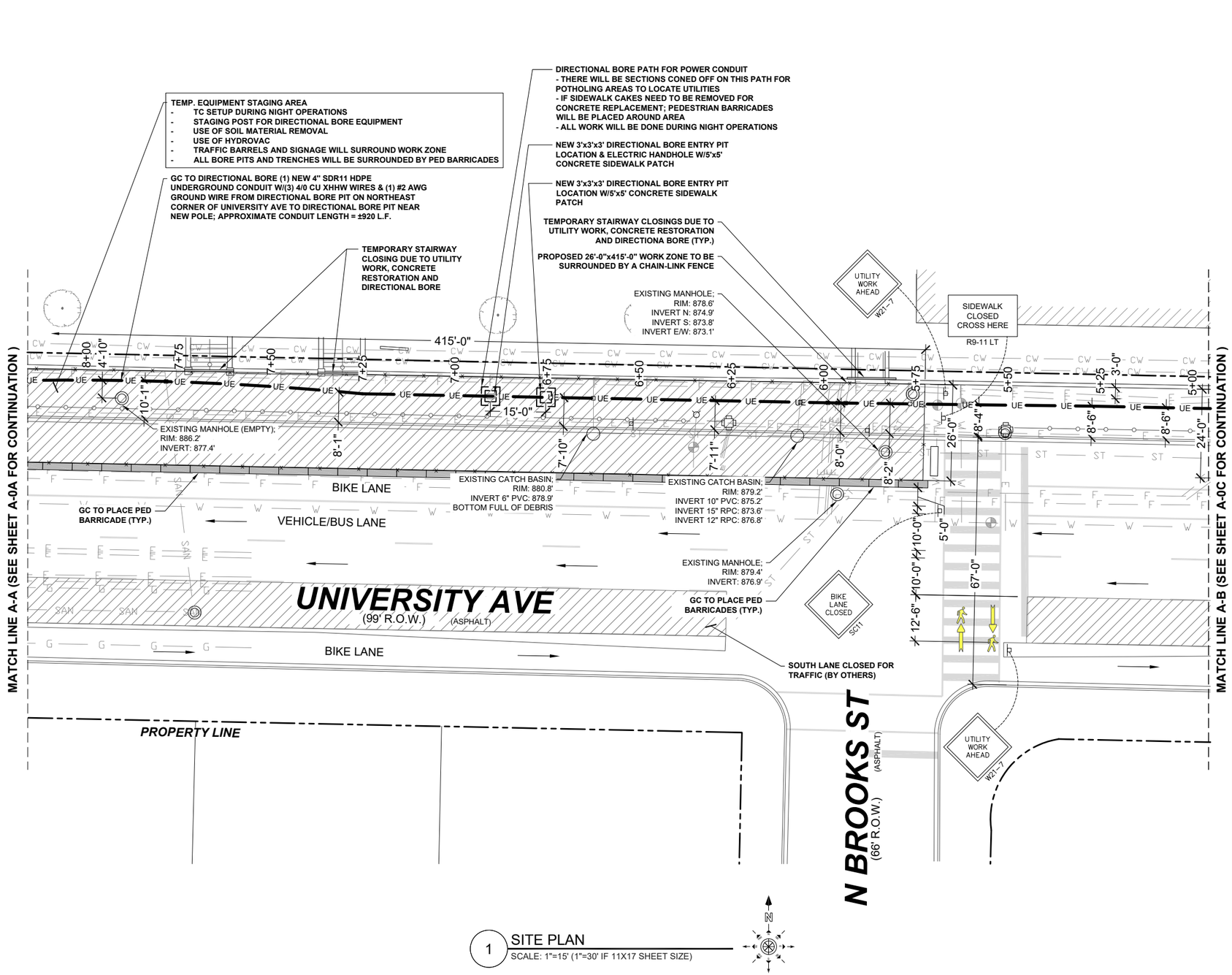

1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)

VW PERSONAL COMMUNICATIONS
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DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PHASE 2- EXPECTED TO COMPLETE IN 1-2 WEEKS.
- TC SETUP DURING NIGHT OPERATIONS
- POT HOLING AND PREP WORK FOR DIRECTIONAL BORE
- CONCRETE RESTORATION IN SIDEWALK
- CONCRETE REMOVAL FROM BORE PITS
- PED WALKWAYS WILL STAY OPEN
- INSTALLATION OF POWER CONDUIT

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 2

SHEET NUMBER:
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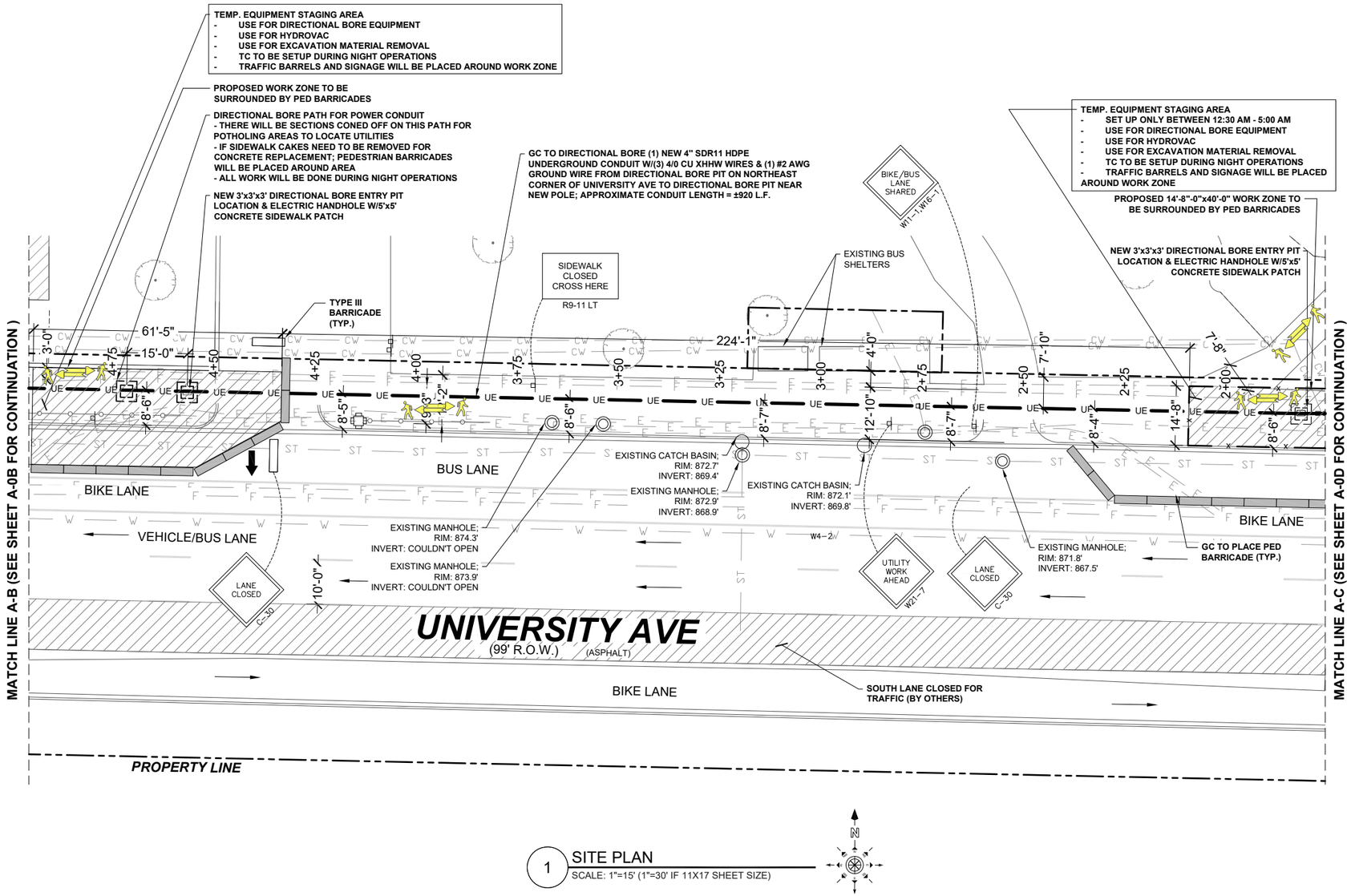

1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)

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CAROL STREAM,IL 60188
MAIN: (847) 981-0801

DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PHASE 2 - EXPECTED TO COMPLETE WORK IN 1-2 WEEKS
- TC SETUP DURING NIGHT OPERATIONS
- DIRECTIONAL BORE WORK FOR POWER CONDUIT
- REMOVAL AND RESTORATION OF CONCRETE SIDEWALK
- PREP WORK FOR POTHOLING AND BORE PITS
- MACHINERY SETUP
- ALL SIDEWALK WALKWAYS WILL STAY OPEN
- TEMP DRIVEWAY CLOSING

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 2

SHEET NUMBER:
A-0C

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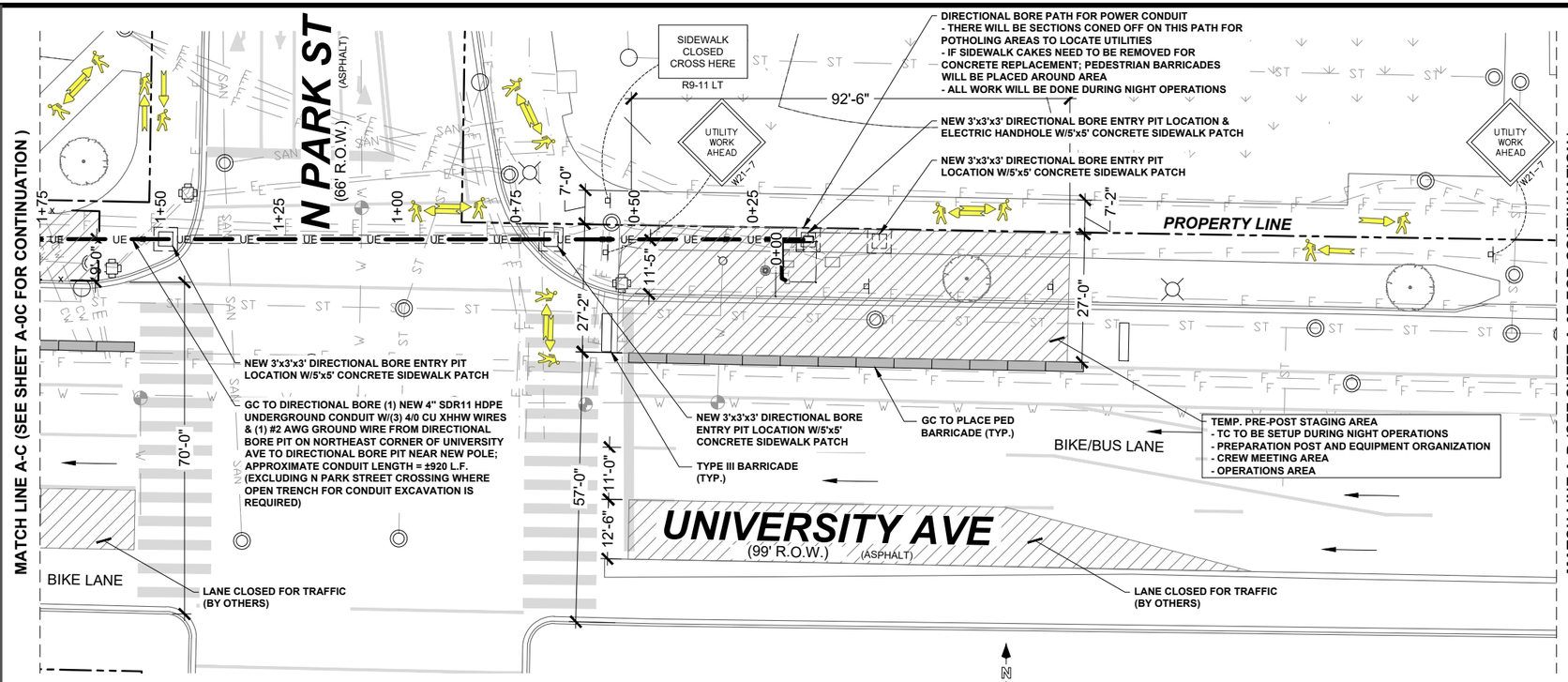

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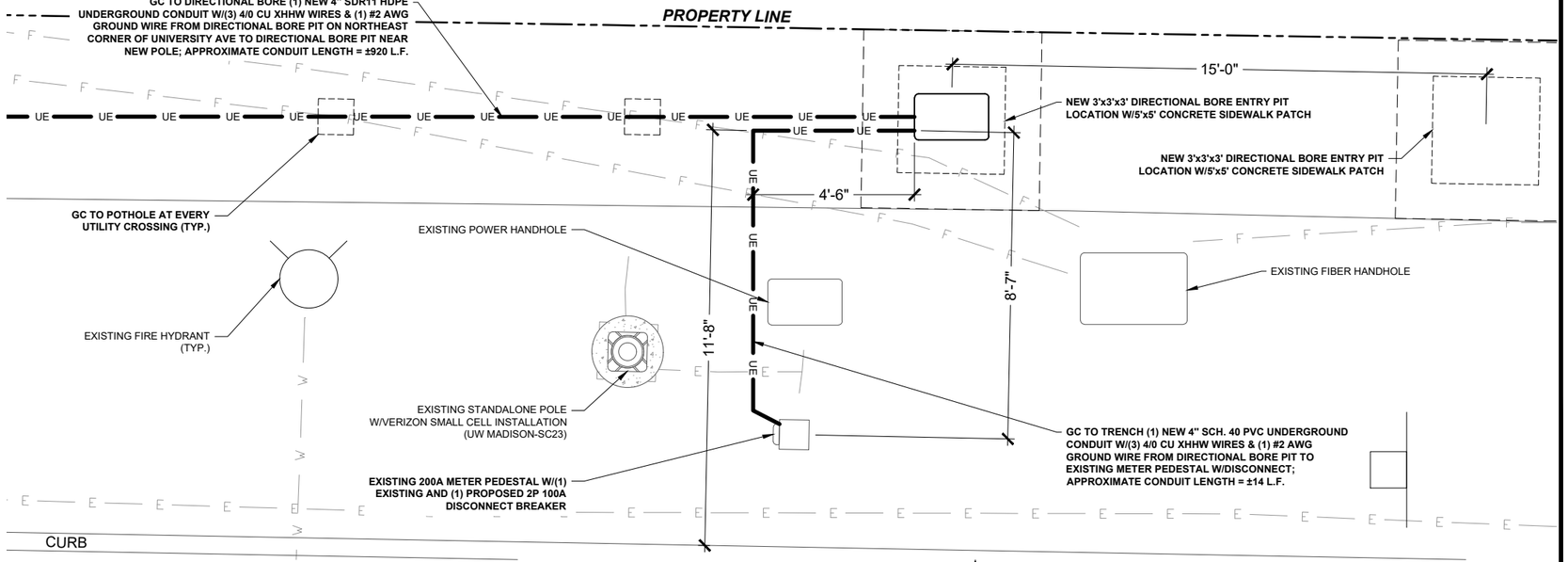
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)



2 POWER SOURCE PLAN
SCALE: 1"=10' (1"=20' IF 11X17 SHEET SIZE)

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MAIN: (847) 981-0801

DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PHASE 1-3 - EXPECTED TO COMPLETE OPERATION IN 3-4 WEEKS
- TC TO BE SETUP ON UNIVERSITY DURING NIGHT OPERATIONS
- ALL BORE PITS AND TRENCHES WILL BE SURROUNDED BY PED BARRICADES
- CLEANUP OF SITE AND REMOVAL OF EQUIPMENT EVERY NIGHT
- OUTDOOR LIGHTING EQUIPMENT WILL BE STAGED

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 1-3

SHEET NUMBER:
A-0D

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TRAFFIC CONTROL TO FOLLOW PAGE 38 AND 55 OF THE WORKZONE SAFETY HANDBOOK.

GC TO ACQUIRE METRO BUS APPROVAL AT LEAST 7 DAYS PRIOR TO CONSTRUCTION START; CONTACT TIM SOBOTA: PHONE: (608) 261 - 4289

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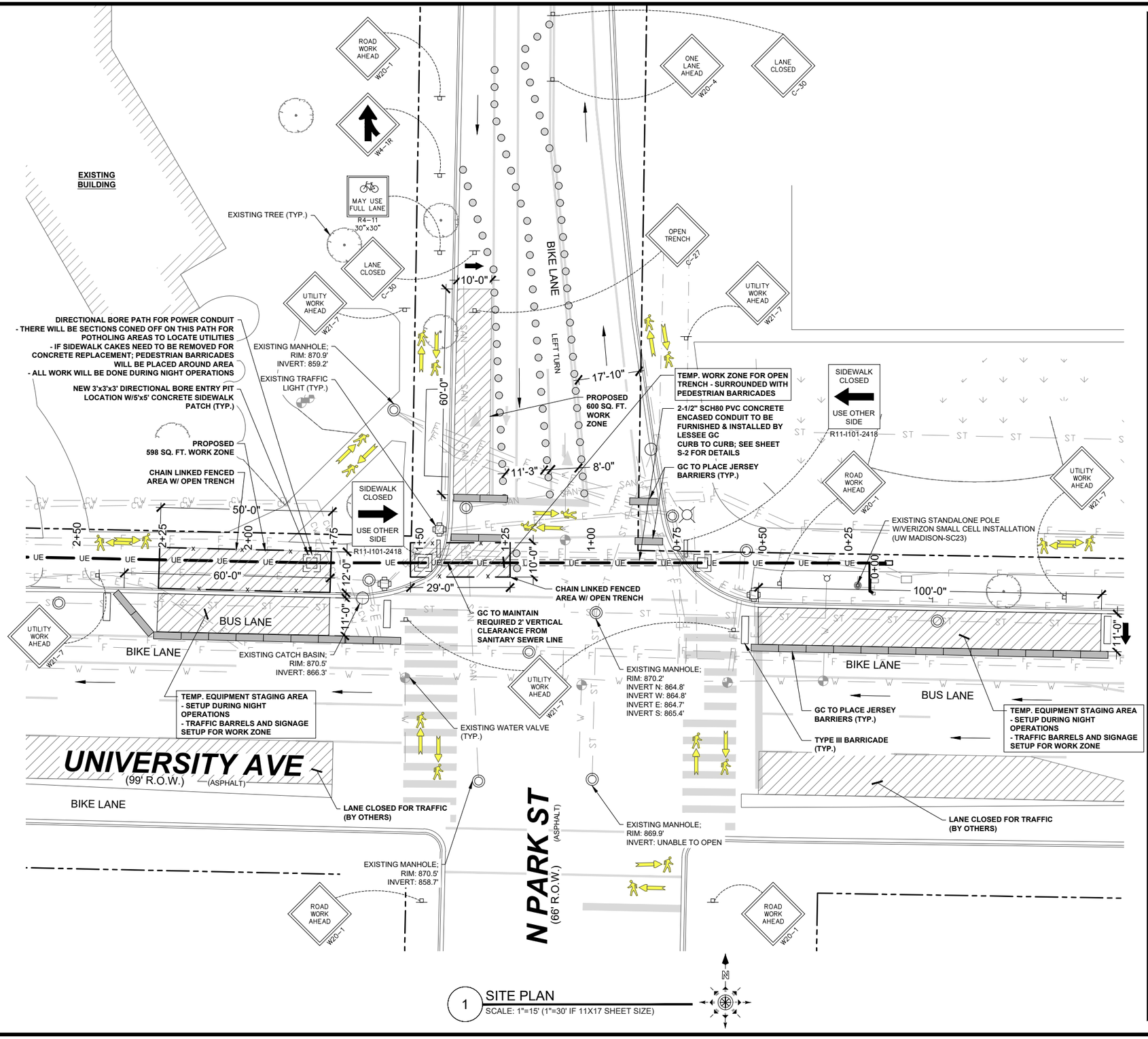

1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)

PHASE 3 - WILL TAKE 1-2 WEEKSTO COMPLETE
- TC SETUP DURING NIGHT OPERATIONS
- POT HOLE, PREP AND CONCRETE REMOVAL AND ASPHALT ROADWAY
- INSTALL OF POWER CONDUITS, DIRECTIONAL BORE SETUP.
- CONCRETE ENCASEMENT, BACKFILL RESTORATION AND CLEANUP
- SETUP OF TEMP. ADA RAMPS
- BORE PIT PREP AND EXCAVATING

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DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 3

SHEET NUMBER:
A-0E

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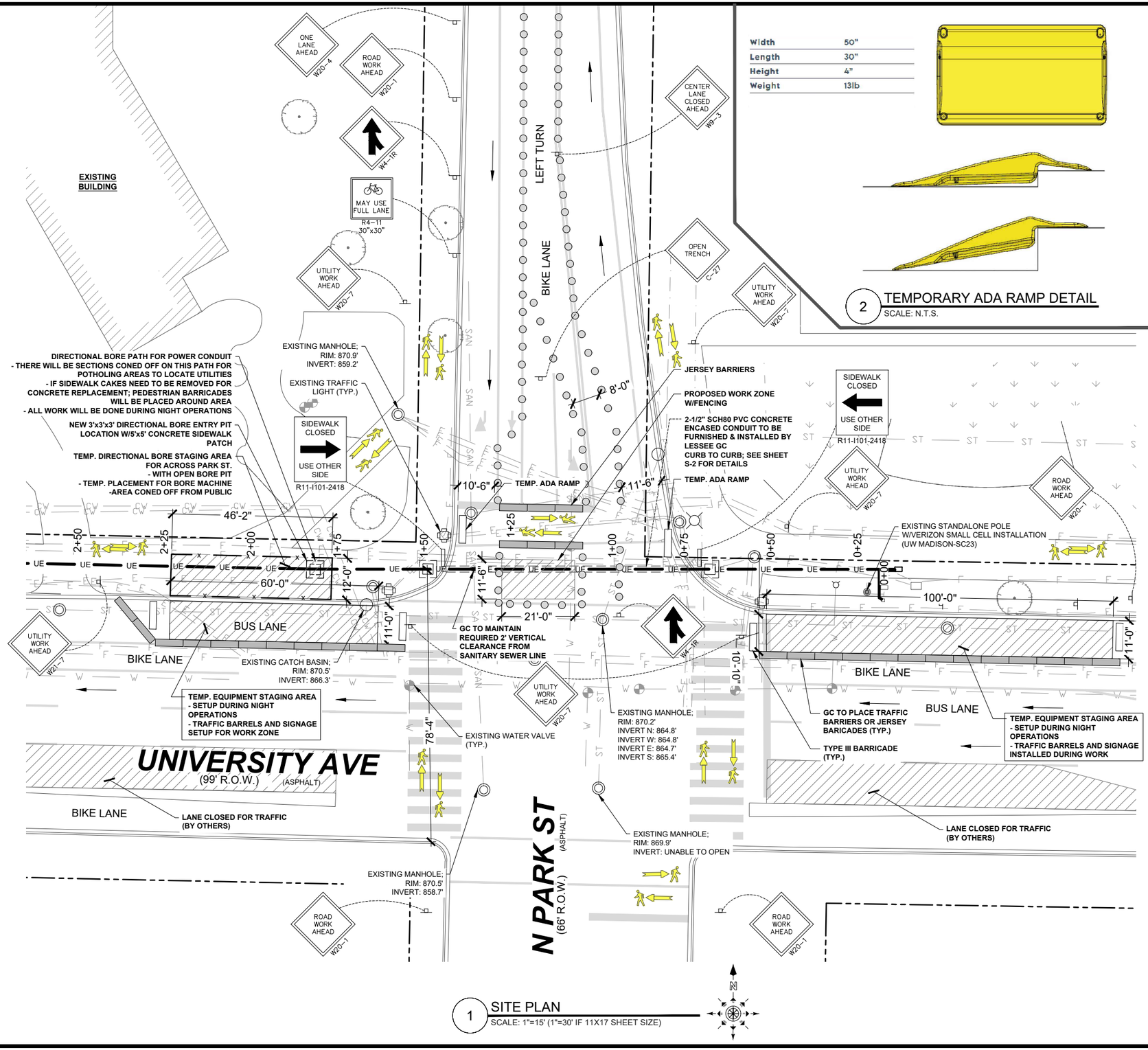

1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)

Width	50"
Length	30"
Height	4"
Weight	131lb

2 TEMPORARY ADA RAMP DETAIL
SCALE: N.T.S.

PHASE 3 - WILL TAKE ABOUT 1-2 WEEKS TO COMPLETE
- TC SETUP, DEMO ROADWAY FOR CONDUIT PATH
- INSTALL CONDUITS, POUR CONCRETE ENCASEMENT, BACKFILL
- RESTORATION OF ROADWAY, CLEANUP
- INSTALL GROUND VAULT, RESTORE SIDEWALK SURFACE AND CONCRETE POUR RESTORATION
- COMPLETION OF DIRECTIONAL BORE AND POWER WIRE INSTALL

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SHEET TITLE:
SITE PLAN
PHASE 3

SHEET NUMBER:
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IMPORTANT NOTES:

1. GC TO HIRE PUBLIC DIGGER & PRIVATE LOCATE SERVICE IN ORDER TO LOCATE AND PROTECT ANY AND ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.

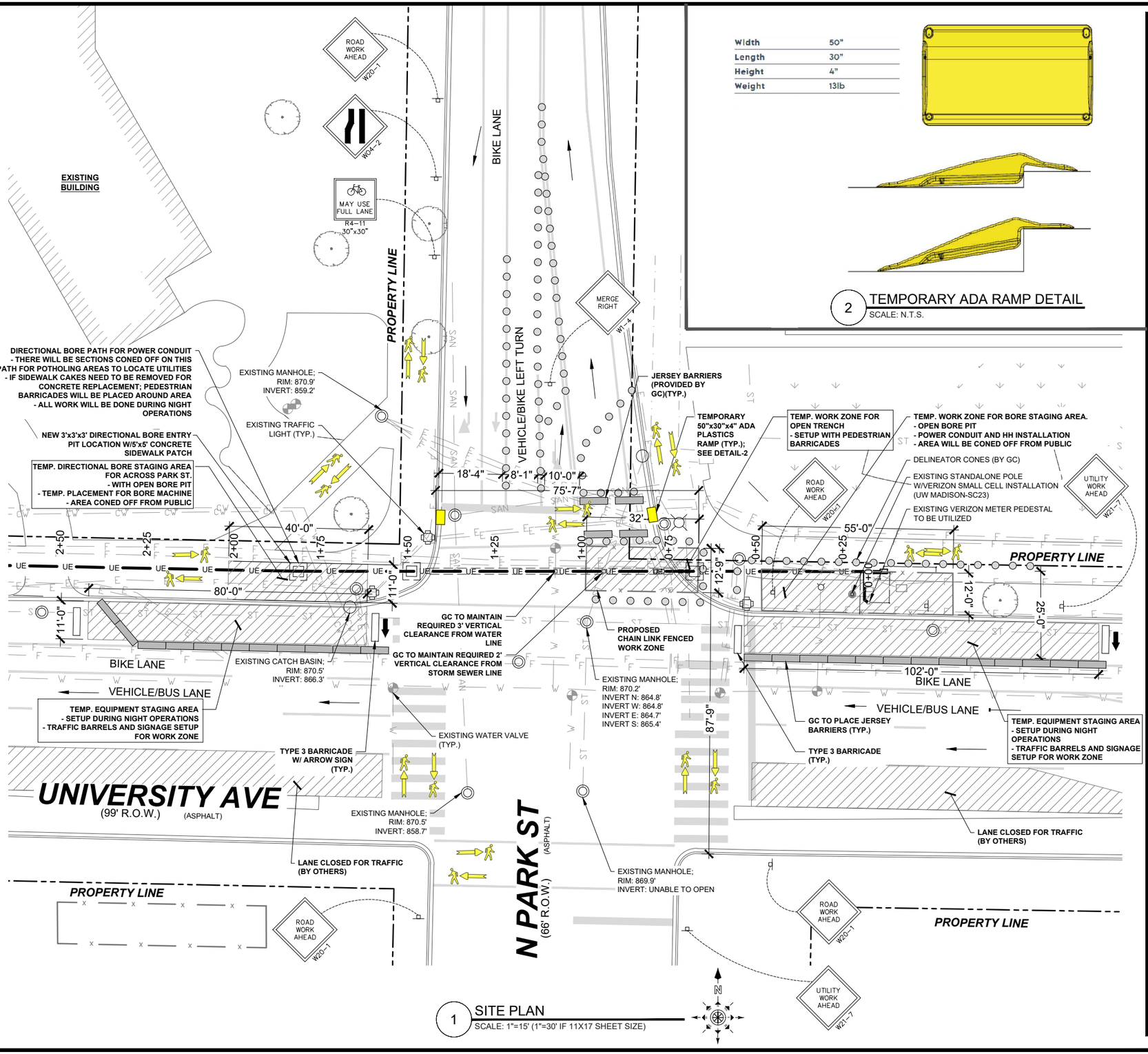
2.THESE PLANS MAY NOT CONTAIN OR REVEAL ALL SUBSURFACE UTILITIES; GC IS RESPONSIBLE OF LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION

3. GC WILL NOT START CONSTRUCTION UNTIL AFTER THEY RECEIVE THE PRE CON PACKAGE AND HAVE A PRE CON WALK WITH THE PM

4. GC TO OBTAIN "NO PARKING" SIGNS FOR WORK ZONE AREA AND POST MIN. 48 HRS IN ADVANCE OF CONSTRUCTION START.

5. BLOCKED PARKING METERS ARE SUBJECT TO A $18 FEE PER METER PER DAY, PAID FOR BY GC.

GC TO REVIEW SITE CONDITIONS WITH THE PLANS AND NOTIFY THE ENGINEER OF RECORD REGARDING ANY DISCREPANCIES; GC IS NOT TO PROCEED WITH CONSTRUCTION, UNLESS DISCREPANCIES HAVE BEEN ADDRESSED, AND REVISED PLANS APPROVED BY CITY OF MADISON AND ENGROW PERMIT UPDATED



1 SITE PLAN
SCALE: 1"=15' (1"=30' IF 11X17 SHEET SIZE)

Width	50"
Length	30"
Height	4"
Weight	13lb

2 TEMPORARY ADA RAMP DETAIL
SCALE: N.T.S.

PHASE 3 - 1-2 WEEKS TO COMPLETE
- TC SETUP ON UNIVERSITY AVE. ONLY DURING NIGHT OPERATION.
- DEMO OF PARK STREET ROADWAY
- INSTALLATION OF ENCASED POWER CONDUIT AND POWER WIRE
- DIRECTIONAL BORE WORK ACROSS PARK STREET
- CONCRETE RESTORATION OF ROADWAY
- TEMP SETUP OF ADA RAMPS

VW PERSONAL COMMUNICATIONS
limited partnership
d/b/a VERIZON WIRELESS

CONCORDIA, LTD
A PROFESSIONAL DESIGN FIRM
LICENSE # 3323-011- D.B.A.
CONCORDIA WIRELESS, INC.
361 RANDY ROAD
UNIT 101
CAROL STREAM,IL 60188
MAIN: (847) 981-0801

DRAWN BY: KS	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS

PROJECT #: 16067582
LOCATION #: 5000268576
UW MADISON-SC22
1050 UNIVERSITY AVE
MADISON, WI 53706

SHEET TITLE:
SITE PLAN
PHASE 3

SHEET NUMBER:
A-0G

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June 11, 2024

To: Residents Near the Intersection of University Ave. and N Mills St., Lathrop Dr.

Re: Night Work Hours and Noise Variance Request for the Installation of Verizon Wireless Small Cell Facility on a Standalone Pole near the Intersection of University Ave and N Mills St. Public Hearing.

Site Address: 1050 University Ave., Madison, WI 53706

Concordia Wireless, Inc., as an agent of Verizon Wireless, has been working with the City of Madison on deploying a small wireless facility near the intersection of University Ave and N Mills St.

Verizon Wireless has determined that the area near the intersection of University Ave. and N Mills St. lacks wireless coverage. To provide Verizon Wireless customers with a better cell phone signal, the small cell facility on a standalone pole will greatly improve the overall signal coverage in the immediate area.

Concordia Wireless, Inc. is proposing to complete the construction work related to installing the small cell facility at night to minimize the disturbance to the area and pedestrian and public transport.

The proposed work will occur from July 22nd, 2024, to August 22nd, 2024. The nighttime construction between 7 PM and 6 AM, Monday through Friday, will occur during two weeks out of the proposed work schedule.

During the scheduled work, barricades and fencing will close the north side of the sidewalk and travel lane on University Ave. Stairways to the University of Wisconsin—Botany Garden and Greenhouse will be temporarily blocked off. A temporary staging area will be placed on the sidewalk for the directional bore equipment. A hydrovac will be used during the proposed work while the directional bore is used. The activities associated with this construction project will involve breaking up the existing concrete on the sidewalk, excavation/trenching for the conduit installation, and directional boring for the installation of the aluminum pole. Medium level of noise is expected during these activities.

A public hearing will be held on this night's work and noise ordinance variance to allow the work to proceed on the scheduled dates. The hearing will be held before the Board of Public Works at 5:00 PM on June 26th, 2024, in room 108 of the City-County Building, 210 Martin Luther King Jr. Blvd.

If you have any questions regarding this work, please contact Aleksey Polshchakov at 224-239-6307 or apolshchakov@concordiawireless.com

Sincerely,

Aleksey Polshchakov
Senior Site Acquisition Lead
Concordia Wireless, Inc.

361 Randy Road, Unit 101, Carol Stream, IL 60188 | 847-981-0801 | 847-589-0643 fax

NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
NOISE IMPACTS OUTSIDE OF THE PERIOD OF 7:00 AM to 7:00 PM
FOR
INSTALLATION OF VERIZON WIRELESS SMALL WIRELESS FACILITY ON A STANDALONE POLE
MADISON, WISCONSIN

The north side of the sidewalk and travel lane of University Ave between N Mills St and N Brook St will be used by Verizon Wireless to install a small wireless facility on a standalone pole. This section will be blocked off by barricades and fencing during night hours from 7:00 PM to 6:00 AM, Monday through Friday, starting July 22nd, 2024, through August 22nd, 2024. The nighttime construction will occur two weeks out of the proposed work schedule.

The request for Verizon Wireless to work during the night hours is submitted to:

1. Minimize the impact on pedestrian and public transport during normal working hours.
2. Create a safe zone with blocked sidewalks, a staircase, and a travel lane during the time the small wireless facility is installed.

Madison General Ordinance section 24.08(3) provides the Common Council the ability to allow construction activities with associated noise impacts outside of the hours of 7:00 AM to 7:00 PM. with the passage of a resolution.

There will be a Public Hearing on the issue of allowing construction activities, with associated noise impacts, outside the period of 7:00 AM to 7:00 PM for installing Verizon Wireless's small wireless facility near the intersection of University Ave and N Mills St. On **WEDNESDAY, JUNE 26, 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 and;

The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows:

1. The breaking of the existing concrete sidewalk, trenching/boring the ground to install conduits, and installing Small Cell equipment on a Standalone pole near the intersection of University Ave and N Mills St.

If any persons have additional questions or concerns regarding this project please call Aleksey Polshchakov, Concordia Wireless, inc., at 224-239-6307

PUB: WSJ

AFFIDAVIT OF MAILING

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

Marisa C. Lewis Green, being first duly sworn on oath, deposes and says that:

1. She is a Project Director – Site Acquisition at Concordia Wireless, Inc., Carol Stream, IL, and did, on the day of June 7th, 2024, place in envelopes and address to recipients, as indicated by the attached list, a notice of public hearing for the project titled **UW MADISON SC22.**

2. She delivered the envelopes to the United States Post Office to be mailed via USPS First Class mail.

Marisa C. Lewis Green

Subscribed and sworn to before me
this 7 day of June, 2024

6/7/2024

Notary's name

ENEREIDA CRUZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 29, 2024

Notary Public, State of Illinois
My Commission expires:

Parcel	XRefParcel	SitusAddress	MailingName1	MailingName2	MailingAddress	MailingCityStZip
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070923206126	070923206126	1022 W JOHNSON ST UNIT 1211	OCCUPANT	1022 W JOHNSON ST UNIT 1211 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1301	OCCUPANT	1022 W JOHNSON ST UNIT 1301 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1302	OCCUPANT	1022 W JOHNSON ST UNIT 1302 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1303	OCCUPANT	1022 W JOHNSON ST UNIT 1303 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1304	OCCUPANT	1022 W JOHNSON ST UNIT 1304 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1305	OCCUPANT	1022 W JOHNSON ST UNIT 1305 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1306	OCCUPANT	1022 W JOHNSON ST UNIT 1306 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1307	OCCUPANT	1022 W JOHNSON ST UNIT 1307 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1308	OCCUPANT	1022 W JOHNSON ST UNIT 1308 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1309	OCCUPANT	1022 W JOHNSON ST UNIT 1309 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1310	OCCUPANT	1022 W JOHNSON ST UNIT 1310 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1401	OCCUPANT	1022 W JOHNSON ST UNIT 1401 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1402	OCCUPANT	1022 W JOHNSON ST UNIT 1402 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1403	OCCUPANT	1022 W JOHNSON ST UNIT 1403 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1404	OCCUPANT	1022 W JOHNSON ST UNIT 1404 MADISON, WI 53715
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070923206126	070923206126	1022 W JOHNSON ST UNIT 1407	OCCUPANT	1022 W JOHNSON ST UNIT 1407 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1408	OCCUPANT	1022 W JOHNSON ST UNIT 1408 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1409	OCCUPANT	1022 W JOHNSON ST UNIT 1409 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 1410	OCCUPANT	1022 W JOHNSON ST UNIT 1410 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 201	OCCUPANT	1022 W JOHNSON ST UNIT 201 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 202	OCCUPANT	1022 W JOHNSON ST UNIT 202 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 203	OCCUPANT	1022 W JOHNSON ST UNIT 203 MADISON, WI 53715
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070923206126	070923206126	1022 W JOHNSON ST UNIT 206	OCCUPANT	1022 W JOHNSON ST UNIT 206 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 207	OCCUPANT	1022 W JOHNSON ST UNIT 207 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 208	OCCUPANT	1022 W JOHNSON ST UNIT 208 MADISON, WI 53715
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070923206126	070923206126	1022 W JOHNSON ST UNIT 210	OCCUPANT	1022 W JOHNSON ST UNIT 210 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 211	OCCUPANT	1022 W JOHNSON ST UNIT 211 MADISON, WI 53715
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070923206126	070923206126	1022 W JOHNSON ST UNIT 214	OCCUPANT	1022 W JOHNSON ST UNIT 214 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 215	OCCUPANT	1022 W JOHNSON ST UNIT 215 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 301	OCCUPANT	1022 W JOHNSON ST UNIT 301 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 302	OCCUPANT	1022 W JOHNSON ST UNIT 302 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 303	OCCUPANT	1022 W JOHNSON ST UNIT 303 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 304	OCCUPANT	1022 W JOHNSON ST UNIT 304 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 305	OCCUPANT	1022 W JOHNSON ST UNIT 305 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 306	OCCUPANT	1022 W JOHNSON ST UNIT 306 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 307	OCCUPANT	1022 W JOHNSON ST UNIT 307 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 308	OCCUPANT	1022 W JOHNSON ST UNIT 308 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 309	OCCUPANT	1022 W JOHNSON ST UNIT 309 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 310	OCCUPANT	1022 W JOHNSON ST UNIT 310 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 311	OCCUPANT	1022 W JOHNSON ST UNIT 311 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 312	OCCUPANT	1022 W JOHNSON ST UNIT 312 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 313	OCCUPANT	1022 W JOHNSON ST UNIT 313 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 314	OCCUPANT	1022 W JOHNSON ST UNIT 314 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 315	OCCUPANT	1022 W JOHNSON ST UNIT 315 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 401	OCCUPANT	1022 W JOHNSON ST UNIT 401 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 402	OCCUPANT	1022 W JOHNSON ST UNIT 402 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 403	OCCUPANT	1022 W JOHNSON ST UNIT 403 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 404	OCCUPANT	1022 W JOHNSON ST UNIT 404 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 405	OCCUPANT	1022 W JOHNSON ST UNIT 405 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 406	OCCUPANT	1022 W JOHNSON ST UNIT 406 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 407	OCCUPANT	1022 W JOHNSON ST UNIT 407 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 408	OCCUPANT	1022 W JOHNSON ST UNIT 408 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 409	OCCUPANT	1022 W JOHNSON ST UNIT 409 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 410	OCCUPANT	1022 W JOHNSON ST UNIT 410 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 411	OCCUPANT	1022 W JOHNSON ST UNIT 411 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 412	OCCUPANT	1022 W JOHNSON ST UNIT 412 MADISON, WI 53715
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070923206126	070923206126	1022 W JOHNSON ST UNIT 414	OCCUPANT	1022 W JOHNSON ST UNIT 414 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 415	OCCUPANT	1022 W JOHNSON ST UNIT 415 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 5	OCCUPANT	1022 W JOHNSON ST UNIT 5 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 501	OCCUPANT	1022 W JOHNSON ST UNIT 501 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 502	OCCUPANT	1022 W JOHNSON ST UNIT 502 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 503	OCCUPANT	1022 W JOHNSON ST UNIT 503 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 504	OCCUPANT	1022 W JOHNSON ST UNIT 504 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 505	OCCUPANT	1022 W JOHNSON ST UNIT 505 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 506	OCCUPANT	1022 W JOHNSON ST UNIT 506 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 507	OCCUPANT	1022 W JOHNSON ST UNIT 507 MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 508	OCCUPANT	1022 W JOHNSON ST UNIT 508 MADISON, WI 53715

070923206126	070923206126	1022 W JOHNSON ST UNIT 509	OCCUPANT			1022 W JOHNSON ST UNIT 509	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 510	OCCUPANT			1022 W JOHNSON ST UNIT 510	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 511	OCCUPANT			1022 W JOHNSON ST UNIT 511	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 601	OCCUPANT			1022 W JOHNSON ST UNIT 601	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 602	OCCUPANT			1022 W JOHNSON ST UNIT 602	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 603	OCCUPANT			1022 W JOHNSON ST UNIT 603	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 604	OCCUPANT			1022 W JOHNSON ST UNIT 604	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 605	OCCUPANT			1022 W JOHNSON ST UNIT 605	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 606	OCCUPANT			1022 W JOHNSON ST UNIT 606	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 607	OCCUPANT			1022 W JOHNSON ST UNIT 607	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 608	OCCUPANT			1022 W JOHNSON ST UNIT 608	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 609	OCCUPANT			1022 W JOHNSON ST UNIT 609	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 610	OCCUPANT			1022 W JOHNSON ST UNIT 610	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 611	OCCUPANT			1022 W JOHNSON ST UNIT 611	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 701	OCCUPANT			1022 W JOHNSON ST UNIT 701	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 702	OCCUPANT			1022 W JOHNSON ST UNIT 702	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 703	OCCUPANT			1022 W JOHNSON ST UNIT 703	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 704	OCCUPANT			1022 W JOHNSON ST UNIT 704	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 705	OCCUPANT			1022 W JOHNSON ST UNIT 705	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 706	OCCUPANT			1022 W JOHNSON ST UNIT 706	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 707	OCCUPANT			1022 W JOHNSON ST UNIT 707	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 708	OCCUPANT			1022 W JOHNSON ST UNIT 708	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 709	OCCUPANT			1022 W JOHNSON ST UNIT 709	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 710	OCCUPANT			1022 W JOHNSON ST UNIT 710	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 711	OCCUPANT			1022 W JOHNSON ST UNIT 711	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 801	OCCUPANT			1022 W JOHNSON ST UNIT 801	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 802	OCCUPANT			1022 W JOHNSON ST UNIT 802	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 803	OCCUPANT			1022 W JOHNSON ST UNIT 803	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 804	OCCUPANT			1022 W JOHNSON ST UNIT 804	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 805	OCCUPANT			1022 W JOHNSON ST UNIT 805	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 806	OCCUPANT			1022 W JOHNSON ST UNIT 806	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 807	OCCUPANT			1022 W JOHNSON ST UNIT 807	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 808	OCCUPANT			1022 W JOHNSON ST UNIT 808	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 809	OCCUPANT			1022 W JOHNSON ST UNIT 809	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 810	OCCUPANT			1022 W JOHNSON ST UNIT 810	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 811	OCCUPANT			1022 W JOHNSON ST UNIT 811	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 901	OCCUPANT			1022 W JOHNSON ST UNIT 901	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 902	OCCUPANT			1022 W JOHNSON ST UNIT 902	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 903	OCCUPANT			1022 W JOHNSON ST UNIT 903	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 904	OCCUPANT			1022 W JOHNSON ST UNIT 904	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 905	OCCUPANT			1022 W JOHNSON ST UNIT 905	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 906	OCCUPANT			1022 W JOHNSON ST UNIT 906	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 907	OCCUPANT			1022 W JOHNSON ST UNIT 907	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 908	OCCUPANT			1022 W JOHNSON ST UNIT 908	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 909	OCCUPANT			1022 W JOHNSON ST UNIT 909	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 910	OCCUPANT			1022 W JOHNSON ST UNIT 910	MADISON, WI 53715
070923206126	070923206126	1022 W JOHNSON ST UNIT 911	OCCUPANT			1022 W JOHNSON ST UNIT 911	MADISON, WI 53715
070914305010	070914305010	1050 University Ave	OCCUPANT			1050 University Ave	MADISON, WI 53706
070914305010	070914305010	1055 Bascom Mall	OCCUPANT			1055 Bascom Mall	MADISON, WI 53706
070923207025	070923207025	975 University Ave	UNIV OF WIS REGENTS	RE DEV & ADMIN UW MADISON		21 N PARK ST # 6101	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St	OCCUPANT			306 N Brooks St	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St	PORCHLIGHT INC	% KARLA THENNES		306 N BROOKS ST	MADISON, WI 53715-1099
070923206134	070923206134	306 N Brooks St Unit 201	OCCUPANT			306 N Brooks St Unit 201	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 202	OCCUPANT			306 N Brooks St Unit 202	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 203	OCCUPANT			306 N Brooks St Unit 203	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 204	OCCUPANT			306 N Brooks St Unit 204	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 205	OCCUPANT			306 N Brooks St Unit 205	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 206	OCCUPANT			306 N Brooks St Unit 206	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 207	OCCUPANT			306 N Brooks St Unit 207	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 208	OCCUPANT			306 N Brooks St Unit 208	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 209	OCCUPANT			306 N Brooks St Unit 209	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 210	OCCUPANT			306 N Brooks St Unit 210	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 211	OCCUPANT			306 N Brooks St Unit 211	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 213	OCCUPANT			306 N Brooks St Unit 213	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 215	OCCUPANT			306 N Brooks St Unit 215	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 217	OCCUPANT			306 N Brooks St Unit 217	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 219	OCCUPANT			306 N Brooks St Unit 219	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 221	OCCUPANT			306 N Brooks St Unit 221	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 223	OCCUPANT			306 N Brooks St Unit 223	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 225	OCCUPANT			306 N Brooks St Unit 225	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 226	OCCUPANT			306 N Brooks St Unit 226	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 426	OCCUPANT			306 N Brooks St Unit 426	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 427	OCCUPANT			306 N Brooks St Unit 427	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 428	OCCUPANT			306 N Brooks St Unit 428	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 429	OCCUPANT			306 N Brooks St Unit 429	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 430	OCCUPANT			306 N Brooks St Unit 430	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 431	OCCUPANT			306 N Brooks St Unit 431	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 432	OCCUPANT			306 N Brooks St Unit 432	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 433	OCCUPANT			306 N Brooks St Unit 433	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 434	OCCUPANT			306 N Brooks St Unit 434	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 435	OCCUPANT			306 N Brooks St Unit 435	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 436	OCCUPANT			306 N Brooks St Unit 436	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 437	OCCUPANT			306 N Brooks St Unit 437	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 438	OCCUPANT			306 N Brooks St Unit 438	MADISON, WI 53715
070923206134	070923206134	306 N Brooks St Unit 439	OCCUPANT			306 N Brooks St Unit 439	MADISON, WI 53715
070923206150	070923206150	315 N Mills St	STUDENT CENTER FOUNDATION	CHRISTIAN SCIENCE ORG		315 N MILLS ST	MADISON, WI 53715
070923206035	070923206035	315 N MILLS ST UNIT 1	OCCUPANT			315 N MILLS ST UNIT 1	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 2	OCCUPANT			315 N MILLS ST UNIT 2	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 3	OCCUPANT			315 N MILLS ST UNIT 3	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 4	OCCUPANT			315 N MILLS ST UNIT 4	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 5	OCCUPANT			315 N MILLS ST UNIT 5	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 6	OCCUPANT			315 N MILLS ST UNIT 6	MADISON, WI 53715-1091
070923206035	070923206035	315 N MILLS ST UNIT 7	OCCUPANT			315 N MILLS ST UNIT 7	MADISON, WI 53715-1091
070923206035	070923206035	325 N MILLS ST	OCCUPANT			325 N MILLS ST	MADISON, WI 53715-1091
070914305010	070914305010	420 N Park St Unit 1001	OCCUPANT			420 N Park St Unit 1001	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1002	OCCUPANT			420 N Park St Unit 1002	MADISON, WI 53706

070914305010	070914305010	420 N Park St Unit 1003	OCCUPANT	420 N Park St Unit 1003	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1004	OCCUPANT	420 N Park St Unit 1004	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1005	OCCUPANT	420 N Park St Unit 1005	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1006	OCCUPANT	420 N Park St Unit 1006	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1007	OCCUPANT	420 N Park St Unit 1007	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1008	OCCUPANT	420 N Park St Unit 1008	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1009	OCCUPANT	420 N Park St Unit 1009	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 101	OCCUPANT	420 N Park St Unit 101	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1010	OCCUPANT	420 N Park St Unit 1010	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1013	OCCUPANT	420 N Park St Unit 1013	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1014	OCCUPANT	420 N Park St Unit 1014	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1015	OCCUPANT	420 N Park St Unit 1015	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1016	OCCUPANT	420 N Park St Unit 1016	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1017	OCCUPANT	420 N Park St Unit 1017	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1018	OCCUPANT	420 N Park St Unit 1018	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1019	OCCUPANT	420 N Park St Unit 1019	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 102	OCCUPANT	420 N Park St Unit 102	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 1021	OCCUPANT	420 N Park St Unit 1021	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1022	OCCUPANT	420 N Park St Unit 1022	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1024	OCCUPANT	420 N Park St Unit 1024	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1025	OCCUPANT	420 N Park St Unit 1025	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1026	OCCUPANT	420 N Park St Unit 1026	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1027	OCCUPANT	420 N Park St Unit 1027	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1028	OCCUPANT	420 N Park St Unit 1028	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1029	OCCUPANT	420 N Park St Unit 1029	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 103	OCCUPANT	420 N Park St Unit 103	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 1031	OCCUPANT	420 N Park St Unit 1031	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1032	OCCUPANT	420 N Park St Unit 1032	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 104	OCCUPANT	420 N Park St Unit 104	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 106	OCCUPANT	420 N Park St Unit 106	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 107	OCCUPANT	420 N Park St Unit 107	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 109	OCCUPANT	420 N Park St Unit 109	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 1102	OCCUPANT	420 N Park St Unit 1102	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1103	OCCUPANT	420 N Park St Unit 1103	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1104	OCCUPANT	420 N Park St Unit 1104	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1105	OCCUPANT	420 N Park St Unit 1105	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1106	OCCUPANT	420 N Park St Unit 1106	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1107	OCCUPANT	420 N Park St Unit 1107	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1108	OCCUPANT	420 N Park St Unit 1108	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1109	OCCUPANT	420 N Park St Unit 1109	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1110	OCCUPANT	420 N Park St Unit 1110	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1113	OCCUPANT	420 N Park St Unit 1113	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1114	OCCUPANT	420 N Park St Unit 1114	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1115	OCCUPANT	420 N Park St Unit 1115	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1116	OCCUPANT	420 N Park St Unit 1116	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1117	OCCUPANT	420 N Park St Unit 1117	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1118	OCCUPANT	420 N Park St Unit 1118	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1119	OCCUPANT	420 N Park St Unit 1119	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1120	OCCUPANT	420 N Park St Unit 1120	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1121	OCCUPANT	420 N Park St Unit 1121	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1122	OCCUPANT	420 N Park St Unit 1122	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1124	OCCUPANT	420 N Park St Unit 1124	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1125	OCCUPANT	420 N Park St Unit 1125	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1126	OCCUPANT	420 N Park St Unit 1126	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1127	OCCUPANT	420 N Park St Unit 1127	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1128	OCCUPANT	420 N Park St Unit 1128	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1129	OCCUPANT	420 N Park St Unit 1129	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 113	OCCUPANT	420 N Park St Unit 113	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1130	OCCUPANT	420 N Park St Unit 1130	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1131	OCCUPANT	420 N Park St Unit 1131	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1132	OCCUPANT	420 N Park St Unit 1132	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 1133	OCCUPANT	420 N Park St Unit 1133	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 114	OCCUPANT	420 N Park St Unit 114	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 116	OCCUPANT	420 N Park St Unit 116	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 117	OCCUPANT	420 N Park St Unit 117	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 118	OCCUPANT	420 N Park St Unit 118	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 119	OCCUPANT	420 N Park St Unit 119	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 122	OCCUPANT	420 N Park St Unit 122	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 125	OCCUPANT	420 N Park St Unit 125	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 126	OCCUPANT	420 N Park St Unit 126	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 203	OCCUPANT	420 N Park St Unit 203	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 208	OCCUPANT	420 N Park St Unit 208	MADISON, WI 53706

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070914305010	070914305010	420 N Park St Unit 233	OCCUPANT	420 N Park St Unit 233	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 301	OCCUPANT	420 N Park St Unit 301	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 302	OCCUPANT	420 N Park St Unit 302	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 303	OCCUPANT	420 N Park St Unit 303	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 304	OCCUPANT	420 N Park St Unit 304	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 306	OCCUPANT	420 N Park St Unit 306	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 307	OCCUPANT	420 N Park St Unit 307	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 308	OCCUPANT	420 N Park St Unit 308	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 309	OCCUPANT	420 N Park St Unit 309	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 310	OCCUPANT	420 N Park St Unit 310	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 329	OCCUPANT	420 N Park St Unit 329	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 330	OCCUPANT	420 N Park St Unit 330	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 331	OCCUPANT	420 N Park St Unit 331	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 332	OCCUPANT	420 N Park St Unit 332	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 402	OCCUPANT	420 N Park St Unit 402	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 403	OCCUPANT	420 N Park St Unit 403	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 404	OCCUPANT	420 N Park St Unit 404	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 405	OCCUPANT	420 N Park St Unit 405	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 410	OCCUPANT	420 N Park St Unit 410	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 431	OCCUPANT	420 N Park St Unit 431	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 432	OCCUPANT	420 N Park St Unit 432	MADISON, WI 53706
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070914305010	070914305010	420 N Park St Unit 501	OCCUPANT	420 N Park St Unit 501	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 502	OCCUPANT	420 N Park St Unit 502	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 503	OCCUPANT	420 N Park St Unit 503	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 504	OCCUPANT	420 N Park St Unit 504	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 505	OCCUPANT	420 N Park St Unit 505	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 506	OCCUPANT	420 N Park St Unit 506	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 507	OCCUPANT	420 N Park St Unit 507	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 508	OCCUPANT	420 N Park St Unit 508	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 509	OCCUPANT	420 N Park St Unit 509	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 510	OCCUPANT	420 N Park St Unit 510	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 513	OCCUPANT	420 N Park St Unit 513	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 514	OCCUPANT	420 N Park St Unit 514	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 515	OCCUPANT	420 N Park St Unit 515	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 516	OCCUPANT	420 N Park St Unit 516	MADISON, WI 53706

070914305010	070914305010	420 N Park St Unit 517	OCCUPANT	420 N Park St Unit 517	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 518	OCCUPANT	420 N Park St Unit 518	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 519	OCCUPANT	420 N Park St Unit 519	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 520	OCCUPANT	420 N Park St Unit 520	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 521	OCCUPANT	420 N Park St Unit 521	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 522	OCCUPANT	420 N Park St Unit 522	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 524	OCCUPANT	420 N Park St Unit 524	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 525	OCCUPANT	420 N Park St Unit 525	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 526	OCCUPANT	420 N Park St Unit 526	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 527	OCCUPANT	420 N Park St Unit 527	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 528	OCCUPANT	420 N Park St Unit 528	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 529	OCCUPANT	420 N Park St Unit 529	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 530	OCCUPANT	420 N Park St Unit 530	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 531	OCCUPANT	420 N Park St Unit 531	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 532	OCCUPANT	420 N Park St Unit 532	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 533	OCCUPANT	420 N Park St Unit 533	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 601	OCCUPANT	420 N Park St Unit 601	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 602	OCCUPANT	420 N Park St Unit 602	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 603	OCCUPANT	420 N Park St Unit 603	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 604	OCCUPANT	420 N Park St Unit 604	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 605	OCCUPANT	420 N Park St Unit 605	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 606	OCCUPANT	420 N Park St Unit 606	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 607	OCCUPANT	420 N Park St Unit 607	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 608	OCCUPANT	420 N Park St Unit 608	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 609	OCCUPANT	420 N Park St Unit 609	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 610	OCCUPANT	420 N Park St Unit 610	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 613	OCCUPANT	420 N Park St Unit 613	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 614	OCCUPANT	420 N Park St Unit 614	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 615	OCCUPANT	420 N Park St Unit 615	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 616	OCCUPANT	420 N Park St Unit 616	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 617	OCCUPANT	420 N Park St Unit 617	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 618	OCCUPANT	420 N Park St Unit 618	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 619	OCCUPANT	420 N Park St Unit 619	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 620	OCCUPANT	420 N Park St Unit 620	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 621	OCCUPANT	420 N Park St Unit 621	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 622	OCCUPANT	420 N Park St Unit 622	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 624	OCCUPANT	420 N Park St Unit 624	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 625	OCCUPANT	420 N Park St Unit 625	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 626	OCCUPANT	420 N Park St Unit 626	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 627	OCCUPANT	420 N Park St Unit 627	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 628	OCCUPANT	420 N Park St Unit 628	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 629	OCCUPANT	420 N Park St Unit 629	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 630	OCCUPANT	420 N Park St Unit 630	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 631	OCCUPANT	420 N Park St Unit 631	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 632	OCCUPANT	420 N Park St Unit 632	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 633	OCCUPANT	420 N Park St Unit 633	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 701	OCCUPANT	420 N Park St Unit 701	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 702	OCCUPANT	420 N Park St Unit 702	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 703	OCCUPANT	420 N Park St Unit 703	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 704	OCCUPANT	420 N Park St Unit 704	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 705	OCCUPANT	420 N Park St Unit 705	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 706	OCCUPANT	420 N Park St Unit 706	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 707	OCCUPANT	420 N Park St Unit 707	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 708	OCCUPANT	420 N Park St Unit 708	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 709	OCCUPANT	420 N Park St Unit 709	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 710	OCCUPANT	420 N Park St Unit 710	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 713	OCCUPANT	420 N Park St Unit 713	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 714	OCCUPANT	420 N Park St Unit 714	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 715	OCCUPANT	420 N Park St Unit 715	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 716	OCCUPANT	420 N Park St Unit 716	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 717	OCCUPANT	420 N Park St Unit 717	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 718	OCCUPANT	420 N Park St Unit 718	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 719	OCCUPANT	420 N Park St Unit 719	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 720	OCCUPANT	420 N Park St Unit 720	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 721	OCCUPANT	420 N Park St Unit 721	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 722	OCCUPANT	420 N Park St Unit 722	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 724	OCCUPANT	420 N Park St Unit 724	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 725	OCCUPANT	420 N Park St Unit 725	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 726	OCCUPANT	420 N Park St Unit 726	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 727	OCCUPANT	420 N Park St Unit 727	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 728	OCCUPANT	420 N Park St Unit 728	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 729	OCCUPANT	420 N Park St Unit 729	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 730	OCCUPANT	420 N Park St Unit 730	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 731	OCCUPANT	420 N Park St Unit 731	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 732	OCCUPANT	420 N Park St Unit 732	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 733	OCCUPANT	420 N Park St Unit 733	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 801	OCCUPANT	420 N Park St Unit 801	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 802	OCCUPANT	420 N Park St Unit 802	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 803	OCCUPANT	420 N Park St Unit 803	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 804	OCCUPANT	420 N Park St Unit 804	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 805	OCCUPANT	420 N Park St Unit 805	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 806	OCCUPANT	420 N Park St Unit 806	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 807	OCCUPANT	420 N Park St Unit 807	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 808	OCCUPANT	420 N Park St Unit 808	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 809	OCCUPANT	420 N Park St Unit 809	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 810	OCCUPANT	420 N Park St Unit 810	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 813	OCCUPANT	420 N Park St Unit 813	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 814	OCCUPANT	420 N Park St Unit 814	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 815	OCCUPANT	420 N Park St Unit 815	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 816	OCCUPANT	420 N Park St Unit 816	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 817	OCCUPANT	420 N Park St Unit 817	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 818	OCCUPANT	420 N Park St Unit 818	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 819	OCCUPANT	420 N Park St Unit 819	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 820	OCCUPANT	420 N Park St Unit 820	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 821	OCCUPANT	420 N Park St Unit 821	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 822	OCCUPANT	420 N Park St Unit 822	MADISON, WI 53706

070914305010	070914305010	420 N Park St Unit 824	OCCUPANT		420 N Park St Unit 824	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 825	OCCUPANT		420 N Park St Unit 825	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 826	OCCUPANT		420 N Park St Unit 826	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 827	OCCUPANT		420 N Park St Unit 827	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 828	OCCUPANT		420 N Park St Unit 828	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 829	OCCUPANT		420 N Park St Unit 829	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 830	OCCUPANT		420 N Park St Unit 830	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 831	OCCUPANT		420 N Park St Unit 831	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 832	OCCUPANT		420 N Park St Unit 832	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 833	OCCUPANT		420 N Park St Unit 833	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 901	OCCUPANT		420 N Park St Unit 901	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 902	OCCUPANT		420 N Park St Unit 902	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 903	OCCUPANT		420 N Park St Unit 903	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 904	OCCUPANT		420 N Park St Unit 904	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 905	OCCUPANT		420 N Park St Unit 905	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 906	OCCUPANT		420 N Park St Unit 906	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 907	OCCUPANT		420 N Park St Unit 907	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 908	OCCUPANT		420 N Park St Unit 908	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 909	OCCUPANT		420 N Park St Unit 909	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 910	OCCUPANT		420 N Park St Unit 910	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 913	OCCUPANT		420 N Park St Unit 913	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 914	OCCUPANT		420 N Park St Unit 914	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 915	OCCUPANT		420 N Park St Unit 915	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 916	OCCUPANT		420 N Park St Unit 916	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 917	OCCUPANT		420 N Park St Unit 917	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 918	OCCUPANT		420 N Park St Unit 918	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 919	OCCUPANT		420 N Park St Unit 919	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 920	OCCUPANT		420 N Park St Unit 920	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 921	OCCUPANT		420 N Park St Unit 921	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 922	OCCUPANT		420 N Park St Unit 922	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 924	OCCUPANT		420 N Park St Unit 924	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 925	OCCUPANT		420 N Park St Unit 925	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 926	OCCUPANT		420 N Park St Unit 926	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 927	OCCUPANT		420 N Park St Unit 927	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 928	OCCUPANT		420 N Park St Unit 928	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 929	OCCUPANT		420 N Park St Unit 929	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 930	OCCUPANT		420 N Park St Unit 930	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 931	OCCUPANT		420 N Park St Unit 931	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 932	OCCUPANT		420 N Park St Unit 932	MADISON, WI 53706
070914305010	070914305010	420 N Park St Unit 933	OCCUPANT		420 N Park St Unit 933	MADISON, WI 53706
070914305010	070914305010	430 Lincoln Dr	OCCUPANT		430 Lincoln Dr	MADISON, WI 53706
070923206126	070923206126	1022 W Johnson St	TEN TWENTY-TWO LLC		8301 MACHINE DR # 102	MADISON, WI 53717
070923206176	070923206176	1001 University Ave	TENOH 1 LLC	ATTN LZ MANAGEMENT CO LLC	8301 MACHINE DR # 102	MADISON, WI 53717
070914305010	070914305010	970 University Ave Unit 10	OCCUPANT		970 University Ave Unit 10	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 11	OCCUPANT		970 University Ave Unit 11	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 11A	OCCUPANT		970 University Ave Unit 11A	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 12	OCCUPANT		970 University Ave Unit 12	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 13	OCCUPANT		970 University Ave Unit 13	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 14	OCCUPANT		970 University Ave Unit 14	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 15	OCCUPANT		970 University Ave Unit 15	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 16	OCCUPANT		970 University Ave Unit 16	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 200	OCCUPANT		970 University Ave Unit 200	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 201	OCCUPANT		970 University Ave Unit 201	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 202	OCCUPANT		970 University Ave Unit 202	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 203	OCCUPANT		970 University Ave Unit 203	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 204	OCCUPANT		970 University Ave Unit 204	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 205	OCCUPANT		970 University Ave Unit 205	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 206	OCCUPANT		970 University Ave Unit 206	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 207	OCCUPANT		970 University Ave Unit 207	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 208	OCCUPANT		970 University Ave Unit 208	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 210	OCCUPANT		970 University Ave Unit 210	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 212	OCCUPANT		970 University Ave Unit 212	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 213	OCCUPANT		970 University Ave Unit 213	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 214	OCCUPANT		970 University Ave Unit 214	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 215	OCCUPANT		970 University Ave Unit 215	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 216	OCCUPANT		970 University Ave Unit 216	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 218	OCCUPANT		970 University Ave Unit 218	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 219	OCCUPANT		970 University Ave Unit 219	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 220	OCCUPANT		970 University Ave Unit 220	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 222	OCCUPANT		970 University Ave Unit 222	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 223	OCCUPANT		970 University Ave Unit 223	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 224	OCCUPANT		970 University Ave Unit 224	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 225	OCCUPANT		970 University Ave Unit 225	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 226	OCCUPANT		970 University Ave Unit 226	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 228	OCCUPANT		970 University Ave Unit 228	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 229	OCCUPANT		970 University Ave Unit 229	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 230	OCCUPANT		970 University Ave Unit 230	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 231	OCCUPANT		970 University Ave Unit 231	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 232	OCCUPANT		970 University Ave Unit 232	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 234	OCCUPANT		970 University Ave Unit 234	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 236	OCCUPANT		970 University Ave Unit 236	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 237	OCCUPANT		970 University Ave Unit 237	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 300	OCCUPANT		970 University Ave Unit 300	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 301	OCCUPANT		970 University Ave Unit 301	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 302	OCCUPANT		970 University Ave Unit 302	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 303	OCCUPANT		970 University Ave Unit 303	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 304	OCCUPANT		970 University Ave Unit 304	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 305	OCCUPANT		970 University Ave Unit 305	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 306	OCCUPANT		970 University Ave Unit 306	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 307	OCCUPANT		970 University Ave Unit 307	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 308	OCCUPANT		970 University Ave Unit 308	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 310	OCCUPANT		970 University Ave Unit 310	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 312	OCCUPANT		970 University Ave Unit 312	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 313	OCCUPANT		970 University Ave Unit 313	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 314	OCCUPANT		970 University Ave Unit 314	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 315	OCCUPANT		970 University Ave Unit 315	MADISON, WI 53706

070914305010	070914305010	970 University Ave Unit 316	OCCUPANT	970 University Ave Unit 316	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 318	OCCUPANT	970 University Ave Unit 318	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 319	OCCUPANT	970 University Ave Unit 319	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 320	OCCUPANT	970 University Ave Unit 320	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 322	OCCUPANT	970 University Ave Unit 322	MADISON, WI 53706
070914305010	070914305010	970 University Ave Unit 323	OCCUPANT	970 University Ave Unit 323	MADISON, WI 53706
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City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83796

File ID:	83796	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	06/04/2024
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 Madison Metropolitan Sewerage District West Interceptor - Shorewood Relief Phase 3 Project.			**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 Madison Metropolitan Sewerage District West Interceptor - Shorewood Relief Phase 3 Project. (District 5)

Notes: Eric Hjellen - MMSD

		CC Agenda Date:	06/18/2024
		Agenda Number:	19.
Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	WI-SHWD-3 Project Overview.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Robert Mulcahy	Approve	6/13/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/04/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works Public Hearing (6/26/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Referred	BOARD OF PUBLIC WORKS		06/26/2024	
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS						

1	BOARD OF PUBLIC WORKS	06/26/2024	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS that the 20 instances be limited to 7am- 9pm

The motion passed by voice vote/other.

Notes: A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS that the 20 instances be limited to 7am- 9pm.
The motion passed by voice vote/other.

Text of Legislative File 83796

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 Madison Metropolitan Sewerage District West Interceptor - Shorewood Relief Phase 3 Project. (District 5)

Body

The Madison Metropolitan Sewerage District (MMSD) West Interceptor - Shorewood Relief Phase 3 project will install approximately 3,800 linear feet of sanitary sewer ranging from 30-inch to 48-inch diameter. Approximately half of the project (the "Shorewood Section") is located completely in the Village of Shorewood Hills between Shorewood Boulevard and the University Station development east of Marshall Court. The other half of the project (the "Highland Section") is located in the City of Madison on the north side of Campus Drive in the on-ramp from Highland Avenue, through Highland Avenue, and in the off-ramp from Campus Drive to Highland Avenue. It is anticipated that in the Highland Section some weekend and evening construction may be required to meet traffic control requirements to minimize disruption to the UW and VA Hospitals and surrounding area. In addition both sections of the project will install Cured in Place Pipe (CIPP). The CIPP process does not allow for all construction activities of the project to take place during the normal working hours of 7:00AM and 7:00PM. Construction activities in the Shorewood Section will commence in approximately August 2024 and will take approximately 8 months to complete. Construction activities in the Highland Section will commence in approximately May 2025 and will take approximately 5 months to complete.

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. It is anticipated that the Contractor performing this work will call for permission to perform the work required to complete the project outside the hours of 7:00 AM to 7:00 PM because:

1. The CIPP process will exceed the twelve (12) hour window provided by the General Ordinance;
2. Work in the off ramp from Campus Drive, in Highland Avenue, and in the on ramp from Highland Avenue to Campus Drive will have major traffic control consequences so some of this work may occur during nights/weekends to minimize disruption of traffic to and from UW Health and VA hospitals and clinics;
3. Bypassing wastewater during components of the project will require the use of generators and pumps to be running beyond normal working hours continuously for 3 to

4 months.

The proposed activities beyond the hours of 7:00 AM to 7:00 PM may be as follows:

1. Cleaning of the sanitary sewer main sections to be lined via CIPP to remove any accumulated debris prior to lining;
2. Conducting a closed-circuit inspection of the sanitary sewer mains to be lined via CIPP to confirm that the line has been adequately cleaned prior to lining and to provide documentation to the district of pre-lining. conditions;
3. Installing the resin-impregnated felt liner into the sanitary sewer main;
4. Using steam, heated circulating water, or UV lights to cure the liner in place;
5. Conducting a closed-circuit inspection of the lined sections of sanitary sewer mains to provide documentation to the district that all required work has been satisfactorily performed.
6. Use of generators and pumps to bypass wastewater
7. Use of temporary piping to bypass wastewater;
8. Excavating to install the new pipe;
9. Installation of new pipe;
10. Installation of access structures;
11. Backfilling excavations;
12. Restoration activities such as paving and landscaping.

Activities that create impact noises, such as jack hammering, driving shoring, or delivery of materials in dump trucks with associated slamming of tailgates, are excluded from this resolution.

Items 1 - 5 are associated with the CIPP process. Curing the CIPP will require working beyond normal hours for 1 night. Items 6 & 7 will be required for the CIPP process and while the existing pipe is being removed and replaced in the Highland Section. Items 6 & 7 will be required continuously for up to 15 weeks. Items 8 - 12 may be desired to speed up completion of the Highland Section which will have major traffic impacts. Work beyond normal working hours on items 8 - 12 will be limited to 20 occurrences during May - August of 2025 and shall be limited to the hours between 6:00 A.M. to 10:00 P.M.

Construction activities generally exceed the noise limits imposed by the Madison General Ordinances and temporary construction activity between the hours of 7:00 AM to 7:00 PM is allowed to exceed the noise limits imposed by the Madison General Ordinances section 24.08 (3) provided the Common Council adopts a resolution allowing the construction.

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM and 7:00 AM on 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 and 7:00 PM are limited to those activities identified in this resolution, the hours specified, and the number of occurrences, and

BE IT FURTHER RESOLVED, that the Contractor shall provide a written request for work beyond normal hours to the Madison Metropolitan Sewerage District Project Engineer (the Project Engineer) at least 72 hours before such work is anticipated, and

BE IT FURTHER RESOLVED, that the Project Engineer may, at their discretion, provide written

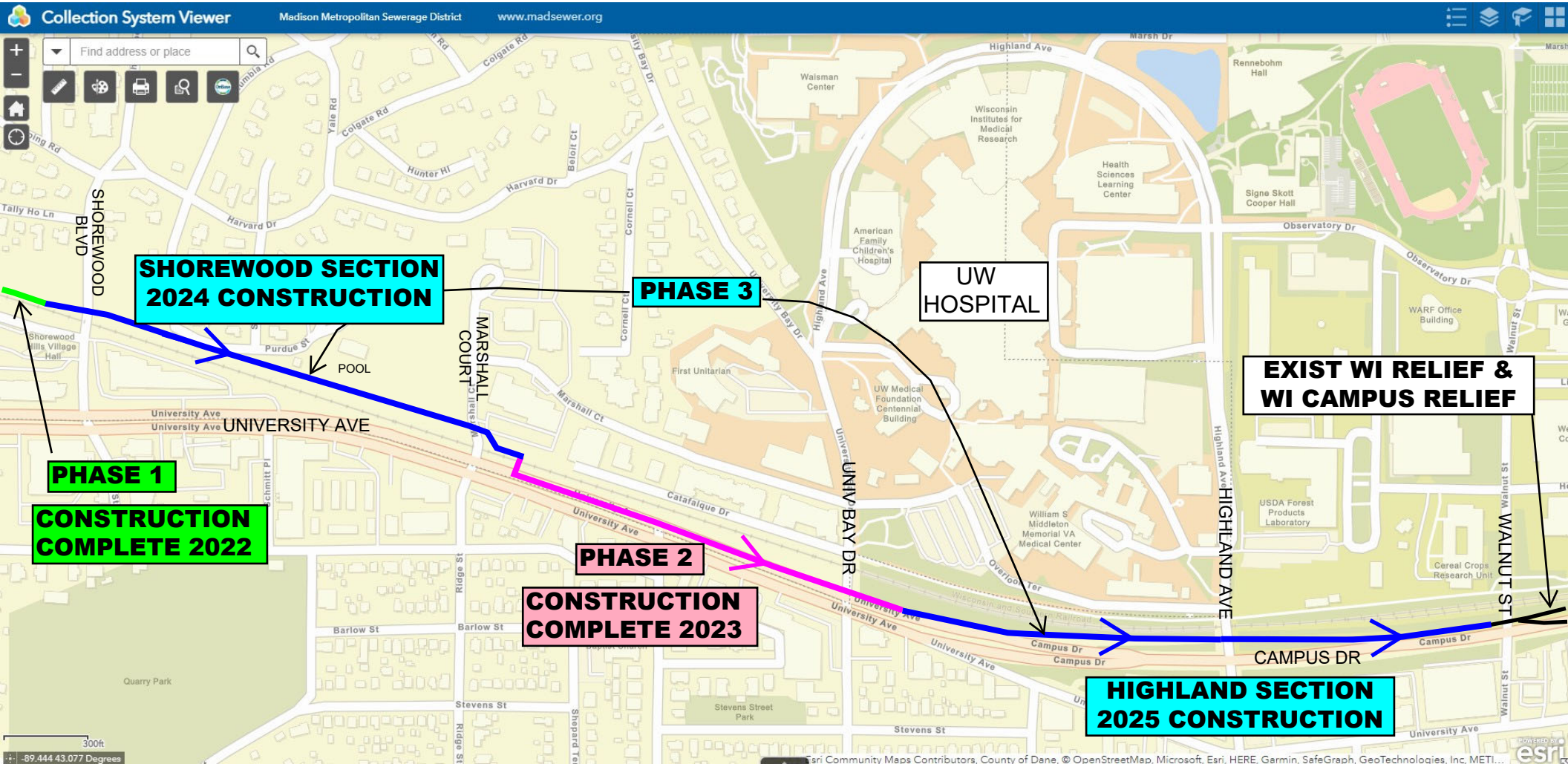
approval if the proposed work is reasonable and moves the project timeline forward to mitigate traffic impacts of the project, and

BE IT FURTHER RESOLVED, that if the Project Engineer allows the proposed after hours work then the Project Engineer shall provide at least 24 hour notice to the District 5 Alder and to the public, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire on September 30, 2025.

WEST INTERCEPTOR SHOREWOOD RELIEF

PHASES 2 AND 3 PROJECT OVERVIEW



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83533

File ID:	83533	**File Type:**	Resolution	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/20/2024
File Name:	Darwin Road Official Map Amendment			**Final Action:**	

Title: Amending the City of Madison Official Map to remove a mapped reservation for a future north-south public street located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202 Darwin Road (District 18).

Notes:

		CC Agenda Date:	05/21/2024
		Agenda Number:	20.
Sponsors:	Yannette Figueroa Cole, Derek Field, John W. Duncan, Amani Latimer Burris And Charles Myadze	**Effective Date:**	
Attachments:	Locator Maps.pdf, Exhibit.pdf, Planning Division Staff Report.pdf, Link to Revised CSM File 83674	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lmcnabola@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/22/2024	Maggie McClain	Approve	6/11/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/20/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (6/24/24), Transportation Commission (5/29/24), Board of Public Works (6/5/24), Common Council (7/2/24)						
1	COMMON COUNCIL	05/21/2024	Refer	PLAN COMMISSION	06/24/2024		Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION meeting of 6/24/24. The motion passed by voice vote/other.						
	Notes: Additional referral to Transportation Commission (5/29/24), Board of Public Works (6/5/24).						

1	PLAN COMMISSION	05/21/2024	Refer	TRANSPORTATION COMMISSION			
	Action Text:	This Resolution was Refer to the TRANSPORTATION COMMISSION					
1	PLAN COMMISSION	05/21/2024	Refer	BOARD OF PUBLIC WORKS			
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS					
1	TRANSPORTATION COMMISSION	05/29/2024	Return to Lead with the Recommendation for Common Council to Adopt	PLAN COMMISSION		06/24/2024	Pass
	Action Text:	Development Review Section Planner Lisa McNabola with Planning provided verbal reports and, along with Engineer Jule Smith and Assistant City Engineer Chris Petykowski, was available for questions. Martinez-Rutherford moved to Return to Lead with the Recommendation for Common Council to Adopt, seconded by Webber, with Vander Meulen opposing and Govindarajan abstaining. The motion passed by voice vote/other.					
1	BOARD OF PUBLIC WORKS	06/05/2024	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	06/24/2024	06/24/2024	Pass
	Action Text:	A motion was made by Ald. Guequierre, seconded by Ald. Conklin, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION and should be returned by 6/24/2024. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/24/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Guequierre, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended approval of the Official Map amendment to Common Council. The motion to approve passed by voice vote/ other.					

Text of Legislative File 83533

Fiscal Note
No City appropriation is required with the approval of this amendment to the Official Map for the City of Madison.

Title
Amending the City of Madison Official Map to remove a mapped reservation for a future north-south public street located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202 Darwin Road (District 18).

Body

PREAMBLE

The City of Madison has used an Official Map since August 1966 to reserve areas for planned new streets, highways, parks, parkways, and greenways in the existing and future City, as enabled by Wis. Stats. ss. 62.23(6)(c) and Section 16.25(6) of Madison General Ordinances. Where the City has mapped a reservation, building permits may generally not be issued to construct new buildings within the reserved area, and if land with a mapped reservation is divided by plat or Certified Survey Map, the subdivider is required to dedicate the reservations to the public.

Since at least 1972, the Official Map has included various mapped reservations in the

Northeast Quarter of Section 30, Town 8 North, Range 10 East (Town of Burke). The reservations for these future streets were affirmed as part of the creation of an outlot for future development in 2008, which divided the parcel now addressed as 2202 Darwin Road from the larger Oak Park development to the north (3901 Packers Avenue).

In November 2022 the Common Council approved Resolution 22-00775 (ID 74140) to amend the Official Map to remove an east-west 60-foot wide reservation for future street purposes located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East in the City of Madison, on land generally addressed as 2202-2320 Darwin Road. The Common Council adopted the Resolution with the condition that the 60-foot wide north-south street reservation be maintained. The Official Map was amended at the request of representatives for the current owner of 2202 Darwin Road due to the implications that dedicating and constructing those streets would have on a planned development of 2102 and 2202 Darwin.

The map sheet for this area still includes one north-south 60-foot wide reservation for future street purposes in the northeastern quadrant of the intersection of Packers Avenue (CTH CV) and Darwin Road to provide local street access to serve additional development of a series of large parcels located north of Darwin and south of the Oak Park mobile home community. The reservation was affirmed when Common Council adopted Resolution 23-00663 (ID 79328) on October 17, 2023 approving a Certified Survey Map ("CSM") of the properties owned by B & G Real Estate, LLC, located at 2102 Darwin Road, and Optunities LLC (also known as OPTunites, LLC) located at 2202 Darwin Road to dedicate a 51-foot wide street to the public ("Street A"); said CSM having been approved by the Plan Commission at its October 2, 2023 meeting. The CSM has not been recorded.

Recently, representatives for the current owner of 2202 Darwin Road have requested that the Official Map be amended to remove the 45-foot wide portion of the mapped north-south 60-foot wide reservation for a future public street from that parcel due to the adverse implications that dedicating and constructing the street would have on a planned development of 2102 and 2202 Darwin. The property at 2202 Darwin Road includes 45 feet of the 60-foot wide reservation, which is also encumbered by an easement benefiting the adjacent property to the east. The applicant has cited that they are unable to successfully negotiate the release of the existing easement with the benefiting party, with said easement being located in the 51-foot wide street to be dedicated to the public as shown on the approved CSM (ID79328). The land cannot be dedicated to the public unless the easement is released by the parties.

In lieu of dedication of the future street with the pending Certified Survey Map, the applicant proposes to create a minimum 45-foot wide outlot that would be conditioned on conveyance of the outlot to the City for right-of-way purposes at no cost to the City following the recording of the CSM. The outlot would allow the abutting owners to maintain their current access to Darwin Road while preserving the City's interest in constructing the planned future north-south street.

WHEREAS the Common Council adopted Ordinance 2091 on August 11, 1966 to establish the Official Map for the City of Madison for a part of the City of Madison located in the Northeast Quarter of Section 30, Township 8 North, Range 10 East to map various future streets/ highways, parkways, and greenways in the existing and future City generally bounded by Packers Avenue (CTH CV) on the west, Government Road on the north, Starkweather Creek on the east, and Darwin Road on the south; and

WHEREAS the Common Council adopted Resolution 23232 on March 28, 1972 to amend the Official Map sheet for said quarter section; and

WHEREAS the Common Council Adopted Resolution 22-00775 (ID 74140) on November, 22, 2022 to amend the Official Map sheet for said quarter section; and

WHEREAS said Official Map sheet shows a 60-foot wide reservation for future street purposes extending north from Darwin Road to a point located approximately 807 feet generally north, to include a bulb at the end of the future street; and

WHEREAS the Common Council adopted Resolution 08-00042 (ID 08294) on January 8, 2008, approving a Certified Survey Map ("CSM") of the Oak Park MHC, LLC property located at 3901 Packers Avenue to create a 7.4-acre outlot for future development from the 63.8-acre "Oak Park" mobile home community to the north; said CSM having been approved by the Plan Commission at its December 3, 2007 meeting; and

WHEREAS approval of the outlot was conditioned upon the final CSM including notes that a future dedication of a 66-foot wide north-south right of way to run along and parallel to the entire eastern property line of the proposed outlot and a future dedication of a 66-foot wide east-west right of way between Packers Avenue and the new north-south right of way would be required at such future time as the outlot is re-divided into a developable lot, said future dedications consistent with the reservations shown on the Official Map sheet adopted by said Resolution 23232; and

WHEREAS said one-outlot CSM was recorded at the Dane County Register of Deeds on September 11, 2009 as Certified Survey Map 12769 with the required notes; and

WHEREAS representatives for the property owner of 2202 Darwin Road have requested that the Official Map be amended to remove the 45-foot wide portion of the mapped north-south 60-foot wide reservations for future public streets from that parcel.

NOW THEREFORE BE IT RESOLVED, the City Of Madison hereby amends the City of Madison Official Map to remove those lands reserved for a planned new street located in the Southwest Quarter of the Northeast Quarter of Section 30, Township 8 North, Range 10 East as shown on attached map Exhibit A, pursuant to Section 16.25(6) of Madison General Ordinances and Wis. Stats. ss. 62.23(6)(c).

BE IT RESOLVED that notice of this amendment has been provided pursuant to the requirements under Wisconsin Statutes Sec. 62.23(6) and Section 16.25(6) of Madison General Ordinances.

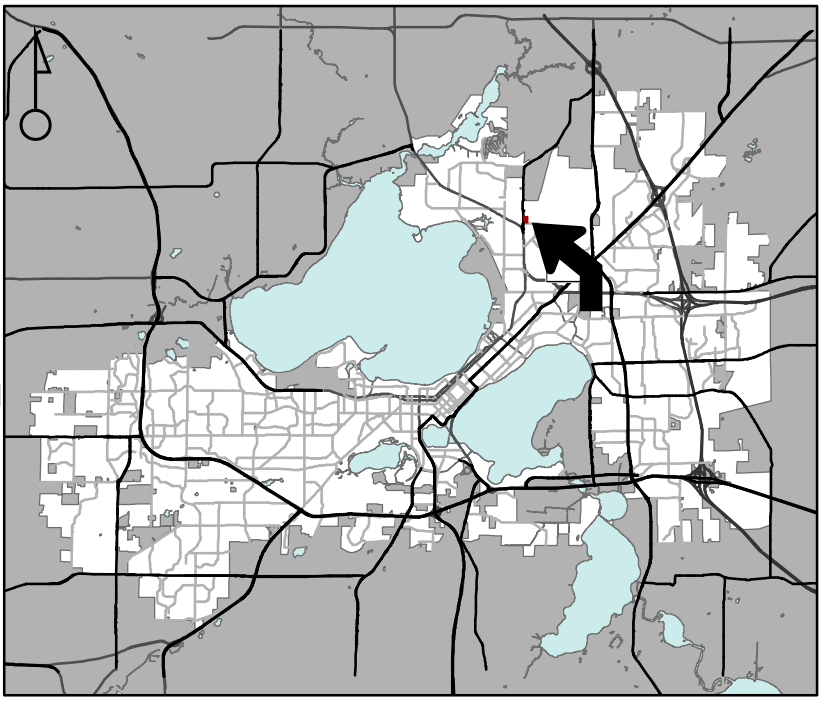
City of Madison

Official Map Amendment & Certified Survey Map Referral

Location
2102-2202 Darwin Road

Applicant
Zach Reynolds, Wyser Engineering, LLC
Fred Brouner, B&G Real Estate & Opportunities, LLC

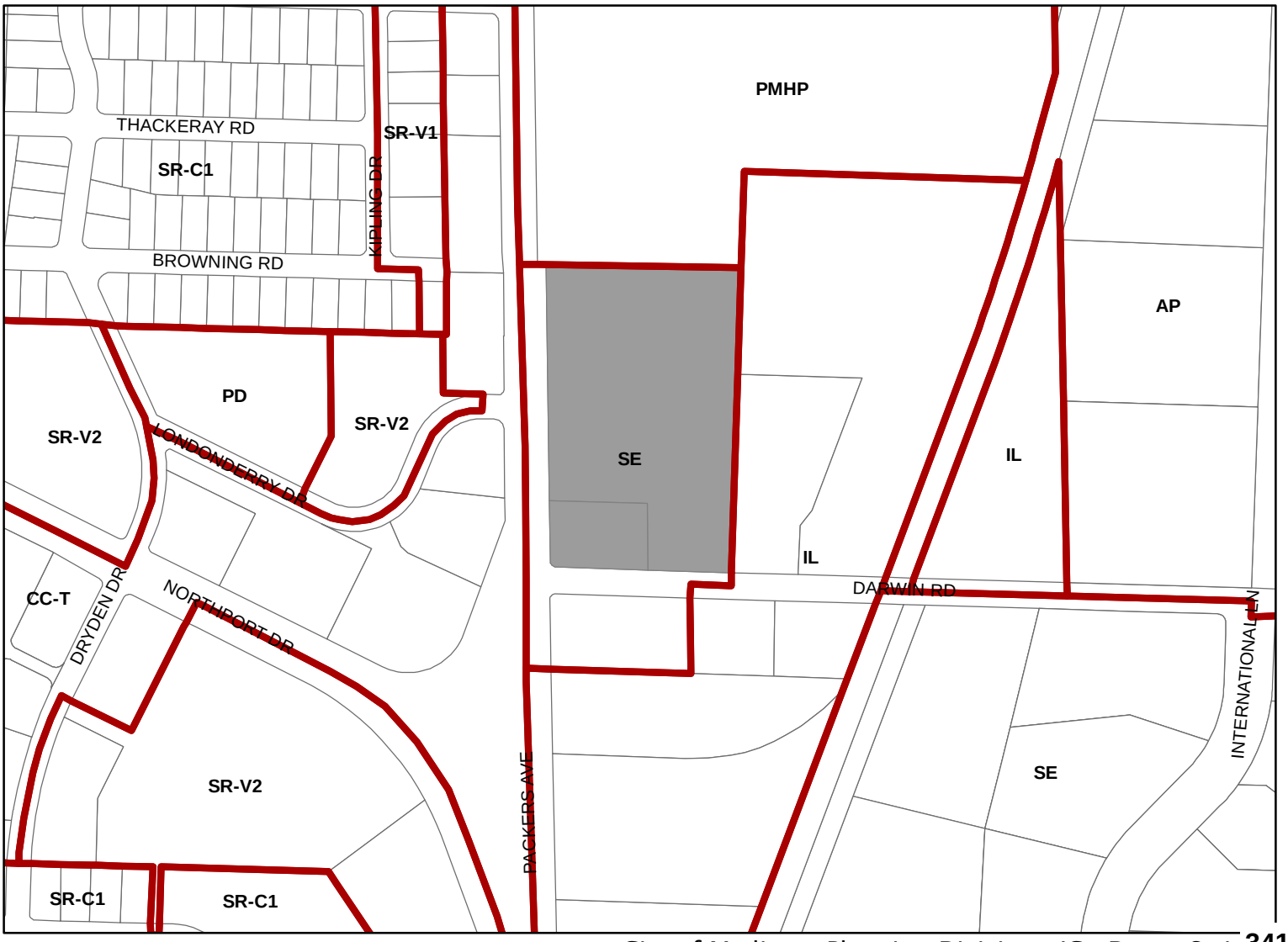
Request
- Amend Official Map to remove north-south street
- Create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street



Public Hearing Dates
Plan Commission
June 24, 2024

Common Council
July 2, 2024

For Questions Contact: Lisa McNabola at: 243-0554 or lmcnabola@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 6-4-

City of Madison

2102-2202 Darwin Road



Date of Aerial Photography : Spring 2022


ID 83533 -
Official Map Amendment
N
Mapped Reservations
Area to be Removed
from Official Map
45'
15'
PACKERS AVE
DARWIN RD

PLANNING DIVISION STAFF REPORT

June 21, 2024

PREPARED FOR THE PLAN COMMISSION AND COMMON COUNCIL

Proposal: **Official Map Amendment – 2202 Darwin Road**

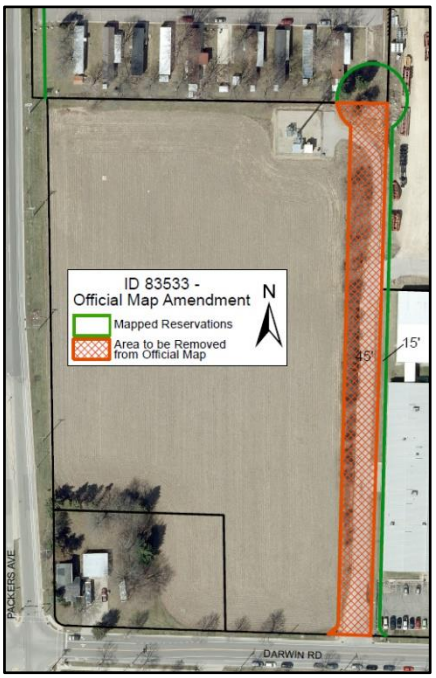
Legistar File ID #: 83533

Prepared By: Lisa McNabola, AICP, Planning Division

Reviewed By: Kevin Firchow, AICP, Principal Planner

On June 24, the Plan Commission will consider an amendment to the Official Map, to be followed by Common Council consideration on July 2. The Official Map is a planning tool enabled by Wisconsin Statutes Section 62.23(6), which allows a municipality to map and reserve land for future streets. The City has utilized the Official Map since 1966. No building permits for construction of new buildings or additions may be issued within reserved areas, and when a property owner seeks to divide or combine property within or including an area reserved on the Official Map, the area must be dedicated to the public (MGO Section. 16.23(3)(a)2.)

The proposed Official Map amendment would remove a north-south street reservation on 2202 Darwin Road. The portions of the street reservation on 2310 and 2320 Darwin Road and 3901 Packers Avenue would remain. The subject site is at the northeast corner of Darwin Road and Packers Avenue and is located south of the Oak Park Terrace mobile home community at 3901 Packers Avenue. At one time the site was considered for an expansion of the mobile home park. The properties at 2310 and 2320 Darwin Road are occupied by warehouses.



The Comprehensive Plan (2023) recommends Employment development for the subject site and adjacent sites. Properties to the north and south along Packers Avenue are also recommended for Employment development. The Northport Warner Park Sherman Neighborhood Plan (2009) includes hypothetical development concepts showing the north-south street. Finally, this site was explicitly identified during the 2021 President's Work Group on Environmental Justice process as a site inappropriate for future residential use.

Previous Approvals

From 1972 to 2022 the subject site also included an east-west street reservation at the northern edge of the site. In late 2022 an Official Map amendment was proposed to remove the east-west and north-south street reservations on 2202-2320 Darwin Road and 3901 Packers Avenue (Legistar ID 74140). The Official Map amendment was proposed due to the expected development of 2102-2202 Darwin Road. Representatives for the owner had expressed strong concerns about the cost and other implications of dedication and construction of the two future streets shown on the Official Map, and District 18 Alder Charles Myadze sponsored the amendment to the Official Map accordingly.

Per the Planning Division Staff Report, staff supported the recommendations of the Transportation Policy and Planning Board and the Board of Public Works to remove the east-west street reservation and retain the north-south street reservation, acknowledging that this portion would be reserved to support longer term future redevelopment in the area, and that the street did not need to be constructed concurrent with the near-term development of the site. At that time Planning staff did not believe that the dedication of right-of-way for the future north-south street

would unduly impact the imminent development of the subject site and noted that it is relatively important to maintain connectivity for any future redevelopment of the mobile home park property to the north.

The Plan Commission recommended approval of the amendment with the condition to retain the north-south street reservation. The Council approved the Official Map amendment with the recommended condition.

In late 2023 the following applications were approved to facilitate the development of 2102-2202 Darwin Road:

- Legistar ID 79327 – A demolition permit to demolish a single-family building at 2102 Darwin Road;
- Legistar ID 79525 – A zoning map amendment to change the zoning for 2202 Darwin Road from Planned Mobile Home Park (PMHP) District to Suburban Employment (SE) District;
- Legistar ID 79328 – A Certified Survey Map (CSM) to create two lots and one outlot, and dedicate land to the public for future right-of-way; and
- Legistar ID 79329 – A conditional use in the proposed SE District for an auto rental to allow construction of an auto rental business on proposed Lot 2 of the CSM.

The approved Certified Survey Map (CSM) includes the dedication of the north-south street. Per the conditions of approval, the owner was not required to enter into a Developer's Agreement to construct the street and could instead elect to sign a waiver for notice of public hearing for assessments for future roadway construction and enter into a privilege in streets agreement to allow the driveway in public right-of-way.

The owner recently contacted staff to discuss an issue with the CSM. There are existing easements located in the land that is to be dedicated for the street. The easements provide access to the neighboring properties and the cell tower that is located on 2202 Darwin Road. The applicant has been unable to negotiate the release of the existing easements, and the City cannot accept the street dedication unless the easements are released. Therefor the CSM cannot be recorded. The proposed developments on Lot 1 and Lot 2, which are anticipated to be the new location of the River Food Pantry facility and new car rental facility cannot move forward until the CSM is recorded.

Analysis

An Official Map amendment to remove the north-south street reservation on 2202 Darwin Road was proposed to allow the City to consider a revised CSM that does not require dedication of the street. The amendment was sponsored by District 18 Alder Charles Myadze, District 1 Alder John Duncan, District 3 Alder Derek Field, District 10 Alder Yanette Figueroa Cole, and District 12 Alder Amani Latimer Burris.

As staff noted when the 2022 Official Map amendment was considered, it is relatively important to maintain the street reservation, particularly to support connectivity for any future redevelopment of the mobile home park property to the north. At that time, staff did not believe that the street reservation would unduly impact the imminent development of the subject site. As the owner has indicated, continued reservation of the street would impact development of the subject site. City staff still believe that it is important to provide connectivity options in this area for future development. However, in consultation with the Attorney's Office and Engineering Mapping staff, a series of conditions have been proposed that would maintain options to create a public street and to acquire the land for the future street, even if it is removed from the Official Map.

While not directly before Plan Commission and Common Council as part of the Official Map amendment being contemplated, it is important to note that the applicant has submitted a revised Certified Survey Map (CSM). The CSM will be considered by the Plan Commission on June 24 and Common Council on July 2 (Legistar ID 83674). The CSM would create an outlot in the location of the north-south street that is reserved for future right-of-way. The outlot would be conveyed to the City after the CSM is recorded and the required agreements are executed. Per the recommended conditions of approval, the owners of Lot 1, Lot 2, and Outlot 1 will enter into an ingress/egress and storm water easement to Lots 1, Lot 2, and Outlot 1 over Outlot 2. The easement will create and

address access rights and maintenance responsibilities over improvements on Outlot 2. Outlot 2 would be conveyed to the City after the CSM is recorded and the required easements and agreements are executed. The new easement shall be terminated when Common Council adopts a resolution to declare Outlot 2 as public right-of-way. The proposed outlot, in combination with the remaining street reservations on 2310 and 2320 Darwin Road and 3901 Packers Avenue, could allow the City to construct the street in the future.

Recommendation

Consistent with recommendations from the Transportation Commission and the Board of Public Works, Planning Division staff recommend that the Plan Commission forward a recommendation to the Common Council that the reservation for the north-south future street be removed from the Official Map.

City of Madison

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

Master

File Number: 83599

File ID:	83599	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	05/23/2024
File Name:	Dairy Drive Rezoning			**Final Action:**	

Title: Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District. (District 16)

Notes: 6870DairyDriveRZ

		CC Agenda Date:	06/04/2024
		Agenda Number:	21.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	3110 Dairy Drive.pdf, Locator Maps.pdf, Staff Comments.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	5/24/2024	Michael Haas	Approved as to Form	6/12/2024
1	2	5/24/2024	Maggie McClain	Approve	6/13/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/23/2024	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/24/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/04/2024	Refer For Public Hearing	PLAN COMMISSION	06/24/2024		Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/24/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

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

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

Text of Legislative File 83599

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District. (District 16)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District for future redevelopment.

****

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

1. Map Amendment 00675 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00675. The following described property is hereby rezoned to IL (Industrial-Limited) District.

Lots 55-57, Fourth Addition to World Dairy Center, City of Madison, Dane County, Wisconsin. Contains 4.35 acres.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

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: 4 June 2024

Referral(s): Plan Commission: 24 June 2024; Common Council: 2 July 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 3110 Dairy Drive Alder District 16

From PD District To IL District

Proposed Use: Rezone for future redevelopment

By Direction Of: _____ Date: 22 May 2024

City of Madison

Rezoning

Location

3110 Dairy Drive

Applicant

John Bieno, TJK Design Build
Nate Snyder, Axis Ventures, LLC

Request

Rezone from PD to IL to facilitate future redevelopment

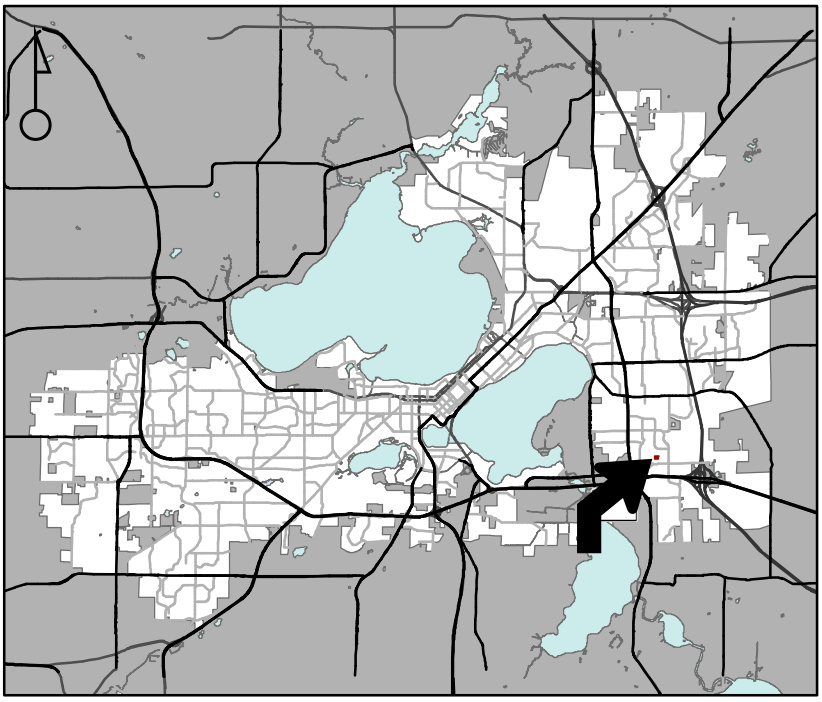
Public Hearing Dates

Plan Commission

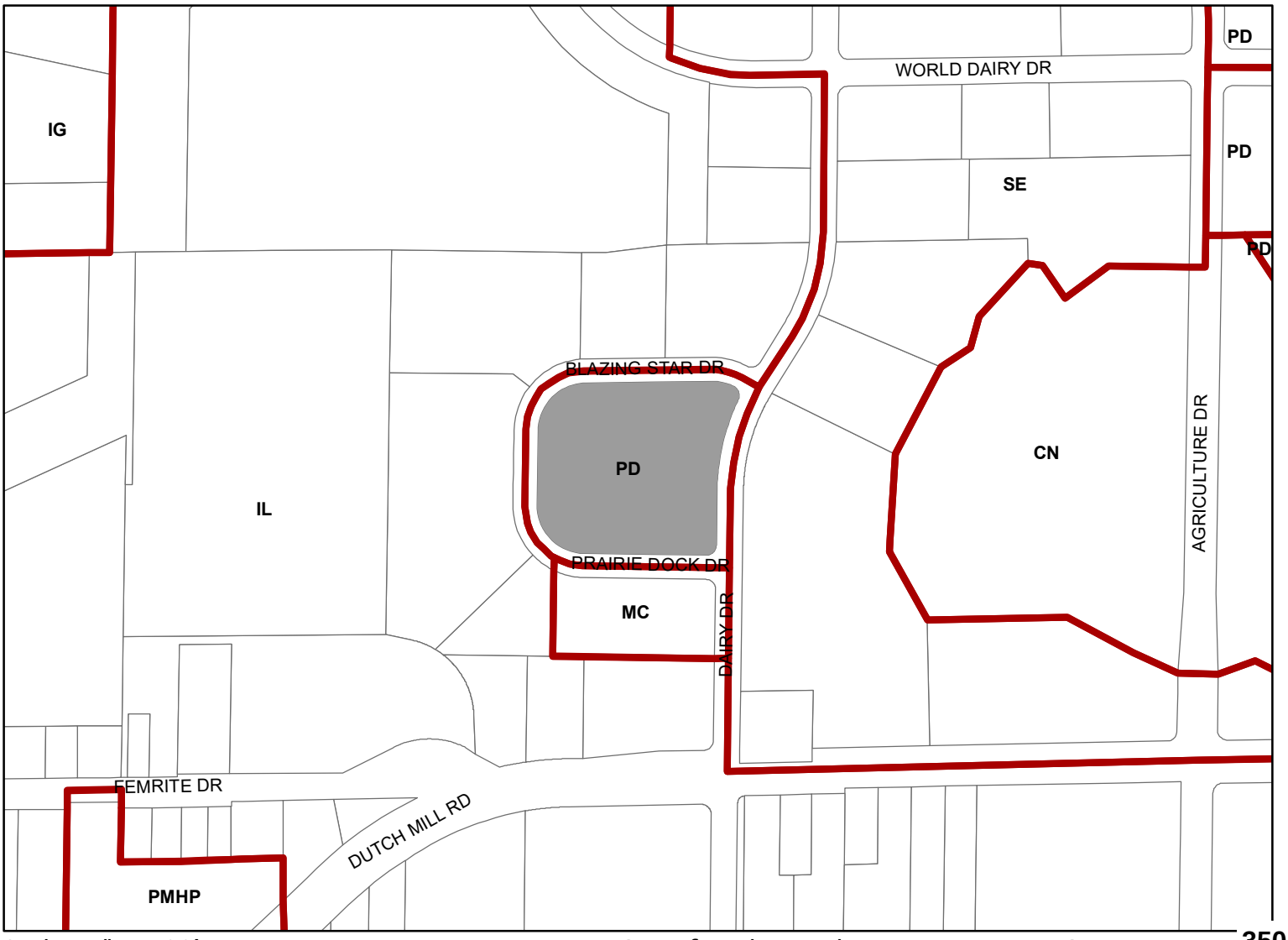
June 24, 2024

Common Council

July 2, 2024



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 5-7-

City of Madison

3110 Dairy Drive



Date of Aerial Photography : Spring 2022

PLANNING DIVISION STAFF REPORT

June 24, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address: **3110 Dairy Drive** (16th Alder District, Ald. Currie)

Application Type: Zoning Map Amendment

Legistar File ID # 83599

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner, Planning Division

Summary

Applicant & Contact: John Bieno; TJK Design Build; 61214 Main Street, Suite 201; Madison, WI 53703

Property Owner: Nate Snyder; Axis Ventures, LLC; 6603 E Buckeye Road; Madison, WI 53716

Requested Action: Creating Section 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from PD (Planned Development) District to IL (Industrial-Limited) District.

Proposal Summary: The applicant proposes to rezone the subject parcel in order to facilitate future redevelopment. Note: no demolition, conditional use, or site plan approvals are being sought at this time.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)]. It is also subject to MGO Section 28.088 which pertains to the IL (Industrial-Limited) District.

Review Required By: Plan Commission, and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from the PD (Planned Development) District to the IL (Industrial-Limited) District to the Common Council with a recommendation of **approval**, in order to facilitate the future redevelopment of the subject site. This recommendation is subject to input at the public hearing, and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The roughly 189,330-square-foot (4.35-acre) subject site is located on the west side of Dairy Drive and is encircled on the north, west, and south sides by Prairie Dock Drive. The parcel is located within Alder District 16 (Ald. Currie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a one-story place of worship, the Our Savior Deaf Lutheran Church, which is located in the site's northwest quadrant. A large surface automobile parking lot runs along the site's eastern frontage with access from Dairy Drive to the east and to Prairie Dock Drive to the north and south. A small accessory building sits at the south end of the site.

Surrounding Land Uses and Zoning:

North: Across Prairie Dock Drive is a one-story warehouse/office facility, a one-story sports training facility and a vacant site. All are zoned IL (Industrial-Limited) District;

East: Across Dairy Drive is Madison Fire Department Station 14, zoned SE (Suburban Employment) District;

South: Across Prairie Dock Drive is the Dairy Drive Sheltered Campground with 30 small shelters and communal bathrooms, zoned MC (Mission Camp) District; and

West: Across Prairie Dock Drive is a one-story warehouse/office facility zoned IL.

Adopted Land Use Plans: The Comprehensive Plan (2018) and Stoughton Road Revitalization Project Plan (2008) both recommend Industrial (I) uses for the subject parcel.

Environmental Corridor Status: There are no environmental corridors on the subject site.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily all day transit service along Femrite Drive to the south of the subject property. The nearest bus stops are located 500 feet to the south at the corner of Femrite Drive and Dairy Drive.

Zoning Summaries: The 3001 Dairy Drive site is proposed to be rezoned into the IL (Industrial-Limited) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	189,329 sq. ft.
Lot Width	75’	>75’
Front Yard Setback	0’ or 5’	TBD
Side Yard Setback: Street side yard	0’ or 5’	TBD
Rear Yard Setback	30’	TBD
Maximum Lot Coverage	75%	TBD
Maximum Building Height	None	TBD

Other Critical Zoning Items:	Utility Easements

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Project Description, Analysis, and Conclusion

The applicant is requesting to rezone the subject parcel – from the Planned Development District to the Industrial-Limited District – in order to facilitate future redevelopment.

The applicant notes that further land use approvals, including any necessary conditional uses and demolition permits, will be sought as each phase is fully designed and financed. As such, further review for each of the sites is anticipated.

This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)]. It is also subject to MGO Section 28.088 which pertains to the IL (Industrial-Limited) District.

Conformance with Adopted Plans

The Comprehensive Plan (2018) and Stoughton Road Revitalization Project Plan (2008) both recommend Industrial (I) uses for the subject parcel. As such, Staff believe the proposal to rezone into the IL (Industrial-Limited) District is therefore consistent with both plans.

Zoning Map Amendment Standards

Staff believes that the Zoning Map Amendment standards can be found met. These standards state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, Staff believes that the proposal is consistent with both the Comprehensive Plan and Stoughton Road Revitalization Project Plan.

Public Input

At the time of report writing, staff has not received any comments on the proposed request.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00675 of the Madison General Ordinances to change the zoning of property located at 3110 Dairy Drive from the PD (Planned Development) District to the IL (Industrial-Limited) District to the Common Council with a recommendation of **approval**, in order to facilitate the future redevelopment of the subject site. This recommendation is subject to input at the public hearing, and the conditions from reviewing agencies that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

1. A change of use to a contractor's business will require a site plan review prior to Zoning approval or issuance of permits. Future redevelopment of the property will require City review.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

2. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development.

City Engineering – Mapping (Contact Jeff Quamme, (608) 266-4097)

3. Note for the future: There are 3 existing platted lots that comprised this site If an new building or addition crosses an underlying platted lot line, a Certified Survey will be required to dissolve underlying lot lines. Parking Review (Contact Trent W Schultz)

The Planning Division, Engineering, Traffic Engineering, Parking, Fire Department, Parks Division, Forestry Section, Metro Transit, Assessor's Office, and Water Utility have reviewed this request and have recommended no conditions of approval.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 84176

File ID:	84176	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	06/26/2024
File Name:	7-16-2024 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 7-2-2024; action 7-16-2024).

Notes:

CC Agenda Date:	07/02/2024
Agenda Number:	22.
Sponsors:	
Effective Date:	
Attachments:	
Enactment Number:	
Author:	Satya Rhodes-Conway
Hearing Date:	
Entered by:	ldcosta@cityofmadison.com
Published Date:	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/26/2024	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 7/16/24					

Text of Legislative File 84176

Title

Report of the Mayor submitting resident committee appointments (introduction 7-2-2024; action 7-16-2024).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

BOARD OF PUBLIC WORKS

JOSEPH R. CLAUSIUS (17th A.D.) - reappoint to a two-year term to the position of Adult City Resident. First appointed 3-7-2017.
TERM EXPIRES: 4-30-2026

MICHAEL CULLEN (5th A.D.) - reappoint to a two-year term to the position of Adult City Resident - Engineering Background. First appointed 1-18-2019.
TERM EXPIRES: 4-30-2026

FOR INFORMATION ONLY
LISA STERN (11th A.D.) - reappoint to a two-year term to the position of Mayor or Designee. First appointed 6-7-2022.
TERM EXPIRES: 4-30-2026

CITY-COUNTY HOMELESS ISSUES COMMITTEE

KATHERINE S. KAMP (10th A.D.) - reappoint to a three-year term to the position of Homeless Services Consortium or Person Experienced in Homeless Services or Advocacy. First appointed 10-16-2018.
TERM EXPIRES: 6-30-2027

PUBLIC SAFETY REVIEW COMMITTEE

JOHNNIE C. MILTON, JR. (9th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 8-3-2021.
TERM EXPIRES: 4-30-2027

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 83970

File ID:	83970	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	06/17/2024
File Name:	Confirming the Madison Common Council meeting formats through December 10, 2024			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through December 10, 2024:
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)
10/8/24 - Hybrid (Virtual & CCB 201)
10/29/24 - Hybrid (Virtual & CCB 201)
11/12/24 (Budget) - Hybrid (Virtual & CCB 201)
11/13/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/14/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/26/24 - **Virtual**
12/10/24 - Hybrid (Virtual & CCB 201)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	23.
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	06/17/2024	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 83970

Title

Confirming the Madison Common Council meeting formats through December 10, 2024:
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)
10/8/24 - Hybrid (Virtual & CCB 201)
10/29/24 - Hybrid (Virtual & CCB 201)
11/12/24 (Budget) - Hybrid (Virtual & CCB 201)
11/13/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/14/24 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/26/24 - **Virtual**
12/10/24 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 73225

File ID: 73225 **File Type:** License **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

File Created Date : 08/11/2022

File Name: **Final Action:**

Title: Change of Licensed Premise
508 State Street Golf LLC • dba 7 Iron Social
Current Capacity (in/out): 99/0 • Proposed Capacity (in/out): 99/99
508 State St • Agent: Colin Smith
Class B Combination Liquor & Beer • 47% alcohol, 10% food, 43% other
Aldermanic District 2 (Alder Heck) • Police Sector 403
Request to extend premises to include outdoor deck/cafe on back of building rooftop and two bathrooms.

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 24.

Sponsors: **Effective Date:**

Attachments: LICPCH-2022-00728 App.pdf, Alder Heck Comments.pdf, Postpone ALRC for Patio.pdf

Enactment Number:

Author: **Hearing Date:**

Entered by: jverbick@cityofmadison.com **Published Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	08/17/2022	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass

Action Text: A motion was made by Barushok, seconded by Myadze, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	09/21/2022	Refer	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Pass

Action Text: A motion was made by Westra, seconded by Carter, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER			Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 73225

Title

Change of Licensed Premise
508 State Street Golf LLC • dba 7 Iron Social
Current Capacity (in/out): 99/0 • Proposed Capacity (in/out): 99/99
508 State St • Agent: Colin Smith
Class B Combination Liquor & Beer • 47% alcohol, 10% food, 43% other
Aldermanic District 2 (Alder Heck) • Police Sector 403
Request to extend premises to include outdoor deck/cafe on back of building rooftop and two bathrooms.

361

Change of Premises

Fee: $25.00

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)

LICPCH-2022-00728

(License number)

(Alder District #) (Police Sector)

Office Use Only

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

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2019-00464

Business dba Name: 7 Iron Social

Licensed Address: 508 State Street B Madison, WI 53703

Liquor/Beer Agent Name: Colin Smith

47 % Alcohol, 10 % Food, 43 % Other (Sports Simulators) Alder, District #: 2 Police Sector: Central District

Corporate Information

Business Legal Name (as on WI State Sellers Permit): 508 State Street Golf LLC

Business Mailing Address: 508 State Street Unit B Madison WI 53703

Business Contact Name, Position: Colin Smith

Business Phone: 720-560-3640 Business Email: Info@7IronSocial.com

Current Capacity (indoor): 99 **Current Capacity (outdoor):** 0

Proposed Capacity (indoor): 99 **Proposed Capacity (outdoor):** 99

If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com

Change is: ☒ Permanent ☐ Temporary (from _____ *Date* until _____ *Date*)

Is this change related to a Roadway Café Expansion License/Roadway Permit: ☐ **Yes** or ☒ **No**

Description of Changes (include approximate measurements, and fencing, if necessary):

Increase Premises to Include outdoor Deck/cafe on back of building rooftop and two bathrooms.

☒ Detailed Floor Plans included (required)

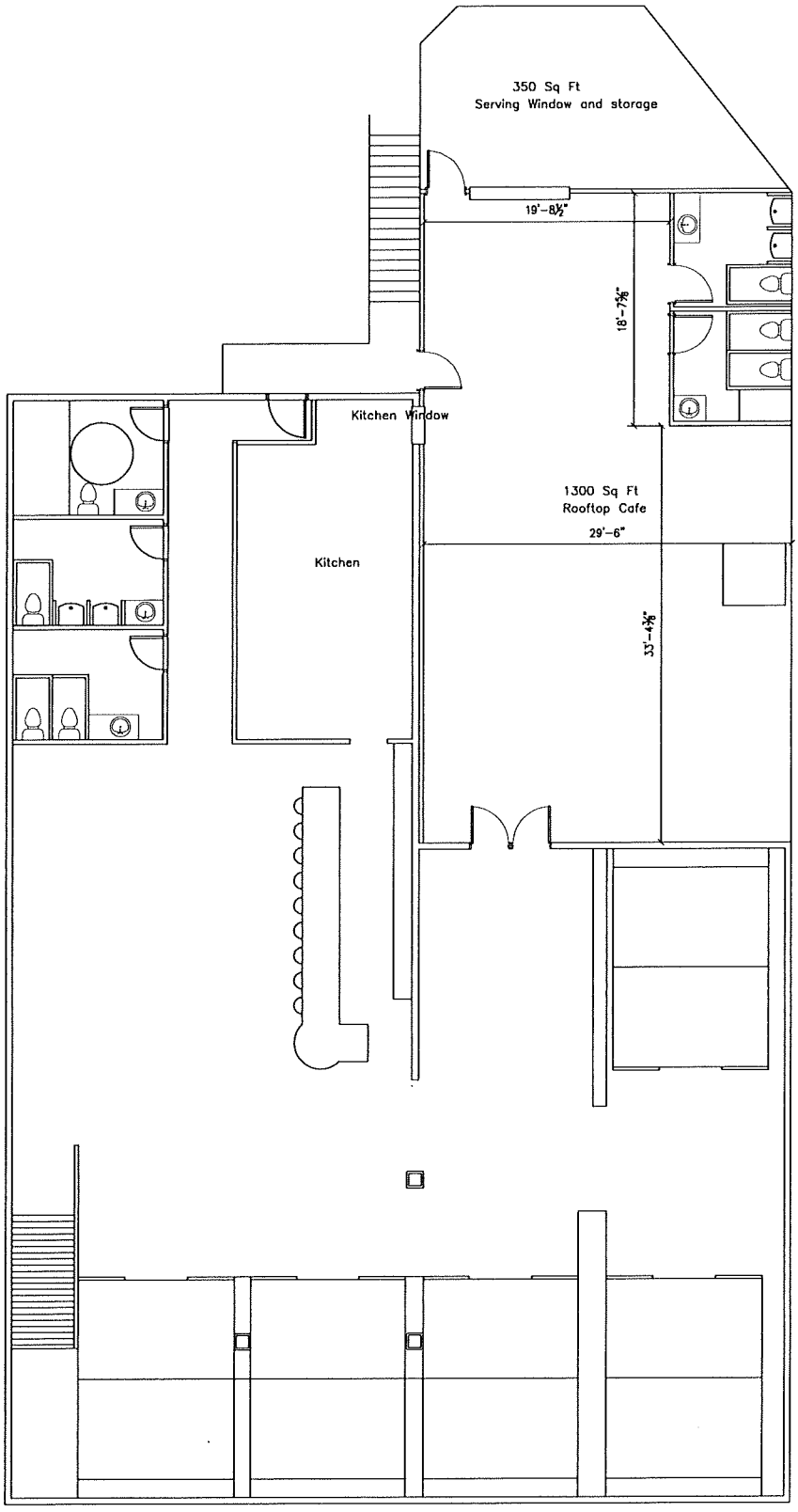
Authorized Signature , 7/13/2022 *Date*

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

REV 05/2022


350 Sq Ft
Serving Window and storage
19'-8½"
18'-7⅝"
Kitchen Window
1300 Sq Ft
Rooftop Cafe
29'-6"
Kitchen
33'-4⅜"

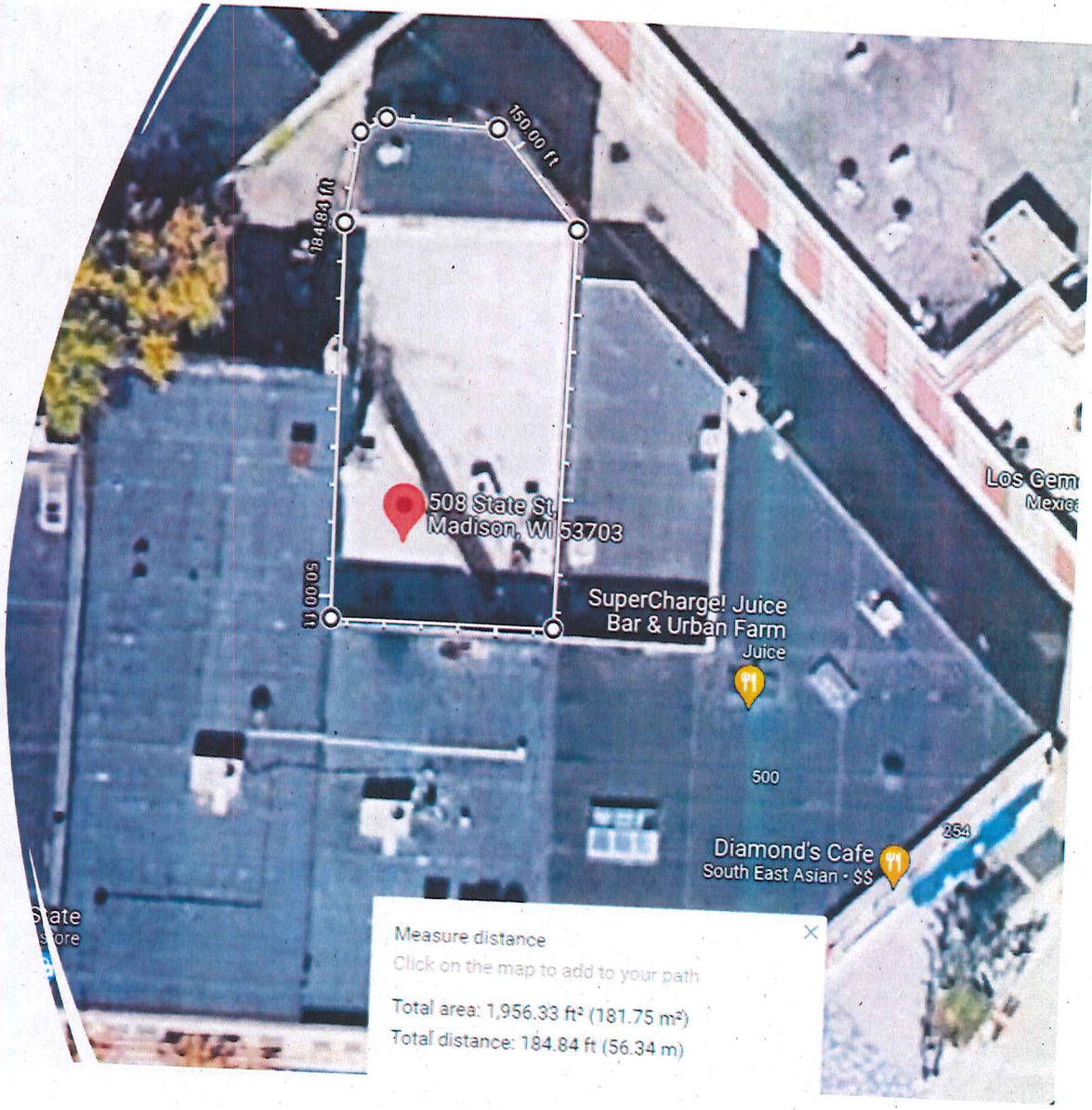
508 State Street Golf LLC

Rooftop Café and Service Window


Langdon St
Langdon St
Wisconsin Lutheran Chapel
W Gilman St
Samba Brazilian Grill
Brazilian • $$$
Buckeye P
W Gilman St
508 State St, Madison, WI 53703
Red Rock Saloon
IT'SUGAR Madison
Candy store
Taco Bell Cantina
Fast Food • $
Potbelly
Sandwich • $
Sookie's Veggie Burgers
Vegan restaurant
Downtown Madison Visitor Center
J&P Fre
State St
State St
Shopping street with a university campus
Conrad's Grill
Azara Madison
Vaporizer store
W Gilman St
N Broom St
Paul's Pelmeni
Dumpling • $
Kung Fu Tea
Bubble Tea • $
Le C's Patisserie & Tea House
Bubble Tea • $
N Broom St
Fugu Asian Fusion
Asian Fusion • $$
Danny's Pub
W Gilman St
Riley's Wines Of The World
Liquor store
Google
Layers
508 state street and the roof of 506 state street

Arial View 508,506,502 State Street

- 300 Square foot garage style storage, food, and drink window
- Lot lines are the white distance markings
- 1500 square foot patio



- Projector/stage/mural
- Sliding glass door
- Garage Styles Food and Beverage
- Main Deck with
  - High top tables
  - Festoon lights
  - Space heaters during the winter
  - Small outdoor Speakers
  - Mister system during the Summer
  - Dog friendly turf system
  - Wooden perimeter fences

Garage door style
food and beverage
Bathrooms
Main Deck
Direct Access Food
Window

Back Exit of 7 Iron

- Bathrooms
- Garage Style Food and Beverage Window
- Fence with gate
- Re-done staircase expanded for safety and curb appeal for neighboring residential buildings
- Lots of random people and trash gets thrown around out of our Dumpsters
- Workers don't feel safe taking trash out some nights

Garage Style
Food/Beverage/Bat
hrooms
Garage
Hvac for
Garage
Bathrooms

Back Roof of 7 iron and 506 State
Mural/Stage/Projector
Sliding door
Deck
Kitchen direct access
food window

Back Deck
for size
- Size

Reference
- Hvac Move spot
- Mural/Stage /projector
- Sliding Door

Back wall of the Deck
Outside sim 4
Sliding door access
Projector area/Mural/Stage

Sim 4

- This is our Simulator # 4 Station
- We will demo this simulator and move it to out private simulator 5 room
- Then we will install a large sliding glass window/Door to the deck

Front of Sim 5

- This is our private room simulator # 5
- The outside wall of this will become a Mural/Projector Tv watching area/Or a small stage for live performances
- This room extends the same distance the opposite way of the picture which you will see on the next slide

Back of Sim 5

- This is the opposite side of our private room simulator # 5
- We will move simulator number 4 into this space to make room for the sliding door out to the deck
- This space is largely wasted empty space right now as it is awkwardly long and narrow
- We tend to use it as storage right now as a result

Renderings From Last Years Deck Idea

Renderings From Last Years Deck Idea

Gilman Alleyway Access

- We have discussed with 502 and the apartments on Gillman to->
- Hang Festoon Lights down the alleyway
- In hopes it will Increase safety to food service, resident, and trash collection workers
- Decrease illegal activities
- Decrease Trash and human waste

Back Alley way/Back of Garage style Vending Window

- New door for back entrance
- Possible wall to create a walk in fridge/freezer
- Storage

Side of Deck, Garage, and Stairs from ground level

- Wood Fence
- Fresh Paint
- Fixed/Improved Stairs for Safety and Eye Sore Improvement

Denver Milk Market Comparison

PARK
BLOCK
PARK
BLOCK



From: Heck, Patrick
To: licensing
Cc: Verbick, Jim
Subject: Alder comments on Agenda Items 18 and 12
Date: Sunday, August 14, 2022 7:41:37 PM

Please enter these comments into Legistar for ALRC's Aug 17 meeting. Thank you.

Agenda Item 18 - 21+ Entertainment License
I have spoken with the applicant and have no concerns about the application given their plans to have a security guard in the lobby area when having a performance. Their business model generally does not attract underage or problematic guests and the performances will be indoors.

Agenda Item 12 - Change in Licensed Premise
I have spoken with the applicant about this proposed change in licensed premise. While ALRC may find that the application can be granted, there will be a consideration by Plan Commission at a future time when the applicant is expected to request a Conditional Use Permit for an outdoor eating area associated with a food and beverage establishment. The proposed terrace/patio will not be allowable without that CUP.

Plan Commission's consideration of that expected application will include, but not be limited to, the regulations below (MGO 28J: Supplemental Regulations 28.151 Applicability) which apply in the Downtown Core (DC) zoning district:

Outdoor Eating Areas Associated With Food and Beverage Establishments .

(a) Primary access to the area shall be from within the establishment.
(b) Hours of operation shall end at 9:00 p.m. in all districts except for MXC, CC and RMX, unless extended as part of the conditional use approval.
(c) No amplified sound is permitted in all districts except MXC, CC and RMX, unless allowed as part of the conditional use approval.
(d) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Given that the applicant expresses a desire for the patio to stay open until perhaps 1:00am and have amplified music, Plan Commission will have to grant those exceptions, recommend hours of operation, and judge the CUP itself based on any potential impacts on neighboring properties.

Also, per MGO§28.074(4), all new buildings and additions in the DC district that are less than 20,000 square feet and are not approved administratively, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in §28.071(3), if applicable, and the Downtown Urban Design Guidelines. I do not anticipate UDC's consideration to be hurdle given that the patio will not be visible from the street, but its visual impact on neighboring properties will be considered.

So, as mentioned, ALRC may grant the expansion of premise and, if so, I recommend that ALRC look closely at management and safety plans for the patio, including any concerns about capacity. Generally, Plan Commission will rely on ALRC's expertise in these matters and in matters related to potential impacts related to the hours of operation, although Plan Commission will also weigh in on the latter given the Standards of Approval for granting a CUP.

In an analogous situation, PC recently approved a CUP for a new outdoor 2nd floor terrace at Red Rock Saloon, 222 W. Gorham. The applicants in that situation chose to secure the CUP (and UDC approval) before going to ALRC for a change of premise, although I anticipate that change of premise application will be coming your way this fall or winter when the terrace is under construction. In some ways, it seems their approach (getting the CUP and Plan Commission's input first) seemed logical at the time, but it may be that 7 Iron Social's approach (getting the change

in premises first) will work also work.

One other note: I heard from the applicant that the apartment building to the east, generally the only one likely impacted by the proposed patio, is in favor of the application. I have not heard that first hand. I was not planning on conducting outreach to the neighboring properties until the CUP is on Plan Commission's calendar.

Alder Patrick Heck
608-286-2260

To subscribe to District 2 updates go to: http://www.cityofmadison.com/council/district2/

From: Colin Smith
To: Verbick, Jim
Cc: Heck, Patrick
Subject: Postpone ALRC for Patio
Date: Wednesday, August 17, 2022 3:23:28 PM

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

Jim,

I have spoken with Alder Heck and others in the city about our project and would like to post pone our ALRC appearance until we are further along in the process. I am hoping to start focusing on this task again now that campus turnover is finished. Please let me know if you need anything for this to happen.

Colin Smith | Director of Business Development
colin@jdmccormick.com | JD McCormick Properties
101 N Mills St | Madison, WI 53715
Cell: 720-560-3640 | Office: 608.819.6500 | Fax: 608.819.6038

City of Madison

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

Master

File Number: 77906

File ID:	77906	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/11/2023
File Name:				**Final Action:**	

Title: Change of Licensed Premises
2116 AWA LLC • dba The Atwood
Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20
2116 Atwood Ave • Agent: Brian Mason
Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other
Alder District 6 (Alder Rummel) • Police Sector 410
Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	25.
Sponsors:		**Effective Date:**	
Attachments:	LICPCH-2023-00228 App.pdf, Item 32 Cohn Comments.pdf, Reynolds Comments.pdf, Blakeney Comments.pdf, Alder Rummel Comments.pdf, BERENDES COMMENTS - 5-22-23.pdf, Potter Comments to Atwood Bar Outdoor Alcohol Permit.msg, Alder Rummel Comments 5-24-23.pdf, Alder Rummel Comments 6-21-23.pdf, Rummel Comments.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	05/24/2023	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass
	Action Text:	A motion was made by Westra, seconded by Myadze, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. One registration in support, 13 registrations in opposition.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/21/2023	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass
	Action Text:	A motion was made by Westra, seconded by Barushok, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. One registration in support.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	07/19/2023	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass
	Action Text:	A motion was made by Westra, seconded by Barushok, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. Four registrations in support.					
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other. Three registrations in support.					

Text of Legislative File 77906

Title

Change of Licensed Premises
2116 AWA LLC • dba The Atwood
Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20
2116 Atwood Ave • Agent: Brian Mason
Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other
Alder District 6 (Alder Rummel) • Police Sector 410
Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

Change of Premises

Fee: $25.00

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) LICPCH-2023-00228

(Alder District #) 6 (Police Sector) 4/0

Office Use Only

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

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2016-01192

Business dba Name: THE ATWOOD

Licensed Address: 2116 ATWood AVE.

Liquor/Beer Agent Name: Brian Mason ~~Grant Brian Benford~~ #6

85 % Alcohol, 10 % Food, 5 % Other Alder, District #: Marsha Rummel Police Sector: Central

Corporate Information

Business Legal Name (as on WI State Sellers Permit): 2116 ~~ATWOOD~~ AWA LLC

Business Mailing Address: 2116 ATWOOD AVE. Madison, WI 53714

Business Contact Name, Position: Vanessa Flores

Business Phone: (608) 886-6225 Business Email: vflores5e@gmail.com

Current Capacity (indoor): 160 (49 in basement) **Current Capacity (outdoor):** 0

Proposed Capacity (indoor): ——— **Proposed Capacity (outdoor):** 20

If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com

Change is: ☒ Permanent ☐ Temporary (from _____ until _____)
Date *Date*

Is this change related to a Roadway Café Expansion License/Roadway Permit: ☐ **Yes** or ☒ **No**

Description of Changes (include approximate measurements, and fencing, if necessary):

Outdoor seating: four ~~6~~ tables with five seats per table. Four 10'x10' shade tents, at times. Perimeter fence and signage "No alcohol beyond this point."

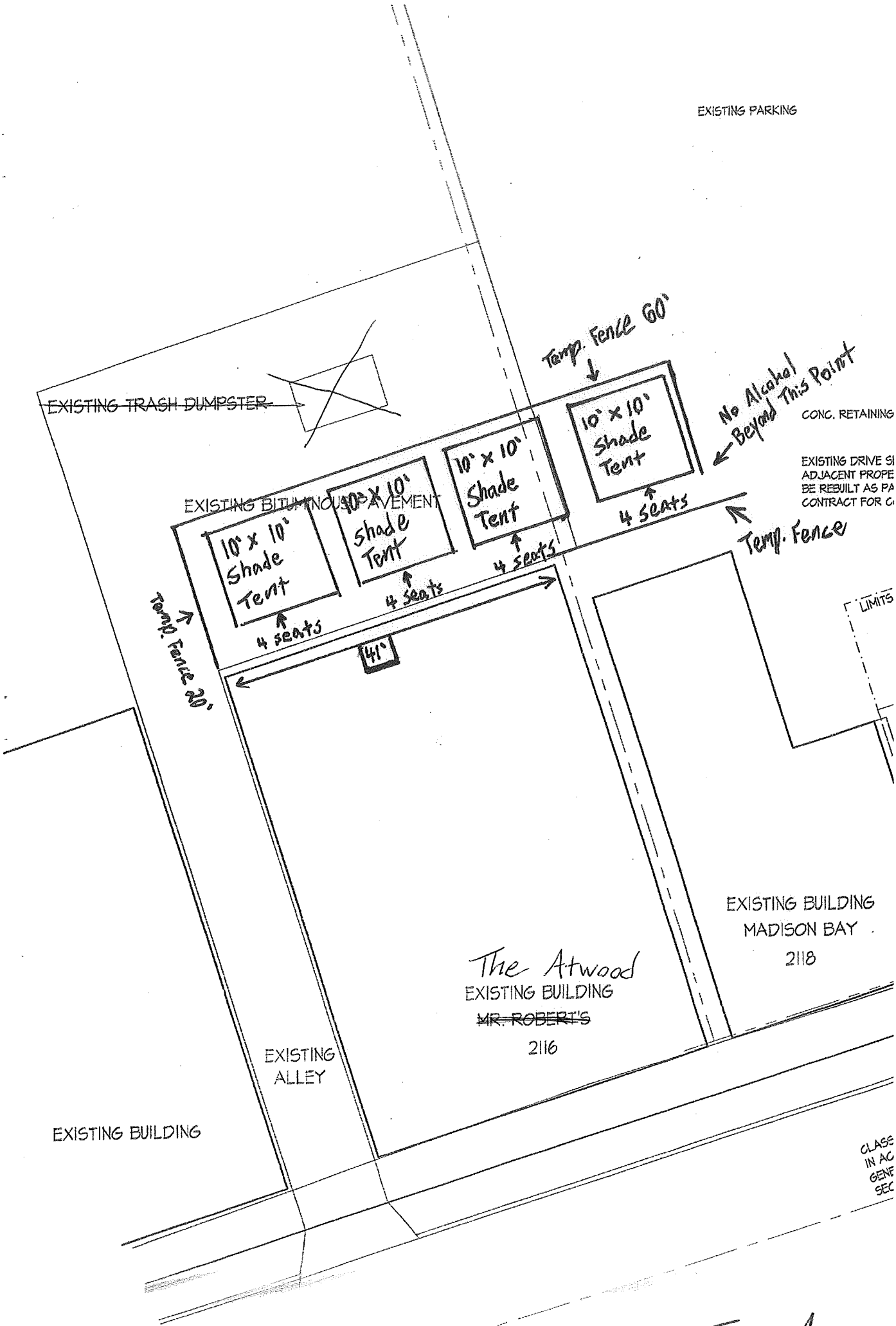
☐ Detailed Floor Plans included (required)

Authorized Signature , *Date* 4/6/23

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only


EXISTING PARKING
Temp. Fence 60'
EXISTING TRASH DUMPSTER
No Alcohol Beyond This Point
CONC. RETAINING
EXISTING DRIVE SI
ADJACENT PROPE
BE REBUILT AS PA
CONTRACT FOR C
EXISTING BITUMINOUS PAVEMENT
10' x 10' Shade Tent
4 seats
10' x 10' Shade Tent
4 seats
10' x 10' Shade Tent
4 seats
10' x 10' Shade Tent
4 seats
Temp. Fence
Temp. Fence 20'
41'
LIMITS
EXISTING BUILDING
MADISON BAY
2118
The Atwood
EXISTING BUILDING
~~MR. ROBERT'S~~
2116
EXISTING ALLEY
EXISTING BUILDING
CLASS
IN AC
GENE
SEC

From: Terry Cohn
To: licensing
Cc: Rummel, Marsha
Subject: Item 32 ALRC May 17th meeting The Atwood
Date: Monday, May 15, 2023 9:55:28 PM

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

May 15, 2023

To: Members of the Alcohol License Review Committee.

Re: Item 32, Change of Licensed Premises, The Atwood, 2116 Atwood Ave

We ask that you deny the request to modify the current license for The Atwood to serve customers in the area behind building

For years we have attempted to curtail the noise and fights in the back of the former Mr. Roberts. This bar is surrounded on 3 sides by residences. The back of the bar is not visible from the street and therefore is not easy for supervision. When the new owners took over the bar (The Atwood), there were meetings with our alder and neighbors to determine ways to decrease hearing the loud music from within the bar and to keep people from gathering and smoking behind the bar. **These conditions, aimed at dealing with noise were approved by the ALRC and the City Council for the granting of their existing liquor license:**

Common Council granted 12-9-2016 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.

This modification of the current license will negate all the current conditions in place to help stop the noise from this bar disturbing neighbors on Corscot Ct., Linden Ave. and Division St.

- There are no provisions in this request to control the number of people that will gather in the back.
- There is no end time the bar will stop serving alcohol on the patio.
- The area requested is quite large and extends east to behind the adjacent building with no provision to control any noise or supervision.

Notification of this major change was merely a sign in the window of The Atwood. When we called the city clerk's office last week to learn more about the specifics of The Atwood's request, we were told that there should have been an informational meeting posted on the public notice in their window. There is none. We were told that the postcards should have been mailed to those within 100 feet of the bar. Our lot line ends at the back of the bar's cement lot. We did not receive a postcard.

We strongly oppose this modification.

Thank you for your time,
Terry Cohn and Michael Johns
[redacted]

From:	Anne Reynolds
To:	licensing; Rummel, Marsha
Cc:	Tom Liebl
Subject:	May 17 meeting, Item 32, change of Licensed Premises, The Atwood, 2116 Atwood Avenue
Date:	Monday, May 15, 2023 8:58:27 PM

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

May 15, 2023

TO: Members of the Alcohol License Review Committee, Alder Marsha Rummel

FROM: Anne Reynolds and Tom Liebl, 2139 Linden Ave.

RE: Item 32, Change of Licensed Premises, The Atwood, 2116 Atwood Ave

We are strongly opposed to modifying the existing liquor license for The Atwood at 2116 Atwood Avenue. The current conditions for this license are the result of past negotiations between neighbors, the Alder, the current owner, and the City of Madison. **All of the conditions are meant to reduce noise in the parking lot. These conditions successfully control most noise issues for neighbors:**

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 inside 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.

We are also very concerned that there was minimal notice to neighbors about establishing an outdoor, 1200 square foot bar, operating 7 days a week at all hours. The only notice for this modification of the existing liquor license was a posted notice at The Atwood, and perhaps a notice in the newspaper. Postcards were not sent, there was no informational meeting, and we have received no contact from the SASYNA. The owners of The Atwood made no attempt to contact neighbors within sightline and earshot about this proposal.

These are our reasons for opposition to the proposed change in license:

- The parking lot of 2118 and 2116 Atwood has historically been a nuisance area, with people congregating in the parking lot during and after bar-time, and vehicle noise/exhaust.

- The proposed outdoor bar area is hidden from street view so cannot be supervised

by police from the street. There is no window between the interior of The Atwood and the outdoor bar area, so staff will need to be outside to supervise.

- The reflective surfaces of the surrounding buildings bounce noise directly into at least 12 residential properties.

- The proposed license will create a 1200 square foot expansion of open- air bar service in an area surrounded by residents within sightline and earshot. It effectively creates an outdoor bar in our backyard, and the backyard of the entire (largely residential) block. This cannot in any way be a benign neighbor.

We urge you to reject this application. Many thanks for your attention.

From:	Sandy Blakeney
To:	licensing; Rummel, Marsha
Subject:	May 16 Item 32, Change of Licensed Premises, The Atwood, 2116 Atwood Avenue
Date:	Tuesday, May 16, 2023 10:45:38 PM

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

I'm writing to express my opposition to modifying the existing liquor license for The Atwood at 2116 Atwood Avenue.

The current conditions for this license are the result of past negotiations between neighbors, the Alder, the current owner, and the City of Madison due to untenable noise and other neighborhood disturbance issues caused by The Atwood. The conditions were approved by the ALRC and the City Council for granting the current liquor license. All of the conditions are meant to reduce noise outside the building, and they have largely succeeded. The current conditions are:

1. After 9 pm, the back door will be used as an emergency exit only.
2. No trash will be dumped or collected between 9 pm and 7 am.
3. Live music inside will end by 12:30 am
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 pm until it has cleared.

Any improvement resulting from these conditions will be undone if the requested modification is approved.

The Atwood did not provide sufficient notice to neighbors about the application to modify the existing liquor license to create a 1200-square-foot outdoor bar that would operate 7 days a week at all hours. Instead, the only notice was posted at The Atwood itself. There was no attempt to contact neighbors within sightline and earshot of this property, who would be most impacted by the requested change. No postcards were sent to nearby neighbors, there was no informational meeting, and it appears there was no involvement of the SASY Neighborhood Association.

I urge you to reject this application for the following reasons:

- The parking lot behind The Atwood has historically been a disruptive area, with people gathering in the parking lot during and after bar-time, with significant vehicle noise and exhaust.
- The proposed outdoor bar area is hidden from street view, so it cannot be supervised by police from the street.
- There is no window between the interior of The Atwood and the outdoor bar area, so staff will need to be outside to supervise.
- The proposed modification will impose a 1200-square-foot open-air bar with no controls on crowd size or crowd behavior, on the backyards of a largely residential neighborhood.

The ALRC is charged with, among other things, promoting responsible practices among those selling and/or serving alcohol, and enhancing public safety and quality of life. Therefore, I urge you to reject this application for the reasons stated above.

Thank you for your attention to this matter,

Sandy Blakeney
2138 Linden Ave.

From: Rummel, Marsha
To: licensing
Cc: vflores5e@gmail.com
Subject: ALRC Agenda #32 Legistar 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood
Date: Wednesday, May 17, 2023 1:39:08 PM

Dear ALRC members:

RE #32. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

The applicant Vanessa Flores reached out to me just before I was sworn in and asked for help with outreach to the neighborhood association but with all the requests on my time, I failed to circle back and did not set up a neighborhood meeting or connect her with the SASY neighborhood association.

I recently communicated with Vanessa and shared my apologies and my outstanding concerns. I said I would be willing to schedule a neighborhood zoom meeting if she/the applicant would agree to a referral:

1. proposed hours for the patio were not clear in the application
2. explanation of the ownership of the proposed patio since it includes the area that is the rear of 2118 Atwood
3. how would parking lot be monitored and accessed during live music events in the bar per licensed condition #1: On nights when there is live music, a staff member will manage the parking lot from 11 p.m. until it has cleared
4. if the applicant was proposing patios hours of operation beyond 9p (which I understand would require a conditional use permit from the Plan Commission), I noted that licensed condition #5 states: After 9p, the back door would be used as an emergency exit only

I have another meeting tonight but will try to check in for the item.

Thanks for your service-

Marsha Rummel
District 6 Alder
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

May 22, 2023

City of Madison Licensing
RE: Change of Licensed Premises, The Atwood, 2116 Atwood Ave

To Whom it May Concern (Alcohol License Review Committee):

I would like to submit my request that you **deny the change of Licensed Premises for The Atwood.**

I am the property owner at 2015 Corscot Court and my back yard directly borders the parking lot adjacent to The Atwood bar.

I am totally shocked that there wasn't a notice provided to the neighbors of this bar and I had to find out about this action from another neighbor. I wasn't aware that patrons of The Atwood are not supposed to gather outside of the premises currently (which they do) and honestly, I have already called the police about noise levels without a patio space installed there. The Atwood does have chairs set outside that people gather around and this is frequently a problem, especially on weekends.

I strongly oppose any modification that would increase noise levels and disturbances at The Atwood bar.

Regards,

Emily Berendes
2015 Corscot Court
Madison, WI 53704

From: Rummel, Marsha
To: licensing; Tucker, Matthew; vflores5e@gmail.com
Cc: Verveer, Michael; Myadze, Charles; Knox Jr., Isadore
Subject: ALRC Agenda 32. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood
Date: Wednesday, May 24, 2023 2:06:39 PM

RE 32. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

Greetings ALRC members-

I will not be able to attend your meeting but wanted to again ask the applicant to consider referral to allow me to organize a neighborhood meeting since many neighbors would like the opportunity to discuss their concerns directly with the applicant. I apologize again for not being able to get a meeting together sooner but this is the third requested neighborhood meeting regarding alcohol and noise impacts I've had since I was sworn in April 18th.

After the last meeting, I was able to connect with Vanessa Flores, the Atwood's manager, and I shared the questions I had with her. I've copied her responses:

> Q1. proposed hours for the patio
>
> A1. My proposed hours would be Mon - Friday 2pm - 8pm; and Sat - Sun 11am-8pm we will begin to stop outdoor service at that time (8pm) and patrons will no longer be able to take their drinks outside but would still be able to use the back exit till 9pm as our liquor license allows. I do not wish to extend hours beyond that time. *We have a strict rule that you're not able to use the back exit or linger in the parking lot after 9pm.*
>
> Q2. explanation of the ownership of the area that is the rear of 2118 Atwood.
>
> A2. We have an easement for use of the entire parking lot, aside from two parking spots allowed for use by 2118.
>
> Q3. how would the parking lot be monitored and accessed during live music events in the bar per licensed condition #1: On nights when there is live music, a staff member will manage the parking lot from 11 p.m. until it has cleared.
>
> A3. During patio hours staff will be monitoring the patio through video surveillance and checking in on patrons. We no longer have live music past 9pm

and have not for quite some time. When we do have the occasional band I would not have the patio open as this would cause confusion for staff, patrons, and a nuisance for neighbors.

Q4. if the applicant was proposing patios hours of operation beyond 9p (which I understand would require a conditional use permit from the Plan Commission), I noted that licensed condition #5 states: After 9p, the back door would be used as an emergency exit only

A4. I do not wish to propose patio hours after 9pm.

I understand that in 2022, the Council changed ordinances to allow more permitted uses for outdoor patios with a general understanding that 9p close was the intent. Clearly the application as clarified by Vanessa fits the 9p closing.

I sent out the following info in my alder blog of May 15 so readers would be aware of the changes. The location of the outdoor areas was generally described as sidewalk or roadway cafes, the language is silent on back yard areas. It is not clear to me what site plan review has been conducted of the proposed area, per the zoning changes which allowed more permitted uses.

In 2022, the Council changed many ordinances to allow more permitted outdoor food and beverage areas. Summary of ordinance changes They codified that some uses could be allowed with a site plan review and approval by ALRC under change of licensed premises review. Zoning text amendment staff report temporary and permanent seating areas 03.07.22

The supplemental language adopted in Ch 28J Outdoor Eating Areas Associated With Food and Beverage Establishments:

(a) Primary access to the area shall be from within the establishment.

(b) Hours of operation shall end at 9:00 p.m. in all districts except for MXC, CC and RMX, unless extended as part of the conditional use approval.

(c) No amplified sound is permitted in all districts except MXC, CC and RMX, unless allowed as part of the conditional use approval.

(d) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

I worked with the owner of these premises when they purchased Mr. Roberts but I am unfamiliar with their recent history. During the era of Mr. Roberts, I worked with the previous owner, neighbors and city staff to deal with various noise related complaints. I would respectfully request that if the ALRC believes the applicant is entitled to an outdoor use

because it is permitted that I be able to hold a neighborhood meeting to discuss the proposal with nearby property owners given the impact of the back yard location. In general, I support sidewalk or side yard outdoor spaces that close at 9p in the TSS district but do have concerns about back yard uses.

Thank you for your service-

Marsha Rummel
District 6 Alder
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

From: Rummel, Marsha
To: licensing
Cc: Verveer, Michael; Knox Jr., Isadore
Subject: ALRC 6/21/23 - District 6 alder comments
Date: Wednesday, June 21, 2023 5:14:00 PM

Greetings ALRC-

Here is my list of comments for D6 items on your agenda. Thank you for your service.

Marsha

3. 78326 Temporary Class B Retailer License Concurrent with Street Use Permit Wil-Mar Neighborhood Center Inc Event Location: 2000 Block of Atwood Ave Event Date: July 29 11am - 10pm & July 30 11am - 9pm Alder District 6 (Alder Rummel) Police District: 410 Event: Atwoodfest

SUPPORT

4. 78327 Temporary Class B Retailer License Concurrent with Street Use Permit Wil-Mar Neighborhood Center Inc Event Location: 800 - 1000 Blocks of Williamson St/McPike Park Event Date: September 16 & 17 Alder District 6 (Alder Rummel) Police District: 408 Event: Willy Street Fair

SUPPORT

39. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point."

Regarding The Atwood

I understand the applicant needs to submit a site plan for the proposed outdoor eating area for interagency review & approval before the ALRC can take up the Change of Licensed Premises application. I am expecting this to be referred again. I was able to hold a neighborhood meeting on June 12 that Vanessa Flores the manager attended with about 28-32 neighbors and city staff including ACA Jennifer Zilavy and Zoning Administrator Katie Bannon. The owner was not able to attend. Many of the adjacent neighbors oppose a rear yard patio because of the noise impacts from up to 20 patrons and have concerns about monitoring the parking lot and lack of phone

responsiveness. Others spoke in support of the applicant and the proposed improvements of adding a rear patio and fencing. I have concerns about rear yard patios but await the site plan.

43. 78491 Change of Licensed Premises Prosit To You Inc • dba Up North Current Capacity (in/out): 147/147 • Proposed Capacity (in/out): 147/147 524 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 40% alcohol, 60% food Alder District 6 (Alder Rummel) • Police Sector 400 Request to add three amplified music outside evenings. Approx 40' x 20' including 4 patio tables & 4 picnic tables.

44. 78492 Change of Licensed Premises Prosit To You Inc • dba Come Back In Current Capacity (in/out): 260/260 • Proposed Capacity (in/out): /260 508 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 40% alcohol, 60% food Alder District 6 (Alder Rummel) • Police Sector 400 Request to add three amplified music outside evenings. Approx 30' x 20' includes 20 patio tables.

45. 78493 Change of Licensed Premises Prosit To You Inc • dba Essen Haus Current Capacity (in/out): 240/240 • Proposed Capacity (in/out): /240 514 E Wilson St • Agent: Robert Worm Class B Combination Liquor & Beer • 40% alcohol, 60% food Alder District 6 (Alder Rummel) • Police Sector 400 Request to add four amplified music outside. Approx 20' x 20' includes 8 patio tables.

Regarding Prosit to You Inc #43-45

It does not appear to me that Prosit to You dba's are correctly requesting the conditions approved by Plan Commission on May 22, 2023 (the Planning Division letter is included in the application for each change of licensed premises but not the approved site plans). The change of licensed premises applications submitted for tonight's meeting were originally dated Sept 2022 and the number of events is at odds with the PC approval.

I appreciate your efforts to codify the conditions for the three establishments. Here are the conditions and elements as I understand them. I support the Plan Commission alterations and hope they can be incorporated for all three venues clearly and accurately.

- The PC did not take up capacity but it was discussed at a neighborhood meeting I held on May 18 where I heard Bob Worm estimate that the outdoor capacity for the live music events would be approx. 120 > 30 tables total (presumably for all three venues) x 4 people per table = ~120. I did not see what the fire dept. allowed but I support the 120 capacity. The proposed inside/outside capacity per establishment on the applications needs to be changed given the above.

- The planned development conditions from zoning allow for up to 6 seasonal events (with a specific approved list of 5 for 2023), sand volleyball allowed from 5:30-10:30p on Monday-Friday and 12p-9p on Sunday for 2023 only, and a one year pilot approval of outdoor live music events 2x week on Sunday and Monday starting at 4p and ending at 9p from May 15-Sept 15. I support this package of conditions with the understanding that live music will be a pilot.
- In addition, in the PC approved alteration to the PD-SIP, the applicant provided two site plans, should these site plans be appended to the license?
- The first site plan for the five special seasonal events in 2023 that allow the licensed premises to include the entire parking lot for Ocktoberfest, Maifest, Bratfest, and Sangerfest events and the event associated with the Great Taste of the Midwest beer fest.
- A second site plan for the weekly summer events including outdoor weekly music and sand volleyball. The seasonal summer site plan has three stage areas that were approved by the Plan Commission. Considering the concerns of neighbors about noise impacts, please review if all of the stages should be approved or if one is clearly less impactful to nearby residents. I support lessening the noise impact for neighbors.

47. 78489 18+ Center for Visual & Performing Arts License Musonics LLC • dba Cafe Coda • Capacity: 99 1224 Williamson St • Agent: Hanah Jon Taylor Class B Combination Liquor & Beer • 60% alcohol, 0% food, 40% other Alder District 6 (Alder Rummel) • Police Sector 408

SUPPORT

48. 78490 18+ Center for Visual & Performing Arts License Ground Zero Coffee LLC • dba Cargo Coffee • Capacity: 128 750 E Washington Ave • Agent: Lindsey Lee Class B Combination Liquor & Beer • 4% alcohol, 16% food, 80% other Alder District 6 (Alder Rummel) • Police Sector 407

SUPPORT

60. 78169 Public Hearing - New License Musonics LLC • dba Cafe Coda 1224 Williamson St • Agent: Hanah Jon Taylor • Estimated Capacity (in/out): 99/8 Class B Combination Liquor & Beer • 60% alcohol, 5% food, 35% other Alder District 6 (Alder Rummel) • Police Sector 408

SUPPORT

Marsha Rummel
District 6 Alder
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 83316

File ID: 83316 **File Type:** License **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

File Created Date : 05/08/2024

File Name: **Final Action:**

Title: 21+ Entertainment License
Umami Dumpling & Ramen Bar LLC • dba Umami Ramen & Dumpling Bar
Capacity (in/out): 50
923 Williamson St. • Agent: Janmin Michael Ding
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 408 (District 6)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 26.

Sponsors: **Effective Date:**

Attachments: LICENT-2024-00227 App_Redacted.pdf, Alder Rummel Comments.pdf, Rummel Comments.pdf

Enactment Number:

Author: **Hearing Date:**

Entered by: dtlaseca2@cityofmadison.com **Published Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	05/15/2024	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass

Action Text: A motion was made by Barushok, seconded by Westra, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER	Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83316

Title

21+ Entertainment License
Umami Dumpling & Ramen Bar LLC • dba Umami Ramen & Dumpling Bar
Capacity (in/out): 50
923 Williamson St. • Agent: Janmin Michael Ding
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 408 (District 6)

Entertainment License

Permanent

411

(Agenda Item Number)

83316
(Legistar file number)

LICENT-2024-00227
(License number)

6 (Alder District #) 408 (Police Sector)

Office Use Only

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

Type of entertainment license: ☒ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): LICLIB-2011-00110 (Class B license only)

Business dba Name: Umami Ramen & Dumpling Bar

Licensed Address: 923 Williamson St.

Premise Capacity: 50 Liquor/Beer Agent Name: Jannin Michael Ding

20 % Alcohol, 80 % Food, ____ % Other Alder, District #: Marsha Rummel #6 Police Sector: Central

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Umami Dumpling & Ramen Bar LLC

Business Mailing Address: 923 Williamson St. Madison WI 53703

Business Contact Name, Position: Michael Ding, owner

Business Phone: 608-819-6319 Business Email: info@umamimadison.com

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Michael Ding	7717 Welton Dr Madison WI 53719	owner

☑ Security Plan attached *(21+ must complete page 2, 18+ must completed pages 2 and 3)*

☑ I have contacted Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

☒ I certify that this information is true and correct to the best of my knowledge.

X _____ 4/5/24
Signature *Date*

☑ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

Entertainment and Security Information

Live entertainment includes (check all that apply): ☒ Live Music ☒ Disc Jockey ☐ Designated Dance Floor

Live entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an uncompensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: DJs, small band or group

Number of security personnel and how they will be utilized: One security staff who will check ID's at the entrance, monitor capacity, deal with

Description of clothing to identify security personnel: T-shirt that says security on front and back

Plan to handle control and clearance of the parking lot during hours of operation and at closing time: If needed, security/staff will direct traffic to ensure an orderly process (small lot with 5 spots)

How will the entrance line be managed and controlled: Security person at the door entrance will maintain an orderly line if one forms

Plan for unruly patrons, intoxicated patrons, and physical disturbances: Security/staff persons is trained to handle these situations with deescalation being the first option always before contacting police if necessary.

Underage drinking and fake ID plan: ID's are checked at door and at bar before patron orders. Second form of ID will also be required to match photo ID name

Plan to control and supervise patrons under twenty-one (21) years of age: N/A

How will orderly appearance and operation of the premises be maintained in regard to litter and noise: Restaurant Staff will clean and bus tables as needed to ensure a clean and tidy atmosphere for guests.

Management Personnel

Name	Date of Birth	Name	Date of Birth
Michael Ding	[redacted]		
Lorena Hinojo			
Deanna Weyrauch			

licensing

From: Rummel, Marsha
Sent: Wednesday, May 15, 2024 5:25 PM
To: licensing
Cc: Hanson, Michael; Verveer, Michael; Knox Jr., Isadore; Myadze, Charles
Subject: Comments for ALRC 5/15/24

Greetings ALRC-

#2 AtwoodFest - I support Temporary class B/Street use permit

#29 Deliciouser - I support outdoor patio until 9p

#31 PX 2 Prost- I support with the understanding from the applicant that they will reach out to nearby neighbors to inform them of event and street closing

#33/45 Tacos and Taquila - I support with the understanding that there is no outdoor amplified music on the rooftop patio

#34 Umami E license - the applicant attended MNA preservation and development committee yesterday. Neighbors on Jenifer St did not support a DJ until close. There was no consensus and no action taken by the MNA P&D at their meeting. After listening to the discussion, the applicant agreed to ask for referral to next ALRC meeting so I can hold a neighborhood meeting on June 25 @ 6p

#44 Lone Girl Brewing Co - I support with same conditions for patio capacity as previous establishment (38)

#61 Elks Lodge - I understand the application was received timely but misplaced and added late to the agenda. I'm not sure nearby neighbors received a postcard of the proposed request for change of licensed premises to allow alcohol service on the lawn and if that is correct, I would be happy to add this to my neighborhood meeting mentioned above if the applicant agrees to referral.

Thank you for your service-

Marsha

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

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7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

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I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

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I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 83512

File ID:	83512	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/16/2024
File Name:				**Final Action:**	

Title: Operator License Application
Michael Victor Aksenov - Establishment where employed: Off Broadway Drafthouse

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 27.

Sponsors:

Effective Date:

Attachments: LICOPR-2024-00230 Background Check Report_Redacted.pdf, LICOPR-2024-00230 App_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: hharris@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	05/22/2024	Return to Lead with the Recommendation for Approval	ALCOHOL LICENSE REVIEW COMMITTEE		06/26/2024	Pass

Action Text: A motion was made by Verveer, seconded by Barushok, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

Appearance by Michael Victor Aksenov.

1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83512

Title
Operator License Application
Michael Victor Aksenov - Establishment where employed: Off Broadway Drafthouse

Michael V Aksenov : [redacted]

Guideline(s) 1

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	04/13/2013	OWI 1st / Implied Consent Dane Co 13TR7765 Madison PD		05/10/2013	Forf
WI	04/30/2012	Posses w/ Intent – THC (>1000-25000 grams) UW Madison PD		11/19/20212	Felony H

Completed by: [redacted] **Date Completed:** 05/06/2023

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

X Submit to ALRC

_____ Other Action: _____

Captain Initials: MH Date: 5/8/24

Operator Application for Licenses to expire

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

Second-Year Operator License Fee $45.00

Office use:	LICOPR-2024-00230	BST Date

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out acurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the informaton.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which your interacted, or the Wisconsin Circuit Court Access website at

Review of your application

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and /or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

First Name	M. I.	Last Name
Michael	Victor	Aksenov

Residence: Street Address	City	State	Zip
[redacted]	Madison	WI	53718

Phone	Date of Birth	Birth Place (City, State)	Sex
[redacted]	[redacted]	Madison	Male

Driver's License Number (State & Number)	Place of employment and phone#	Email Address
[redacted]	Off Broadway Drafthouse	[redacted]

Other names, aliases or birthdates ever used:

Cities and States lived in since age 18, including where you now reside:		From:	To:
Sun Prairie	WI	10/31/2015	09/30/2018
Middleton	WI	11/01/2014	11/01/2015
Madison	WI	09/28/2018	04/16/2024

Arrest and Conviction Record

Since your 17th birthday, have you been convicted of a felony or misdemeanor? (Including criminal traffic offenseses?)	☑ Yes	☐ No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	☐ Yes	☑ No
Have you ever been convicted by a military court-martial?	☐ Yes	☑ No
Have you ever been convicted of disorderly conduct that involved violence against another person?	☐ Yes	☑ N

List Any Pending Citations, Tickets, or Criminal Charges

Year	Location	Charge	At the time of the incident were you under the influence of alcohol and /or other	Did the incident occur in or around an establishment that serves alcohol?

List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions (Excluding Parking Tickets). Attach additional paper if necessary.

Year	Location	Charge	At the time of the incident were you under the influence of alcohol and /or other	Did the incident occur ir or around an establishment that serves alcohol?
2012	Madison, WI	Felony Possession of THC W/INTENT 200G-1000G	Yes	No
2013	Madison, WI	OWI First Offense First Offense OWI in April of 2013 I believe	Yes	No
2014	Dane County	Lowest Class speeding ticket Received in 2014 I believe	No	No

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands tht his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me
this_____day of _____, 20____

_____
Applicant's Signature

_____
Notary Public

To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department

☐ Files indicate that subject has the attached Criminal Arrest Record

_____ _____
Madison Police Department Authorized Signature Date

City of Madison

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

Master

File Number: 83669

File ID:	83669	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	05/28/2024
File Name:	Geographic Density Class A			**Final Action:**	

Title: Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses to impose geographic limitations on “Class A” and Class “A” license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

Notes: 6850GeographicDensityClassA

		CC Agenda Date:	07/02/2024
		Agenda Number:	28.
Sponsors:	Regina M. Vidaver, Derek Field And Sabrina V. Madison	**Effective Date:**	
Attachments:	060424_CC_public_comment.pdf, Borisy-Rudin MEMORANDUM to Regina Vidaver re Class A Outlet Density 06-05-2024.pdf, Greater Madison Chamber of Commerce - Comments on File 83669.pdf, Madison Alcohol Advisory Council Comments.pdf, Nordstrom Comments.pdf, Nordstrom Comments2.pdf, Alder Rummel Comments.pdf, 2024-06-26 Madison Class A alcohol licenses ADI.pdf	**Enactment Number:**	
Author:	Jennifer Zilavy	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Michael Haas	Approved as to Form	6/18/2024
1	2	5/29/2024	Robert Mulcahy	Approve	6/18/2024

History of Legislative File

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

1	Attorney's Office	05/28/2024	Referred for Introduction		
	Action Text:	This Ordinance was Referred for Introduction			
	Notes:	Alcohol License Review Committee (6/26/24), Common Council (7/2/24)			
1	COMMON COUNCIL	06/04/2024	Refer	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.			
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Table		Pass
	Action Text:	A motion was made by Verveer, seconded by Donnelly, to Table. The motion passed by voice vote/other.			
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Take Off The Table		Pass
	Action Text:	A motion was made by Verveer, seconded by Donnelly, to Take Off The Table. The motion passed by voice vote/other.			
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Re-refer		Pass
	Action Text:	A motion was made by Verveer, seconded by Donnelly, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.			

Text of Legislative File 83669

Fiscal Note

No City appropriation required.

Title

Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses to impose geographic limitations on “Class A” and Class “A” license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

Body

DRAFTER’S ANALYSIS: This ordinance provides an objective basis for limiting the granting of liquor licenses for “Class A” and Class “A” establishments for the purpose of limiting density and proximity of such licenses to sensitive sites. A “Class A” license authorizes the retail sale of intoxicating liquor for consumption off the licensed premises where sold in the original packages and containers (also authorizes on premises free taste samples in limited quantities). A Class “A” license authorizes retail sales of fermented malt beverages (e.g. beer, wine coolers) for consumption off the licensed premises where sold and in the original packages, containers, and bottles (also authorizes on premises free taste samples in limited quantities). No sale of alcohol beverages is permitted between the hours of 9 pm and 8 am. Currently there are no limitations on how many “Class A” and Class “A” alcohol beverage licenses can be approved and issued by a municipality. The decision to limit such licenses lies within the individual municipality. The City of Madison currently has 131 active Class A licenses. An applicant has no legal right to the issuance of an alcohol beverage license. Such license is a privilege, not a right. This amendment seeks to limit density and concentration of “Class A” and Class “A” alcohol beverage licenses near sensitive sites by imposing geographic limitations. Research has shown that an over-concentration of alcohol outlets increases the level of alcohol-related disorder and crime. High alcohol outlet density is associated with many social harms among neighborhoods in and around the alcohol outlets, such as disorderly conduct, noise, neighborhood disruption, public nuisance, and property damage. High alcohol outlet density is also linked with many alcohol-attributable effects among neighborhoods further away

from alcohol outlets, such as alcohol-impaired driving, pedestrian injuries, domestic violence, and child abuse and neglect. The Task Force on Community Preventive Services (Campbell et al., 2009) recommended that "limiting alcohol beverage outlet density-either by reducing density levels or limiting density growth-can be an effective means of reducing the harms associated with excessive alcohol consumption." This ordinance would apply to all Class A license applications filed with the City of Madison Clerk's Office, or already on file in the Clerk's Office but not yet granted, upon adoption.

****

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

1. Subdivision (a) entitled "Class A License" of Subsection (9) entitled "Limitation Upon Issuance of Licenses" of Section 38.05 entitled "General Licensing Requirements" of the Madison General Ordinances is amended as follows:

"(a) Class A License~~.~~ Applicant Qualifications: No Class A license shall be granted except to a person who is ~~of good moral character~~ qualified under Wis. Stat. s. 125.04(5), and who has resided in the State of Wisconsin continuously for not less than ninety (90) days prior to the date of filing the application for license. No such license shall be issued to any person acting as agent for or in the employ of another. The individual licensee of a Class A license shall continue to be a resident of Wisconsin during the term of her/his license. The Common Council may revoke such license when such individual applicant ceases to be a resident of Wisconsin during the term of her/his license, but such revocation shall only be had following the giving of proper notice to the licensee and a proper hearing before the Alcohol License Review Committee.

2. Paragraph 1. entitled "Geographic Limitations" and Paragraph 2. entitled "Exemptions" of Subsection (9) entitled "Limitation Upon Issuance of Licenses" of Section 38.05 entitled "General Licensing Requirements" of the Madison General Ordinances are created as follows:

"1. Geographic Limitations. No "Class A" or Class "A" license shall be granted or issued for an establishment under the following conditions:

a. If the site is within the distance restriction, and other provisions in MGO 38.05(3)(f) related to schools, churches, hospitals, and libraries.

b. If the site is within one thousand three hundred and twenty (1,320) feet of an entity providing services to unhoused individuals. This distance shall be measured in a straight line from the two entities' nearest parcel boundaries.

c. If the site is within one thousand three hundred and twenty (1,320) feet of the boundary of any parcel occupied by a treatment facility as defined in Wisconsin State Statute Chapter 51. This distance shall be measured in a straight line from the two entities' nearest parcel boundaries.

d. If the site is within one thousand three hundred and twenty (1,320) feet of any public park. This distance shall be measured in a straight line from the nearest parcel boundaries of the establishment and the park.

2. Exemptions. The following establishments are not subject to the geographic limitations set forth in subsection (b):

a. Drug stores/pharmacies that are licensed by the Pharmacy Examining Board pursuant to § 450.05, Wis. Stat.

b. Grocery stores that regularly and customarily sell grocery items for

off-premises consumption. These establishments shall have and maintain groceries that are readily available to the public. “Grocery stores” shall not include establishments that provide automobile services, such as gasoline sales, automobile service, or repair."

From:	Fields, Debbie
To:	All Alders
Subject:	FW: Alcohol Outlet Density
Date:	Tuesday, June 4, 2024 10:13:56 AM
Attachments:	Madison Alcohol Outlet Density Facts and Recommendations - Dan Nordstrom.pdf

Alders,

The message below was received in the Council Office inbox.

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

From: Dan Nordstrom <dnordst@gmail.com>
Sent: Tuesday, June 4, 2024 9:31 AM
To: council <council@cityofmadison.com>
Subject: Alcohol Outlet Density

You don't often get email from dnordst@gmail.com. Learn why this is important

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

Hello,

I commend Alds. Regina Vidaver, Sabrina Madison and Derek Field for taking a bold stance on limiting alcohol outlet density in Madison. I have been urging this for several years but gave up due to a lack of response from elected officials. I am glad it is being given more consideration.

I would also urge the Council to consider not only liquor stores, but also other outlets, when considering density. I am attaching a comprehensive review I completed a while ago looking at the issue.

Also, I live right next to Hawthorne Library and strongly oppose the liquor store being proposed for across the street. I will submit my comments to my Alder and the ALRC.

Kind Regards,
Dan Nordstrom

--
Dan Nordstrom, LCSW
Pronouns: He/Him/His (What are personal pronouns?)

Co-President at PC Foundation
Connect with me on LinkedIn

Alcohol Outlet Density in Madison, Wisconsin (Updated: 6/12/21)

Dan Nordstrom, LCSW

Limiting alcohol outlet density is one of the best ways for communities to address the many economic and social costs caused by excessive drinking.

This paper will provide an overview of the problem of excessive drinking, explain what Alcohol Outlet Density is and to encourage policymakers to create responsible alcohol outlet density policies based on recommendations by the Centers for Disease Control and other public health organizations.

The Impact of Alcohol Overuse on Health and Safety

Excessive and chronic drinking contributes to a national epidemic of alcohol abuse, including causing 88,000 alcohol related fatalities per year and high rates of alcohol dependence. Alcohol use is the 3rd highest cause of preventable death.[1] Alcohol is involved in one quarter of suicides,[2] as well as deaths, illnesses and injuries from fires, drowning, sexual assaults and other violence, alcohol poisoning, fetal alcohol syndrome, miscarriage, risky sexual behaviors, high blood pressure, heart disease, stroke, liver disease, digestive problems, cancer (breast, mouth, throat, esophagus, liver, and colon), depression, anxiety, learning and memory problems, and dementia.[3] A large study found in a 2018 report that there is no safe amount of alcohol use in terms of cancer risk. [4] Another major study published in 2018 in the prestigious Lancet found there is no health advantage to consuming any amount of alcohol. Instead the study found that there are significant risks and costs. [5] In 2019 a study also published in the Lancet debunked the argument that moderate drinking lowers the risk of stroke. [6] Furthermore, there is no safe amount of alcohol consumption of a mother that is safe for a developing fetus. [7] According to national statistics, Fetal Alcohol Spectrum Disorders are observed in between 2-5% of all children, which is a higher prevalence than Autism. [8]

The issue is getting worse. A recent article in the New York Times found that alcohol related ER visits have increased 50% since 2000, as well as finding that cirrhosis of the liver cases in the U.S. have increased after having decreased for decades. [9] Falls and dementia rates, mostly affecting citizens over the age of 65, have been found to be twice as high among those diagnosed with alcohol use disorder.[10] [11]

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[1] Health Impacts of Alcohol Use. (2017) National Institute on Alcohol Abuse and Alcoholism. Retrieved from the web on December 20, 2017 at https://www.niaaa.nih.gov/alcohol-health/overview-alcohol-consumption/alcohol-facts-and-statistics

[2] Rabin, Roni Caryn (2009)Alcohol a Common Factor in Suicides. New York Times. Retrieved from the web on December 20, 2017 at http://www.nytimes.com/2009/06/19/health/19suicide.html

[3] Fact Sheets - Alcohol Use and Your Health (2016) Centers for Disease Control. Retrieved on December 20, 2017 at https://www.cdc.gov/alcohol/fact-sheets/alcohol-use.htm

[4] World Cancer Research Fund and the American Institute for Cancer Research (2018) Recommendations and public health and policy recommendations. Retrieved from the web on May 26, 2018 at www.wcrf.org/sites/default/files/Cancer-Prevention-Recommendations-2018.pdf

[5] Robyn Burton and Nick Sheron (2018). No Level of Alcohol Consumption Improved Health. The Lancet. Retrieved from the web on August 26, 2018. https://doi.org/10.1016/S0140-6736(18)31571-X

[6] EurekAlert and the American Association for the Advancement of Science (2019)The Lancet: Moderate alcohol consumption does not protect against stroke, study shows. Retrieved from the web on April 6th, 2019 at https://www.eurekalert.org/pub_releases/2019-04/tl-tlm040319.php

[7] Alcohol and Pregnancy Questions and Answers (2018). Centers for Disease Control. Retrieved from the web on July 24, 2018 at https://www.cdc.gov/ncbddd/fasd/faqs.html

[8] Fetal Alcohol Spectrum Disorders (FASDs) Data and Statistics (2018). Centers for Disease Control. Retrieved from the web on July 24, 2018 at https://www.cdc.gov/ncbddd/fasd/data.html

[9] Glasser, Gabrielle. (2017) “America, Can we Talk About Your Drinking?” New York Times. Retrieved on December 31, 2017 at https://www.nytimes.com/2017/12/29/opinion/sunday/alcohol-binge-drinking.html

[10] Schwarzinger, et al. (2018) Contribution of alcohol use disorders to the burden of dementia in France 2008–13: a nationwide retrospective cohort study. The Lancet. Retrieved from the web on Feb. 24, 2018 at http://cdn.cnn.com/cnn/2018/images/02/20/dementiaalcohol.pdf

[11] Coutu, Peter (2017). Losing their footing: More Wisconsin seniors are drinking, falling and dying. Cap Times retrieved from the web on March 7, 2017 at http://host.madison.com/ct/news/local/health-med-fit/losing-their-footing-more-wisconsin-seniors-are-drinking-falling-and/article_35c6584e-8c2e-11e7-9f44-9f4244b5c44a.html

Injuries from motor vehicle accidents and violence can be largely attributed to alcohol use, representing approximately one-third of all traffic fatalities involving automobiles, motorcycles and pedestrians. [12] Children and elderly pedestrians are especially at risk of injury or death due to intoxicated drivers. Half of all pedestrians killed by cars were killed when either the pedestrian or driver had been drinking. One in every five children under age 15 killed in traffic accidents are pedestrians. People 65 or older were 19% of all pedestrians killed in traffic accidents in 2015.[13] Wisconsin has higher arrest rates than the nation overall for operating a motor vehicle while intoxicated and more than three times the national rate of arrests for other liquor law violations. Our citizens also have the highest rate of self-reported drinking and driving in the country. [14] Nationally, "There are more alcohol-impaired driving deaths per year than deaths attributable to certain cancers, HIV/AIDS, and drownings." [15]

With regard to injuries and deaths due to violence, one study showed, "Approximately 2 in 5 violent deaths and 1 in 4 emergency department visits for violence-related injuries are due to excessive alcohol use." [16] [17] Alcohol is also the most frequently used substance involved in sexual assault, and is found to be used by the survivor, the perpetrator or both in half of all reported cases of sexual assault. [18]

The Impact of Alcohol Overuse on the Economy

Studies have also found an economic burden on states, counties and cities as public safety, human services, legal and medical resources are impacted. A 2019 report issued by the Wisconsin Population Health Institute found that the cost of alcohol policies in Wisconsin cost taxpayers approximately $3.9 billion.[19] Nationally, a report released in 2016 by the US Surgeon General found that social costs of alcohol misuse to be $249 billion.[20] As a comparison, the opioid epidemic causes $78.5 billion in social costs per year to the country.[21] These costs include the financial impact that communities, states and society in general bear including missed days at work, health and law enforcement costs and deaths. Homelessness is also exacerbated by alcohol and other drug use. [22]

The economic health of cities and neighborhoods are adversely affected by higher alcohol outlet density because bars and restaurants crowd out other types of businesses. While bars and restaurants do

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[12] Drunk driving crashes, fatalities and injuries (2015). State of Wisconsin, Department of Transportation. Retrieved from the web on December 20, 2017 at http://wisconsindot.gov/Pages/safety/education/drunk-drv/ddcrash.aspx

[13] Pedestrian Safety. (2015) Centers for Disease Control. Retried from the CDC Website on March 4, 2018 at https://www.cdc.gov/motorvehiclesafety/pedestrian_safety/index.html

[14] Wisconsin Epidemiological Profile on Alcohol and Other Drug Use (2014). State of Wisconsin Department of Health Services Division of Mental Health and Substance Abuse Services, Office of Health Informatics, Division of Public Health and the the University of Wisconsin Population Health Institute. Retrieved from the web on December 20, 2017 at https://www.dhs.wisconsin.gov/publications/p4/p45718-14.pdf

[15] National Academy of Sciences, Engineering and Medicine (2018). Key Facts and Recommendations: Getting to Zero Alcohol-Impaired Driving Fatalities. Retrieved from the web on Jan. 30, 2018 at https://www.nap.edu/resource/24951/011718AlcoholImpairedDrivingfacts.pdf

[16] Brewer, Robert (MD) (2015) Reducing Alcohol Outlet Density Can Reduce Violent Crime (2015). Centers for Disease Control and Prevention National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health, Excessive Alcohol Use Prevention Team. Retrieved from the web on December 20, 2017 at http://blogs.cdc.gov/pcd/2015/05/28/reducing-alcohol-outlet-density-can-reduce-violent-crime/

[17] Zhang X, Hatcher B, Clarkson L, et al. (2015) Changes in density of on-premises alcohol outlets and impact on violent crime, Atlanta, Georgia, 1997-2007. Retrieved from the web on December 20, 2017 at http://www.preventviolence.info/EvidenceBase?ID=1039

[18] University of Michigan Sexual Assault Prevention and Awareness Center. Retrieved from the web on December 31, 2017. https://sapac.umich.edu/article/50

[19] Linnan, Sarah, et al. (2019) The Burden of Binge Drinking in Wisconsin. UW Population Health Institute Website. Retrieved on October 24, 2019 at https://uwphi.pophealth.wisc.edu/wp-content/uploads/sites/316/2019/10/The-Burden-of-Binge-Drinking-in-Wisconsin-Full-Report-2.pdf

[20] Surgeon General Issues Landmark Report on Alcohol, Drugs, and Health (2016). Substance Abuse and Mental Health Services Administration (SAMHSA), U.S. Department of Health and Human Services. Retrieved from the web on December 20, 2017 at https://newsletter.samhsa.gov/2016/11/29/surgeon-general-report-on-alcohol-drugs-health/

[21] Costs of US prescription opioid epidemic estimated at $78. 5 billion (2016). Science Daily website. Retrieved from the web on December 20, 2017. https://www.sciencedaily.com/releases/2016/09/160914105756.htm

[22] Substance Abuse and Mental Health Services Administration. Homelessness and Housing. Retrieved from the web on December 31, 2017. https://www.samhsa.gov/homelessness-housing

employ many people in our economy, workers are often not paid as well as in other types of businesses. [23] The city of Madison is currently studying the impact of alcohol outlets on surrounding businesses. [24]

Community development is also heavily impacted as nonprofits, grocery stores, affordable housing and other needed public enterprises are not able to compete with the rent paid for commercial real estate by restaurants and bars.

Wisconsin's complicated relationship with alcohol

Our City and State's approach to alcohol consumption is problematic and alarming. Wisconsin citizens have higher rates of excessive drinking as well as risk factors and outcomes affecting individuals, families and communities as compared to other states. A 2016 report found that Madison residents have the 4th highest percentage of residents who report drinking heavily or engaging in binge drinking.[25] Nationwide, Wisconsin is 1st place in residents who engage in chronic and heavy drinking. [26] [27] Among women between the ages of 18 and 44, Wisconsin has the highest rates of both any alcohol use in the previous month and of binge drinking. [28] There has been a disturbing rise in proportion of deaths among women due to alcohol nationally in the past twenty years, as well as during the 2020-2021 pandemic. [29]

Contrary to popular belief, binge drinking is a larger problem than chronic alcohol dependence and is associated with greater health, safety, economic and social impacts. Almost all people who drink excessively do not meet the definition of meeting the diagnostic criteria for having a severe alcohol use disorder.[30] Binge drinking is defined as having a Blood Alcohol Concentration (BAC) above 0.08% during one sitting, or about 4 drinks in a two hour period for women or 5 drinks for men. [31]

According to the Wisconsin Alcohol Policy Project, the state's higher drinking rates and negative outcomes are not due to Wisconsin's culture, but rather, are affected by a strong business lobby that opposes limiting the availability of alcohol or by increasing its costs. Wisconsin's problem is caused by the, "4 A's:" of Availability, Attractiveness, Affordability, and Acceptance.[32] Wisconsin Public Radio published a series on this subject on May 13, 2019, titled, "High Tolerance: Wisconsin's Complicated Relationship with Alcohol." [33]

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[23] Thompson, Derek. (2017) Restaurants Are the New Factories. The Atlantic. Retrieved from the web on February 19, 2018 at https://www.theatlantic.com/business/archive/2017/08/restaurant-jobs-boom/536244/

[24] Shelver, Matthew. (2016). Eating, drinking establishments crowding out retail on State Street, mayor tells committee. Badger Herald. Retrieved from the web on February 19, 2018 at https://badgerherald.com/news/2016/03/16/eating-drinking-establishments-crowding-out-retail-on-state-street-mayor-tells-committee/

[25] Elbow, Stephen. (2016) "Wisconsin takes 12 spots in top 20 for drunkest cities; Madison comes in at No. 4." Wisconsin State Journal website, May 19, 2016. http://host.madison.com/ct/news/local/city-life/wisconsin-takes-spots-in-top-for-drunkest-cities-madison-comes/article_7452c79c-c500-5cd3-8b4f-1a8ffb019149.html

[26] America's 2018 Health Rankings. United Health Foundation website. Retrieved from the web on December 17, 2018 at https://www.americashealthrankings.org/

[27] Wisconsin Epidemiological Profile on Alcohol and Other Drug Use (2014). State of Wisconsin Department of Health Services Division of Mental Health and Substance Abuse Services, Office of Health Informatics, Division of (cont.) Public Health and the the University of Wisconsin Population Health Institute. Retrieved from the web on December 20, 2017 at https://www.dhs.wisconsin.gov/publications/p4/p45718-14.pdf

[28] State Level Estimates of Alcohol Use of Women (2016). Centers for Disease Control. Retrieved from the web on July 24, 2018 at https://www.cdc.gov/ncbddd/fasd/data-maps-2016.html

[29] What's Behind the Growth in Alcohol Consumption? (2021) The New York Times Upshot. Retrieved from the web on May 21, 2021 at https://www.nytimes.com/2021/04/19/upshot/alcohol-deaths-pandemic.html

[30] Esser MB, Hedden SL, Kanny D, Brewer RD, Gfroerer JC, Naimi TS. (2014) Prevalence of alcohol dependence among US adult drinkers, 2009–2011. Prev Chronic Dis. 2014;11:140329. Retrieved from the web on March 7, 2018 at http://dx.doi.org/10.5888/pcd11.140329

[31] Alcohol and Public Health Frequently Asked Questions (2018) Centers for Disease Control. Retrieved from the web on July 30, 2018 at https://www.niaaa.nih.gov/alcohol-health/overview-alcohol-consumption/moderate-binge-drinking

[32] Druke, Galen.(2014) "Wisconsin's Drinking Problem Doesn't Stem From Cultural Heritage, Expert Says" Wisconsin Public Radio website. Retrieved on December 20, 2017 at http://www.wpr.org/wisconsins-drinking-problem-doesnt-stem-cultural-heritage-expert-says

[33] Wisconsin Public Radio (2019) "High Tolerance: Wisconsin's Complicated Relationship with Alcohol." Retrieved from the web on May 19, 2019 at https://www.wpr.org/hightolerance

Overview of Alcohol Outlet Density

Alcohol availability can be measured by comparing Alcohol Outlet Density by population. Alcohol outlets include all, “gas stations, bars, liquor stores, tasting rooms and restaurants.” [34] Dane County has a rate of 1 alcohol outlet for every 440 residents. While this rate is lower than the state average of one outlet per 330 residents, it is higher than the national average of one outlet per 1,400 residents.[35] In Aldermanic District 6 I found there to be one outlet per approximately 150 residents (approximately 90 outlets for 13,500 residents). [36] A Google map of all alcohol outlets in Aldermanic District 6 is available on my personal website. [37] An updated map of alcohol outlet density is available from the City of Madison. [38]

The impacts on the areas where there is a high concentration of alcohol outlets are well understood. A meta-study published in 2008 found that, “Neighborhoods where bars, restaurants and liquor and other stores that sell alcohol are close together suffer more frequent incidences of violence and other alcohol-related problems.” [39] This is backed up by a 2019 study completed by the City of Madison. [40]

The widespread availability of alcohol has a negative economic and public health impact on our city and state, and it is getting worse. The trend will continue without effective municipal and state policies to balance the availability of alcohol with the public interest. Limiting alcohol outlet density is an effective method to save taxpayer dollars, help the local economy and improve public health and to prevent violence, crime, injuries and death.

Madison imposed a moratorium on new taverns in the downtown area from 2007-2014, but failed to include restaurants in the ordinance. [41] A proposal in Madison that was recently considered would have restricted additional alcohol outlets in certain high density areas. [42] There is a current moratorium on new outlets in a small district near the UW-Madison Campus, called the Alcohol Overlay District, that was imposed in 2014 and scheduled to be discontinued at the end of 2019. [43]

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[34] Alcohol License Overview for Dane County (2012) State of Wisconsin Department of Health Services, Division of Mental Health and Substance Abuse Services, Bureau of Prevention Treatment and Recovery and the University of Wisconsin Law School, the Resource Center on Impaired Driving, and the Wisconsin Alcohol Policy Project. Retrieved on December 20, 2017 at https://www.dhs.wisconsin.gov/publications/p0/p00778-dane.pdf

[35] Alcohol, Culture and Environment Workgroup Recommendations (2010) Wisconsin State Council on Alcohol and Other Drug Abuse, Prevention Committee, Alcohol, Culture and Environment Workgroup. Retrieved on December 20, 2017 at https://media.law.wisc.edu/s/c_903/9n2zm/changing_wisconsins_alcohol_environment.pdf

[36] City of Madison list of Alcohol License recipients in District 6. Population data is an estimate based on 2010 census data. Information gathered by the author of this paper. Retrieved from the web on December 20, 2017 at http://www.cityofmadison.com/

[37] Map of alcohol outlets in Madison’s 6th Aldermanic Ward. Data compiled from the City of Madison website at http://www.cityofmadison.com/ Map created by the author of this paper. Retrieved from the web on Feb. 5, 2018 at http://www.alcholoutletdensity.com/blog/current-alcohol-outlet-licenses-in-madisons-6th-aldermanic-district

[38]Impacts of Alcohol Outlet Density on the Provision of City Services (Report published by the City of Madison Dept of Public Health on October 21, 2019). Retrieved from the web on 3/6/21 at: https://cityofmadison.maps.arcgis.com/apps/Cascade/index.html?appid=a6563299db6940cfb96e9a9a8fa05215

[39] Stewart, Kathryn. (2008). How Alcohol Outlets Affect Neighborhood Violence. Pacific Institute for Research and Evaluation, Prevention Research Center, UC-Berkeley. Retrieved from the web on December 20, 2017 at http://resources.prev.org/documents/AlcoholViolenceGruenewald.pdf

[40] Impacts of Alcohol Outlet Density on the Provision of City Services (2019) City of Madison Finance Department, Public Health Madison & Dane County. Retrieved from the web on October 24, 2019 at https://madison.legistar.com/View.ashx?M=F&ID=7813515&GUID=53CD62F3-B627-4872-BBB8-BF157B34E768

[41] Kliese, Jennifer. (2014) Madison adopts new alcohol licensing policy. WKOW Television News website. Retrieved from the web on December 20, 2017 at http://www.wkow.com/story/25203762/2014/04/Wednesday/madison-adopts-new-alcohol-licensing-policy

[42] Rickert, Chris. (2017) Soglin to propose moratorium on new liquor licenses for Downtown restaurants. Madison.com. Retrieved from the web on February 19, 2018 at http://host.madison.com/wsj/news/local/govt-and-politics/soglin-to-propose-moratorium-on-new-liquor-licenses-for-downtown/article_83488d0d-03b8-5ff1-b5db-5ead011fc5ae.html

[43] City of Madison Municipal Code (2019) 28.127 - Alcohol Overlay District. Retrieved from the web on October 24, 2019 at https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28HOVDI_28.127ALOVDI

Recommendations

The City of Madison should impose a moratorium on new alcohol outlet licenses in neighborhoods in excess of alcohol outlets at a rate of 1 per 400 residents in each aldermanic district. Furthermore, alcohol should be limited in locations adjacent to places where children are present including schools, parks, churches, community centers and other public places.

In addition to imposing limits on Alcohol Outlet Density, the City of Madison should explore placing (a) limits on drink specials, (b) limits on alcohol advertising in public areas, (c) limits on outdoor seating at bars and restaurants that serve alcohol, (d) limiting alcohol sales at athletic and community events, (d) avoid alcohol sales near schools, parks and community centers, and consider (e) increasing funding for the prevention of alcohol misuse through public safety, human services and public health agencies.

Appendix: Additional Information and Resources; List of groups that Support the limiting of Alcohol Outlet Density

Academic Research Centers

- Johns Hopkins Bloomberg School of Public Health, Center on Alcohol Marketing and Youth (CAMY) & Community Anti-Drug Coalitions of America (CADCA) "Regulating Alcohol Outlet Density: An Action Guide" http://www.camy.org/_docs/research-to-practice/place/alcohol-outlet-density/outlet-density-strategizer-nov-2011.pdf
- Temple University Center for Public Health Law Research [44]
- University of Wisconsin Law School Wisconsin Alcohol Policy Project [45]
- University of Wisconsin School of Medicine and Public Health - Population Health Institute [46] "What Works for Health: Policies and Programs to Improve Wisconsin's Health" http://whatworksforhealth.wisc.edu/program.php?t1=21&t2=13&t3=38&id=74

Professional Associations

- American College of Preventive Medicine [47]
- American Society of Clinical Oncology [48]
- Association for Prevention Teaching and Research [49]
- National Academies of Sciences, Engineering, and Medicine [50]
- National Academy of Sciences Institute of Medicine; Board on Population Health and Public Health Practice; Committee on Public Health Strategies to Improve Health [51]
- World Cancer Research Fund and the American Institute for Cancer Research [52]

Government and Intergovernmental Organizations

- Centers for Disease Control (CDC) Community Preventive Task Force Recommendations and Guide for Measuring Alcohol Outlet Density https://www.thecommunityguide.org/topic/excessive-alcohol-consumption and https://www.cdc.gov/alcohol/pdfs/CDC-Guide-for-Measuring-Alcohol-Outlet-Density.pdf
- State of Wisconsin Department of Health Services, Division of Public Health (https://www.dhs.wisconsin.gov/dph/index.htm)
- State of Wisconsin Department of Health Services, Division of Mental Health and Substance Abuse Services, Bureau of Prevention Treatment and Recovery (https://www.dhs.wisconsin.gov/aoda/sudindex.htm) Wisconsin State Council on Alcohol and Other Drug Abuse, Prevention Committee: Alcohol, Culture and Environment Workgroup Recommendations https://media.law.wisc.edu/s/c_903/9n2zm/changing_wisconsins_alcohol_environment.pdf
- World Health Organization [53]

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[44] Temple University Center for Public Health Law Research (2012) "The Effect Of Laws Reducing Alcohol Outlet Density On Alcohol Related Harms" retrieved from the web on March 7, 2018 at http://publichealthlawresearch.org/product/effect-laws-reducing-alcohol-outlet-density-alcohol-related-harms

[45] Wisconsin Dept. of Health Services (2012) "Alcohol License Overview for Dane County" retrieved from the web on March 7, 2018 at https://www.dhs.wisconsin.gov/publications/p0/p00778-dane.pdf

[46] Wisconsin Dept. of Health Services (2014) "Wisconsin Epidemiological Profile on Alcohol and Other Drug Use" retrieved from the web on March 7, 2018 at https://www.dhs.wisconsin.gov/publications/p4/p45718-14.pdf

[47] Campbell, CA, et. al. The effectiveness of limiting alcohol outlet density as a means of reducing excessive alcohol consumption and alcohol-related harms (2009) Published by the American Journal of Preventive Medicine and retrieved from the web on March 7, 2018 at https://www.ncbi.nlm.nih.gov/pubmed/19944925

[48] LoConte, Noelle. (2018) Alcohol and Cancer: A Statement of the American Society of Clinical Oncology retrieved from the web on March 7, 2018 at http://ascopubs.org/doi/full/10.1200/JCO.2017.76.1155

[49] Romney, Martha. (2014) Public Health Learning Module 6 - Substance Use: Addressing Addiction and Emerging Issues. The Assoc. For Prevention Teaching and Research. Retrieved from the web on March 7, 2018 at http://www.aptrweb.org/?PHLM_06

[50] Getting to Zero Alcohol-Impaired Driving Fatalities: A Comprehensive Approach to a Persistent Problem http://www.nationalacademies.org/hmd/reports/2018/getting-to-zero-alcohol-impaired-driving-fatalities.aspx

[51] For the Public's Health: Revitalizing Law and Policy to Meet New Challenges (2011) https://www.nap.edu/catalog/13093/for-the-publics-health-revitalizing-law-and-policy-to-meet

[52] World Cancer Research Fund and the American Institute for Cancer Research (2018) Recommendations and public health and policy recommendations. Retrieved from the web on May 26, 2018. www.wcrf.org/sites/default/files/Cancer-Prevention-Recommendations-2018.pdf

[53] Preventing violence by reducing the availability and harmful use of alcohol (2009) http://apps.who.int/iris/handle/10665/44173

MEMORANDUM

To: Regina Vidaver
From: Felice Borisy-Rudin, JD, Ph.D., Wisconsin Alcohol Policy Project
Date: 06/05/2024
Re: Effectiveness of Placing Geographic Limitations on Where New Class A Licensed Premises may be Located as a Strategy for Reducing Excessive Alcohol Use and Alcohol-Related Harms

Issue: How would a proposed ordinance placing geographic limitations on new Class A off-premises alcohol licenses be anticipated to impact public health and safety?

Brief Answer: Violence, injury, and underage drinking is greater when alcohol is abundant and available for off-premises consumption, such as in situations where there is a high density of Class A off-premises alcohol retail outlets. Reducing the density of Class A off-premises outlets can decrease violence, injury, and underage drinking. Placing a moratorium on new liquor stores in areas near facilities that serve children, people with developmental disabilities, unhoused people, and people in treatment for mental illness or substance use, could improve the public health of some of the city's most vulnerable populations.

Background: The effects of alcohol outlet density and violence, injury, and underage drinking have been extensively studied, with evidence from many countries, including the United States. Thomas Babor, *et al.* have summarized the effectiveness of various policies to reduce alcohol consumption and alcohol related problems in their book, ALCOHOL NO ORDINARY COMMODITY, 3rd Ed. Regarding outlet density, they summarize, "Major changes to outlet density . . . clearly affect consumption and harm rates. Evidence for gradual changes . . . is strongest for violence."[i] Restricting the spatial availability of alcohol is "consistently associated with reductions in both alcohol use and alcohol-related problems."[i]

Analysis: Increased Class A off-premises alcohol outlet density is associated with increased underage drinking, increased assaults, street violence, domestic (and intimate partner) violence, motor vehicle crashes, and other forms of injury.[ii] The size of the outlets may also be a factor, as places that sell large quantities of alcohol are also associated with increases in consumption, injury, and violence.[iii]

Multiple studies have shown that the more alcohol is available in a neighborhood, the more adolescents consume alcohol.[iv] A key study showed that for every 10% increase in overall alcohol outlet density there was a 17% increase in the odds that a teenager would drink alcohol the next year.[v] In other words, the more alcohol outlets there are in a community, the more teens drink. One effective way to keep the number of alcohol outlets low and allow reduction by attrition is to not grant licenses for new alcohol outlets. The proposed ordinance would

effectively prohibit new Class A licenses for liquor stores and gas station/convenience stores in areas within 1,320 feet of facilities that provide services for unhoused individuals, facilities that provide mental health or substance use treatment, and public parks. With time and attrition, the ordinance may result in reduced numbers of Class A off-premises retail alcohol outlets in Madison.

Off-premises alcohol outlets tend to be crime generators. Reducing the number of off-premises retail alcohol outlets reduces violence. There are several reasons for this:

- One is that "Reducing supply by restricting physical availability will increase effort to obtain alcohol, and thereby reduce total volume consumed as well as alcohol-related problems."[vi]

- Another is that alcohol is a pharmacologically psychoactive beverage that dulls the reflexes and disinhibits behavior – which makes people both more likely to offend and to be victimized, thereby increasing the likelihood of accidents, violence, and injury. Reducing its availability reduces its use, and thereby reduces the violence and injury associated with it, such as motor vehicle crashes, falls, domestic violence, and other assaults.

- A third reason is that alcohol stores provide places where people can congregate, attract people from outside communities who are not interested in caring for the community where they are shopping or who may be looking for opportunities for criminal activity, and at the same time do not provide "guardians" who can supervise the drinking. Prof. Alexandra Snowden, who works at Marquette University, writes:

  > Off-premise alcohol outlets may serve as crime attractors that bring to these premises the motivated offenders in search of vulnerable targets in places that lack capable guardians. In the context of off-premise alcohol outlets, the guardianship over vulnerable targets is limited as the patrons' visits to the outlets typically last just long enough to purchase the product. . . . Some off-premise alcohol outlets may specialize in the sale of single-serve products that are designed for immediate consumption, and may attract the patrons to the premise in search of the product that can be consumed immediately following the purchase in the near vicinity of the outlet, creating the opportunity for motivated offenders to act upon.[vii]

  Dr. Snowden has done extensive research on violence and alcohol outlets in Milwaukee. She found that many types of violence and crime associated significantly with the

density of Class A off-premises outlets, including assault, robberies, and domestic violence, even controlling for neighborhood characteristics. She also found that the effect of off-premises Class A outlets on violence, especially male-on-female domestic violence occurred not just in the neighborhood where the outlets were located but also in immediately adjoining neighborhoods.[viii] In addition, during the COVID-19 pandemic, the increased use of off-premises outlets as the source of alcohol (as opposed to drinking socially in controlled on-premises environments such as restaurants and bars) probably contributed to greater levels of drinking and likely contributed to increased domestic violence. Dr. Snowden recommends:

> The first step in reducing domestic violence would be to also reduce the number of off-premise alcohol outlets operating within adjacent neighborhoods and prevent new off-premise alcohol outlets from opening in neighborhoods which already have a large concentration of off-premise alcohol outlets, and which border neighborhoods with similarly high concentrations of such outlets.[ix]

Conclusion: Reducing the concentration of Class A off-premises alcohol outlets and reducing the amount of alcohol sold by individual Class A off-premises alcohol outlets are both policies that can result in less underage alcohol consumption, and lower rates of violence and injury. An ordinance that limits the availability of Class A licenses may decrease the amount of underage drinking and decrease rates of violence and injury in the community.

If you have any additional questions, please contact:

Felice Borisy-Rudin, Policy Analyst, Wisconsin Alcohol Policy Project, fborisyrudin@mcw.edu
Maureen Busalacchi, Director, Wisconsin Alcohol Policy Project, mbusalacchi@mcw.edu

WARNING AND DISCLAIMER: THE WISCONSIN ALCOHOL POLICY PROJECT PROVIDES TECHNICAL ASSISTANCE, TOOLS, AND TRAININGS. THE WISCONSIN ALCOHOL POLICY PROJECT DOES NOT PROVIDE LEGAL ADVICE, LEGAL COUNSEL, OR LEGAL REPRESENTATION. READING THE CONTENT PROVIDED BY THE WISCONSIN ALCOHOL POLICY PROJECT DOES NOT ESTABLISH AN ATTORNEY-CLIENT RELATIONSHIP. CONTACTING THE WISCONSIN ALCOHOL POLICY PROJECT OR PROVIDING IT OR ITS STAFF WITH INFORMATION DOES NOT ESTABLISH AN ATTORNEY-CLIENT RELATIONSHIP. IF YOU NEED LEGAL REPRESENTATION, YOU SHOUL.D CONSULT WITH YOUR OWN ATTORNEY.

[i] Babor, Thomas F. and others, *Alcohol: No Ordinary Commodity: Research and public policy*, 3rd ed. p 145 (Oxford, 2022; online ed., Oxford Academic, 19 Jan. 2023),

https://doi.org/10.1093/oso/9780192844484.001.0001, accessed 6 May 2023.

[ii] Babor, *et al.*, p. 134; Johnson, T. H., & Snowden, A. J. (2023). Neighborhood Ecological Models of Alcohol Outlet Density and Male–on–Female Domestic Violence: Accounting for Adjacent Place and Neighborhood Characteristics. Journal of Drug Issues, 0(0). https://doi.org/10.1177/00220426231159016, accessed 11 May 2023.

[iii] Babor, *et al.*, p. 135.

[iv] Babor, *et al.*, p. 134.

[v] Rowland, B., Evans-Whipp, T., Hemphill, S. A., Leung, R., Livingston, M., & Toumbourou, J. W. (2016). The density of alcohol outlets and adolescent alcohol consumption: An Australian longitudinal analysis. Health & Place, 37, 43-49. https://doi.org/10.1016/j.healthplace.2015.11.004

[vi] Babor, *et al.*, p. 93.

[vii] Aleksandra J. Snowden, Exploring violence: The role of neighborhood characteristics, alcohol outlets, and other micro-places, Social Science Research, Volume 82, 2019, pp 181-194, ISSN 0049-089X, https://doi.org/10.1016/j.ssresearch.2019.04.018.

[viii] Johnson, T. H., & Snowden, A. J. (2023). Neighborhood Ecological Models of Alcohol Outlet Density and Male–on–Female Domestic Violence: Accounting for Adjacent Place and Neighborhood Characteristics. Journal of Drug Issues, 0(0). https://doi.org/10.1177/00220426231159016

[ix] *Id.*

GREATER MADISON
CHAMBER of COMMERCE

Members of the Alcohol Licensing Review Committee:
`

The Greater Madison Chamber of Commerce Board of Directors opposes the proposed changes to Madison General Ordinances (File #83669) that would place new citywide regulations and restrictions on alcohol licensing.

We appreciate the author's communication and desire to seek input on the issue from local businesses. Ultimately, we believe this is a solution in search of a problem with potential significant consequences for small businesses and entrepreneurs.

Addressing chronic alcohol use is a worthwhile and understandable objective, but a citywide policy that does not consider unique neighborhood characteristics and needs is an ill-advised approach.

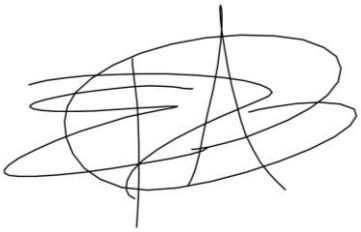
From a business perspective, there are still many unanswered questions. What does this mean for businesses looking to renovate? Will this policy serve as a disincentive to making improvements for fear of losing a license? Blanket policies treat all Class A licensed establishments the same, including new, innovative business models that serve as neighborhood gathering establishments with multiple functions, including coffee shops, arcades, bookstores and tasting rooms. Are these the type of businesses we want to reduce in Madison?

Perhaps most importantly as to why this is a solution in search of a problem is the process. The Alcohol Licensing Review Committee already has the authority to reject and renew alcohol licenses where problems occur.

Again, while we appreciate the intent and transparency, there are other ways to tackle these issues beyond a citywide blanket policy that stands to negatively impact small business.

Feel free to contact me directly if you have any questions or comments.

Thank you.



David Aguayo
Public Policy Manager
608-443-1963 (O)
202-340-8446 (C)

MADISON ALCOHOL ADVISORY COUNCIL

To: **City of Madison Common Council**
City of Madison Alcohol License Review Committee

From: **Madison Alcohol Advisory Council**

Date: **June 25, 2024**

Subject: **Opposition to Proposed City of Madison Ordinance Related to Geographic Limitations on "Class A" and Class "A" License Applications**

On behalf of alcohol beverage industry stakeholders, the Madison Alcohol Advisory Council writes to express concerns with the proposed ordinance (File #83669) to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council.

While the goal of addressing excessive alcohol use and alcohol related issues is laudable, we do not believe blanket geographic limitations on alcohol beverage retailers to be an effective strategy. As a result, we respectfully urge the Common Council to oppose this proposal.

First, by exempting large, institutional and chain grocery stores from the new license restrictions, the proposed ordinance discriminates against small, independent businesses, many of which are owned by persons of color and new residents to our community and country. We are unaware of any evidence that shows alcohol related disorder and crime is tied to the location of Class A licensed establishments, or a density of these licensees. Moreover, there certainly is no evidence indicating that that small, neighborhood retail outlets are more problematic for the City than large, regional grocery stores.

Another consequence of eliminating small, neighborhood retail outlets is that it would likely diminish local foot and bicycle traffic while encouraging the use of motorized vehicles to travel to larger, regional grocery stores. Additionally, by discouraging the development of small neighborhood retail stores, the problem of food deserts in the community is almost certain to be exacerbated.

Public support for the proposed policy also appears to be minimal. According to a University of Wisconsin Population Health Institute survey of opinions regarding alcohol use and related problems in the Greenbush-Vilas neighborhood, the majority of respondents felt that limiting alcohol outlet density would be ineffective[1]. Few people surveyed thought that extending the City's Alcohol Licensing Density Ordinance would be an effective method of limiting excessive drinking.

As you know, the City has experienced a significant rise in locally owned and operated breweries, wineries and distilleries in recent years. Unfortunately, the proposed ordinance has the potential to negatively impact these small craft producers as it would result in fewer small, neighborhood retail outlets who are more likely to sell locally produced alcohol beverages than the large grocery chains which are unaffected by the license limitations.

Lastly, it is important to recognize the proposed ordinance is unnecessary as the Alcohol License Review Committee and Common Council already hold the authority to reject, revoke, or refuse to renew alcohol licenses. Limiting the number of alcohol beverage retail licenses can currently be done on a license-by-license basis as each applicant comes before the ALRC and Council.

For these reasons, we respectfully ask the Common Council to reject the proposed geographic limitations on "Class A" and Class "A" licenses in the City of Madison.

Thank you for your consideration.

The Madison Alcohol Advisory Council is a coalition of stakeholders that operate in the alcohol beverage industry and it includes the following organizations: Wisconsin Beer Distributors Association; Wisconsin Fuel & Retail Association; Tavern League of Wisconsin; Wisconsin Craft Beverage Coalition; Kwik Trip Inc.; Wisconsin Wine & Spirit Institute.

[1] Feder, E., Moran, C., Gargano Ahmed, A., Lessem, S., Steidl, R., Limiting Retail Alcohol Outlets in the Greenbush-Vilas Neighborhood, Madison, Wisconsin: A Health Impact Assessment. University of Wisconsin Population Health Institute, 2013.

From:	Dan Nordstrom
To:	Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject:	ALRC Comments
Date:	Monday, June 24, 2024 11:23:04 PM

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June 24, 2024

To Members of the Madison City ALRC,

I wish to comment in writing on the following topics scheduled for the June 26, 2024 ALRC agenda.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class “A” alcohol beverage licenses

- I am in support of decreasing Alcohol Outlet Density, and urge the ALRC to address policy gaps in this area. In addition to the comments on page 226 of the Agenda packet, I wish to suggest that geographical/distance rules should include COMMUNITY HEALTH CLINICS and COMMUNITY CENTERS in addition to schools, churches, hospitals, and libraries.

- I recommend the ALRC discuss why they use 300 feet should be the appropriate distance for a new Class A outlet from one of these entities, and perhaps consider recommending that it be extended to be the same distance as the other proposed distances of 1,320 feet from the parcel boundaries.

56. 82871 Public Hearing - New License Refuel Pantry Inc • dba Refuel Pantry 2702 E Washington Ave

- This is an inappropriate location for a new license due to the existing high density of Alcohol Outlets in this area, and its proximity to the Dane County and City of Madison Public Health Department office as well as Hawthorne Public Library.

Note: I live at 2418 Winnebago St. (Union Corners) and am a parent of a child attending MMSD.

58. 83199 Public Hearing - New License MPL Corporation Investment • dba Crown Liquor 3510 E Washington Ave

-

I oppose this new license due to the existing high density of licenses in the area, as well as its proximity to Madison College - Truax as well as the East Madison Community Center.

64. 83708 Public Hearing - New License Sai Mart Atwood Inc • dba Atwood Mart 2801 Atwood Ave

- I oppose this license due to the existing high density of alcohol outlets in the area as well its proximity to the Goodman Community Center.

Thank you for considering.

Dan Nordstrom
2418 Winnebago St. #416
Madison, WI 53704
608-446-4856

From:	Dan Nordstrom
To:	Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc:	Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject:	Re: ALRC Comments
Date:	Wednesday, June 26, 2024 10:16:10 AM

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

Hello,

In response to a letter submitted by lobbyists representing alcohol manufacturers, distributors and vendors calling themselves the Madison Alcohol Advisory Council, I wish to respond to some confusing assertions:

1. The new ordinance would not 'eliminate' any existing retailer, nor would it prohibit anyone from selling alcohol under a current license. I don't know why the lobbyists would suggest that anything is being eliminated from what currently exists.

2. There is evidence showing harms from the density of alcohol outlets. Here are two sources:
Impacts of Alcohol Outlet Density on the Provision of City Services (2019) City of Madison Finance Department, Public Health Madison & Dane County. Retrieved from the web on October 24, 2019 at https://madison.legistar.com/View.ashx?M=F&ID=7813515&GUID=53CD62F3-B627-4872-BBB8-BF157B34E768
Stewart, Kathryn. (2008). How Alcohol Outlets Affect Neighborhood Violence. Pacific Institute for Research and Evaluation, Prevention Research Center, UC-Berkeley. Retrieved from the web on December 20, 2017 at http://resources.prev.org/documents/AlcoholViolenceGruenewald.pdf

3. I agree that grocery stores should not be exempt. Alcohol outlets should include any type of business where alcohol is dispensed, and this is how Alcohol Outlet Density is defined.

My hope is that the ALRC and the city of Madison will seriously consider Alcohol Outlet Density and come up with meaningful guidelines that both protect the public, conserve city and nonprofit resources, and also respect the interests of the business community and rights of consumers.

As a possible suggestion, I propose the following Alcohol Outlet Density Guidelines:

The City of Madison should impose a moratorium on new alcohol outlet licenses in neighborhoods in excess of alcohol outlets at a rate of 1 per 400 residents per aldermanic district. Furthermore, alcohol should be limited in locations adjacent to places where children are present including schools, parks, churches, community centers, libraries, clinics, hospitals, treatment centers and other public places, with a rule of at least 1,000 feet distance between the nearest corner of the parcel of the proposed license.

Thanks for considering,
Dan Nordstrom

From: Rummel, Marsha
To: licensing; "Vanessa Flores"; Mike D
Cc: Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject: District 6 comments for ALRC 6/26/24
Date: Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

Map of active and pending class A alcohol licenses in the city of Madison overlaid on the Area Deprivation Index for Madison Census block groups
June 26, 2024

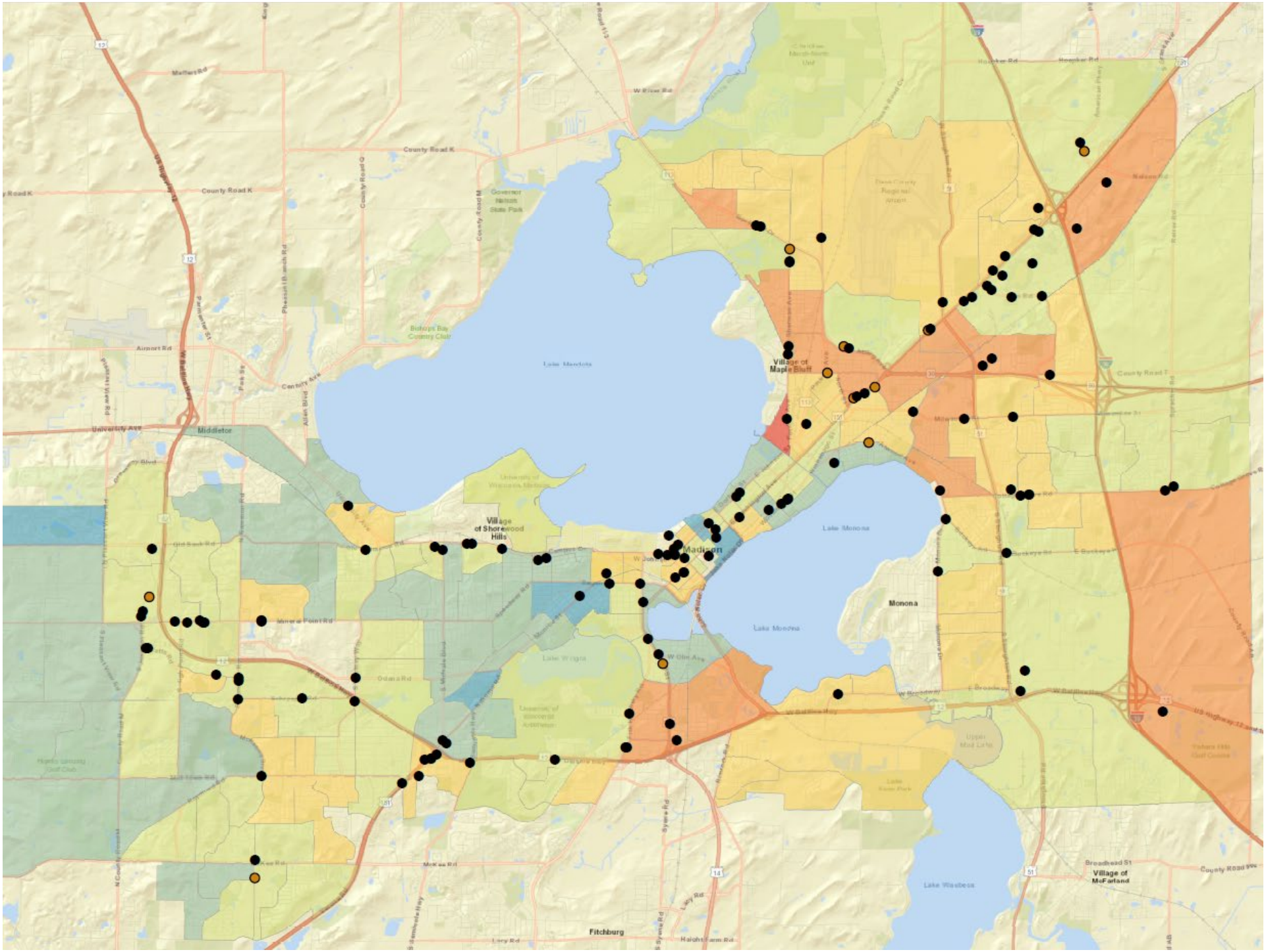
Legend:

Class A Alcohol Licenses

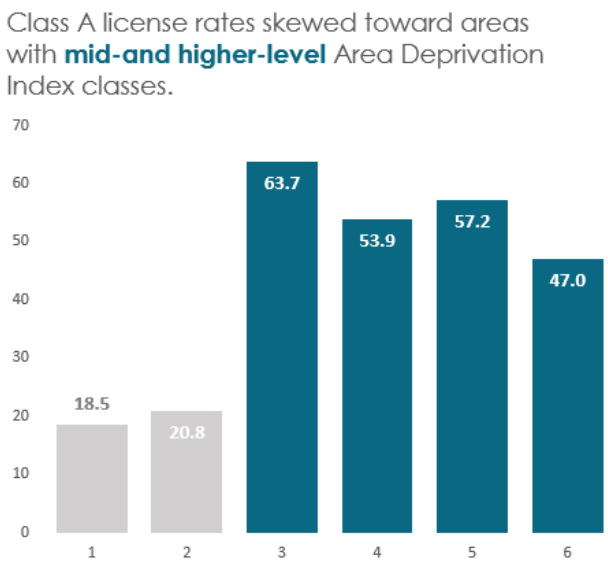
- Active
- Pending

Area Deprivation Index (ADI) for Madison Census Block Groups (National Percentile Rankings)

- ADI Class 1
  (Lowest level of "disadvantage")
- ADI Class 2
- ADI Class 3
- ADI Class 4
- ADI Class 5
- ADI Class 6
  (Highest level of "disadvantage")


Lake Mendota
Village of Maple Bluff
Village of Shorewood Hills
Madison
Lake Monona
Monona
Lake Wingra
Lake Waubesa
Village of McFarland
Fitchburg
Middleton
County Road K
Airport Rd
University Ave
Mineral Point Rd
Odana Rd
McKee Rd
Lacy Rd
Haight Farm Rd
Broadhead St
County Road T
Hoepker Rd
Nelson Rd
Buckeye Rd
W Olin Ave
W Baldwin Hwy
Bishops Bay Country Club
Governor Nelson State Park
Upper Mud Lake
Lake Kane Park

Summary Table:



ADI class	Number of licenses (active + pending)	Total population of census block groups within ADI class	Rate of licenses per 100,000 population
1	2	10,795	18.5
2	11	53,007	20.8
3	60	94,159	63.7
4	43	79,820	53.9
5	14	24,485	57.2
6	1	2,127	47.0
NA	7	21,118	33.1
Total	138	285,511	48.3

Data Notes:

- Some block groups do not receive an ADI rank (“NA” in the above table) because they have low population and/or housing, a high group quarters population, or questionable data integrity due to missing data. Six of the seven licenses located in block groups without an ADI rank are located in the downtown Madison/campus area which has many students and a high percent of the population living in group quarters.

- Census block group populations were obtained from the 2020 Census. The total population of 285,511 is larger than the total Madison population of 269,840 because some block groups cross city boundaries. A limitation of this map is that it only contains licenses for the City of Madison, and there may be additional alcohol establishments within these block groups that are outside of the city of Madison.
- ADI national percentiles were used to categorize each Census block group. The percentiles for the Madison block groups had a range of 1-86. These were then converted into an ADI Class of 1 through 6 by using equal intervals:
    - ADI Class 1: ADI national percentile of 1-15
    - ADI Class 2: ADI national percentile of 16-29
    - ADI Class 3: ADI national percentile of 30-43
    - ADI Class 4: ADI national percentile of 44-57
    - ADI Class 5: ADI national percentile of 58-71
    - ADI Class 6: ADI national percentile of 72+

About the Area Deprivation Index (ADI)

The Area Deprivation Index (ADI) is based on a measure created by the Health Resources & Services Administration (HRSA) over three decades ago, and has since been refined, adapted, and validated to the Census block group neighborhood level by Amy Kind, MD, PhD and her research team at the University of Wisconsin-Madison. It allows for rankings of neighborhoods by socioeconomic disadvantage in a region of interest (e.g., at the state or national level). It includes factors for the theoretical domains of income, education, employment, and housing quality. It can be used to inform health delivery and policy, especially for the most disadvantaged neighborhood groups.

City of Madison

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

Master

File Number: 84036

File ID:	84036	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Momo Sports Bar LLC • dba Momo Bar n Grill • 6402 Millpond Rd
New Agent: Ana Antimo
Class B Combination Liquor & Beer
(District 16)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	29.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2023-00317 Agent Change App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84036

Title

Change of Agent
Momo Sports Bar LLC • dba Momo Bar n Grill • 6402 Millpond Rd
New Agent: Ana Antimo
Class B Combination Liquor & Beer
(District 16)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-

(License number)

(Alder District # and Name)

Office Use Only

Class A: ☑ ~~Beer~~, ☑ ~~Liquor~~, ☐ ~~Cider~~
Class B: ☑ Beer, ☑ Liquor,
☑ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, KARL TSERING, officer/member for MOMO SPORTS BAR (~~Corp~~/LLC),

doing business as MOMO BARNGRILL, authorize and appoint ANA ANTIMO
Name

as the liquor/beer agent for the premise located at 6402 ~~Raymond~~ Millpond Rd MADISON

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.

[signature] , 3-11-24
Signature of corporate officer/member *Date*

To be completed by appointed Liquor/Beer Agent

I, Ana Antimo, appointed liquor/beer agent for MOMO sports Bar (~~Corp~~/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☑ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

[signature] , 3-11-24
Signature of corporate Agent *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84037

File ID:	84037	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Kwik Trip Inc • dba Kwik Trip 961 • 3528 E Washington Ave
New Agent: Kristopher Webber
Class A Beer, Class A Liquor
(District 12)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	30.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2017-00831 Agent Change App (3).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84037

Title

Change of Agent
Kwik Trip Inc • dba Kwik Trip 961 • 3528 E Washington Ave
New Agent: Kristopher Webber
Class A Beer, Class A Liquor
(District 12)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) -if change-

(Legistar file number) -if change-

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Scott P. Zietlow, officer/member for Kwik Trip, Inc. (Corp/LLC),

doing business as Kwik Trip 961, authorize and appoint Kristopher D. Webber
Name

as the liquor/beer agent for the premise located at 3528 E. Washington Ave., Madison, WI 53704

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.

Scott P Zietlow, 4-24-24
Signature of corporate officer/member *Date*

Scott P. Zietlow

To be completed by appointed Liquor/Beer Agent

I, Kristopher D. Webber, appointed liquor/beer agent for Kwik Trip, Inc. (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

X 4/24/24
Signature of corporate Agent *Date*

Kristopher D. Webber

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84040

File ID:	84040	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Atwood Restaurant LLC • dba Bar Corallini • 2004 Atwood Ave
New Agent: Jordan Bright
Class B Combination Liquor & Beer
(District 6)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	31.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2019-00160 Agent Change App (3).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84040

Title

Change of Agent
Atwood Restaurant LLC • dba Bar Corallini • 2004 Atwood Ave
New Agent: Jordan Bright
Class B Combination Liquor & Beer
(District 6)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-
LICLIB-2019-001160

(License number)
6 - Rummel

(Alder District # and Name)
Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Amanda Cabs, officer/member for Atwood Restaurant (Corp/LLC),
doing business as Bar Corallini, authorize and appoint Jordan Bright
Name
as the liquor/beer agent for the premise located at 2004 Atwood Ave 53704
#LICLIB-2019-001160

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.

Amanda Cabs, 4/3/24
Signature of corporate officer/member *Date*

RECEIVED
APR 08 2024
MADISON CITY CLERK

To be completed by appointed Liquor/Beer Agent

I, Jordan Bright, appointed liquor/beer agent for Atwood Restaurant (Corp/LLC),
being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 2.96 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Jordan Bright, 4/12/2023
Signature of corporate Agent *Date*

REV 09/2018

☑ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84041

File ID:	84041	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Kwik Trip Inc • dba Kwik Trip 954 • 7717 Mineral Point Rd
New Agent: Heather Shilts
Class A Beer, Class A Cider
(District 9)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	32.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2017-00824 Agent Change App(3).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84041

Title

Change of Agent
Kwik Trip Inc • dba Kwik Trip 954 • 7717 Mineral Point Rd
New Agent: Heather Shilts
Class A Beer, Class A Cider
(District 9)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-

(License number)

9 - CONKLIN

(Alder District # and Name)

Office Use Only

461

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Scott P. Zietlow, officer/member for Kwik Trip, Inc. (Corp/LLC),

doing business as Kwik Trip 954, authorize and appoint Heather N. Shilts (Name)

as the liquor/beer agent for the premise located at 7717 Mineral Point Rd., Madison, WI.

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.

Scott P. Zietlow, 4-15-24

Signature of corporate officer/member *Date*

Scott P. Zietlow

To be completed by appointed Liquor/Beer Agent

I, Heather N. Shilts, appointed liquor/beer agent for Kwik Trip, Inc. (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Heather Shilts, 4/15

Signature of corporate Agent *Date*

Heather N. Shilts

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84042

File ID:	84042	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Kwik Trip Inc • dba Kwik Trip 960 • 401 N Third St
New Agent: Paula McCann
Class A Beer, Class A Cider
(District 12)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	33.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2017-00830 Agent Change App(2).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84042

Title

Change of Agent
Kwik Trip Inc • dba Kwik Trip 960 • 401 N Third St
New Agent: Paula McCann
Class A Beer, Class A Cider
(District 12)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) -if change-

(Legistar file number) -if change-

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Scott P. Zietlow, officer/member for Kwik Trip, Inc. (Corp/LLC),

doing business as Kwik Trip 960, authorize and appoint Paula E. McCann (Name)

as the liquor/beer agent for the premise located at 401 N. 3rd St., Madison, WI

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.

Scott P. Zietlow — 4-19-24

Signature of corporate officer/member *Date*

Scott P. Zietlow

To be completed by appointed Liquor/Beer Agent

I, Paula E. McCann, appointed liquor/beer agent for Kwik Trip, Inc. (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

X Paula E. McCann — 4/19/24

Signature of corporate Agent *Date*

Paula E. McCann

REV 09/2018

☐ Form submitted by mail/e-mail

Office Use Only

City of Madison

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

Master

File Number: 84043

File ID:	84043	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Frey Street Beverage LLC • dba Spring Hill Suites - Madison • 4601 Frey St
New Agent: Adam Schomaker
Class B Combination Liquor & Beer
(District 11)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	34.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2018-01214 Agent Change App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84043

Title

Change of Agent
Frey Street Beverage LLC • dba Spring Hill Suites - Madison • 4601 Frey St
New Agent: Adam Schomaker
Class B Combination Liquor & Beer
(District 11)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

LICLIB-2018-01214 *(License number)*

_____ *(Alder District # and Name)*

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Judith P. Raymond, officer/member for Frey Street Beverage, LLC (Corp/(LLC)), doing business as SpringHill Suites - Madison, authorize and appoint Adam Schomaker *Name* as the liquor/beer agent for the premise located at 4601 Frey Street, Madison, WI 53705

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.

Judith P. Raymond *Signature of corporate officer/member*, 3/21/2024 *Date*

To be completed by appointed Liquor/Beer Agent

I, ADAM SCHOMAKER, appointed liquor/beer agent for Frey Street Beverage, LLC (Corp/(LLC)), being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Adam Schomaker *Signature of corporate Agent*, 3/27/2024 *Date*

REV 09/2018

☒ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84044

File ID:	84044	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
GD3 LLC • dba The Great Dane Pub - Hilldale • 357 Price Pl
New Agent: Camille Knudson
Class B Combination Liquor & Beer
(District 11)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	35.
Sponsors:		**Effective Date:**	
Attachments:	70357-75779 Agent Change App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84044

Title

Change of Agent
GD3 LLC • dba The Great Dane Pub - Hilldale • 357 Price Pl
New Agent: Camille Knudson
Class B Combination Liquor & Beer
(District 11)

Liquor/Beer Agent

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

licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

_____ *(License number)*

_____ *(Alder District # and Name)*

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Eliot Butler, officer/member for GD3, LLC (Corp/LLC),

doing business as The Great Dane Pub - Hilldale, authorize and appoint Camille Knudson
Name

as the liquor/beer agent for the premise located at 357 Price Place, Madison WI 53705.

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.

Eliot Butler , 4/12/24
Signature of corporate officer/member *Date*

To be completed by appointed Liquor/Beer Agent

I, Camille Knudson, appointed liquor/beer agent for GD3, LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Camille Knudson , 4/15/2024
Signature of corporate Agent *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84045

File ID:	84045	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
GVCGD LLC • dba The Great Dane Pub - Eastside • 876 Jupiter Dr
New Agent: Camille Knudson
Class B Combination Liquor & Beer
(District 3)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	36.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2011-00161 Agent Change App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84045

Title

Change of Agent
GVCGD LLC • dba The Great Dane Pub - Eastside • 876 Jupiter Dr
New Agent: Camille Knudson
Class B Combination Liquor & Beer
(District 3)

Liquor/Beer Agent

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

licensing@cityofmadison.com
608-266-4601

473

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

_____ *(License number)*

_____ *(Alder District # and Name)*

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Eliot Butler, officer/member for GVCGD, LLC (Corp/LLC),

doing business as The Great Dane Pub - Eastside, authorize and appoint Camille Knudson
Name

as the liquor/beer agent for the premise located at 876 Jupiter Drive, Madison, WI 53718.

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.

_____, 4/14/24
Signature of corporate officer/member *Date*

To be completed by appointed Liquor/Beer Agent

I, Camille Knudson, appointed liquor/beer agent for GVCGD, LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

_____, 4/15/24
Signature of corporate Agent *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84057

File ID:	84057	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Taste of Sichuan LLC • dba Taste of Sichuan • 515 State St
New Agent: Aichan Weng
Class B Beer, Class C Wine
(District 2)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 37.

Sponsors:

Effective Date:

Attachments: LICLIB-2019-00083 Agent Change App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Myadze, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Applicant advised to submit application to update officers of the LLC.

One registration in support.

Text of Legislative File 84057

Title

Change of Agent
Taste of Sichuan LLC • dba Taste of Sichuan • 515 State St
New Agent: Aichan Weng
Class B Beer, Class C Wine
(District 2)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

476

(Agenda Item Number) –if change-

(Legistar file number) –if change-

LICLIB-2019-00083
(License number)

2-Bennett
(Alder District # and Name)

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Aichan Weng, officer/member for Taste of Sichuan LLC (Corp/LLC),

doing business as Manager, authorize and appoint Aichan Weng
Name

as the liquor/beer agent for the premise located at 515 state st Madison WI 53703

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.

Signature of corporate officer/member , 4/29/2024
Date

To be completed by appointed Liquor/Beer Agent

I, Aichan Weng, appointed liquor/beer agent for Taste of Sichuan LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 50 %.

☑ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Signature of corporate Agent , 4/29/2024
Date

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84058

File ID:	84058	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Strings Ramen Wisconsin LLC • dba Strings Ramen • 311 N Frances St
New Agent: Sida Huang
Class B Beer, Class C Wine
(District 2)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 38.

Sponsors:

Effective Date:

Attachments: LICLIB-2021-00466 Agent Change App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84058

Title

Change of Agent
Strings Ramen Wisconsin LLC • dba Strings Ramen • 311 N Frances St
New Agent: Sida Huang
Class B Beer, Class C Wine
(District 2)

RECEIVED
MAY 01 2024
MADISON CITY CLERK

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-

LICLB-2024-00160
(License number)

2 - Bennett
(Alder District # and Name)

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Jin Chen, officer/member for Strings Ramen Wisconsin (Corp/LLC),

doing business as Owner, authorize and appoint Sida Huang
Name

as the liquor/beer agent for the premise located at 311 N Frances st Madison WI 53703

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.

Jin Chen, 5/1/2024
Signature of corporate officer/member *Date*

To be completed by appointed Liquor/Beer Agent

I, Sida Huang, appointed liquor/beer agent for Strings Ramen Wisconsin (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Sida Huang, 05/01/2024
Signature of corporate Agent *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84059

File ID:	84059	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Kwik Trip Inc • dba Kwik Trip 953 • 7502 Mineral Point Rd
New Agent: Alexandria Boken
Class A Beer, Class A Cider
(District 9)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	39.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2017-00808 Agent Change App(2).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84059

Title

Change of Agent
Kwik Trip Inc • dba Kwik Trip 953 • 7502 Mineral Point Rd
New Agent: Alexandria Boken
Class A Beer, Class A Cider
(District 9)

Liquor/Beer Agent

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) -if change-
(Legistar file number) -if change-
LICLIA-2017-00808
(License number)
9 CONKLIN
(Alder District # and Name)
Office Use Only

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Scott P . Zietlow, officer/member for Kwik Trip, Inc. (Corp/LLC),

doing business as Kwik Trip 953, authorize and appoint Alexandria N. Boken
Name

as the liquor/beer agent for the premise located at 7502 Mineral Point Rd., Madison, WI 53717.

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.

Scott P. Zietlow, 4-26-24
Signature of corporate officer/member, Date
Scott P. Zietlow

To be completed by appointed Liquor/Beer Agent

I, Alexandria N. Boken, appointed liquor/beer agent for Kwik Trip, Inc. (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

→ [signature] → 4/26/24
Signature of corporate Agent, Date
Alexandria N. Boken

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84060

File ID:	84060	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
AC Madison Hospitality LLC • dba Cambria Hotel • 5045 Eastpark Blvd
New Agent: Sara Remlinger
Class B Combination Liquor & Beer
(District 17)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	40.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2021-00648 Agent Change App(2).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84060

Title

Change of Agent
AC Madison Hospitality LLC • dba Cambria Hotel • 5045 Eastpark Blvd
New Agent: Sara Remlinger
Class B Combination Liquor & Beer
(District 17)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) - If change
(Legistar file number) - If change
(License number)
(Alder District # and Name)
Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Paul Wasserbroek, officer/member for AC Madison Hospitality, LLC (Corp/LLC), doing business as Cambria Hotel, authorize and appoint Sara Remlinger (Name) as the liquor/beer agent for the premise located at 5045 East Park Blvd, Madison, WI 53718

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.

Paul W Wasserbroek, 2/15/24
Signature of corporate officer/member , *Date*

RECEIVED
APR 09 2024
MADISON CITY CLERK

To be completed by appointed Liquor/Beer Agent

I, Sara Remlinger, appointed liquor/beer agent for AC Madison Hospitality, LLC (Corp/LLC), being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Sara Remlinger, 2-8-2024
Signature of corporate Agent , *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84061

File ID:	84061	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Fresh City Market LLC • dba Fresh Madison Market • 703 University Ave
New Agent: Kim Foor
Class B Beer, Class C Wine
(District 8)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 41.

Sponsors:

Effective Date:

Attachments: LICLIB-2013-00530 Agent Change App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84061

Title

Change of Agent
Fresh City Market LLC • dba Fresh Madison Market • 703 University Ave
New Agent: Kim Foor
Class B Beer, Class C Wine
(District 8)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-

LICLIB-2013-00530
(License number)

8 - Govindarajan
(Alder District # and Name)

Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, Kristen Porter, officer/member for Fresh City Market, LLC (Corp/LLC),

doing business as Fresh Madison Market, authorize and appoint Kim Foor
Name

as the liquor/beer agent for the premise located at 703 University ~~BLVD~~ Ave. Madison, WI 53715.

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.

Kristen Porter, 4/1/2024
Signature of corporate officer/member *Date*

To be completed by appointed Liquor/Beer Agent

I, Kim Foor, appointed liquor/beer agent for Fresh City Market, LLc (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Kim Foor, 3.26.2024
Signature of corporate Agent *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84062

File ID:	84062	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Trek Hospitality LLC • dba Mansion Hill Inn • 424 N Pinckney St
New Agent: Terrance Barrett
Class B Combination Liquor & Beer
(District 2)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 42.

Sponsors:

Effective Date:

Attachments: 72440-80168 Agent Change App (2).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84062

Title

Change of Agent
Trek Hospitality LLC • dba Mansion Hill Inn • 424 N Pinckney St
New Agent: Terrance Barrett
Class B Combination Liquor & Beer
(District 2)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) -if change-

(Legistar file number) -if change-
72440-80168

(License number)
Z-Bennett

(Alder District # and Name)
Office Use Only

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

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, MARK JOSLYN, officer/member for TREK HOSPITALITY LLC (Corp/LLC), doing business as MANSION HILL INN, authorize and appoint TERRANCE BARRETT (Name) as the liquor/beer agent for the premise located at 424 N. PINCKNEY STREET, MADISON.

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.

Signature of corporate officer/member, Date 4/25/2024

To be completed by appointed Liquor/Beer Agent

I, TERRANCE BARRETT, appointed liquor/beer agent for TREK Hospitality (Corp/LLC), being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Signature of corporate Agent, Date 4/25/2024

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84063

File ID:	84063	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Change of Agent
Wonderstate Madison LLC • dba Wonderstate Cafe • 27 W Main St
New Agent: Ben Frawley
Class B Combination Liquor & Beer
(District 4)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	43.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2020-00742 Agent Change App (2).pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84063

Title

Change of Agent
Wonderstate Madison LLC • dba Wonderstate Cafe • 27 W Main St
New Agent: Ben Frawley
Class B Combination Liquor & Beer
(District 4)

Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

LICLIB-2020-00742 *(License number)*

4-Verveer *(Alder District # and Name)*

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor, ☒ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

To be completed by Corporate Officer or Member of LLC

I, TJ Semanchin, officer/member for Wonderstate Madison, LLC (Corp/LLC),

doing business as Wonderstate Cafe, authorize and appoint Ben Frawley *Name*

as the liquor/beer agent for the premise located at 27 TW 25 W. Main Street.

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.

T.J. [signature] *Signature of corporate officer/member*, 4/30/2024 *Date*

To be completed by appointed Liquor/Beer Agent

I, Benjamin Frawley, appointed liquor/beer agent for Wonderstate Madison LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☐ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's 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.

Benjamin Frawley *Signature of corporate Agent*, 4/30/24 *Date*

REV 09/2018

☐ Form submitted by mail/e-mail

Office Use Only

City of Madison

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

Master

File Number: 84064

File ID:	84064	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Creative Grocery Concepts Inc • dba Jenifer Street Market
2038 Jenifer St
Class A Beer, Class A Liquor
(District 6)
Add two new officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 44.

Sponsors:

Effective Date:

Attachments: 7836-57741 Officer Change App(2).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84064

Title

Entity Reorganization
Creative Grocery Concepts Inc • dba Jenifer Street Market
2038 Jenifer St
Class A Beer, Class A Liquor
(District 6)
Add two new officers

Change of Officers

(Agenda Item Number)

(Legistar file number) 7836-57741

(License number) 6-Rummel

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☑ Beer, ☒ Liquor, ☐ Cider (+wine ↑)
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 456-0000062517-03

Business dba Name: Jenifer Street Market

Licensed Address: 2038 Jenifer Street, Madison WI 53704

Liquor/Beer Agent Name: Stephen McKenzie Alder, District #:

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Creative Grocery Concepts, Inc

Business Mailing Address: 2038 Jenifer Street, Madison WI 53704

Business Contact Name, Position: David McKenzie, Co-Owner

Business Phone: 608-244-6646 Business Email: jeniferstmarketdavid@gmail.com or jeniferstmarket@gmail.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
David McKenzie	Treasurer
Joseph McKenzie	Vice President
.	
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☑ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 3

Will this change alter your business plan? ☑ No ☐ Yes, please attach new business plan with application.

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.

David McKeen

Authorized Signature

04/29/2023

Date

☒ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84067

File ID:	84067	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Wonderstate Coffee Madison LLC • dba Wonderstate Cafe
27 W Main St
Class B Combination Liquor & Beer
(District 4)
Add one new officer, remove one officer

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 45.

Sponsors:

Effective Date:

Attachments: LICLIB-2020-00742 Officer Change App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84067

Title

Entity Reorganization
Wonderstate Coffee Madison LLC • dba Wonderstate Cafe
27 W Main St
Class B Combination Liquor & Beer
(District 4)
Add one new officer, remove one officer

501

Change of Officers

(Agenda Item Number)

(Legistar file number)

LICLIB-2020-00742

(License number)

4 - Veveer

(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2020-00742

Business dba Name: Wonderstate Coffee Madison

Licensed Address: 27 W Main St Madison WI 53703

Liquor/Beer Agent Name: David Blair Alder, District #: _____

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Wonderstate Coffee Madison LLC

Business Mailing Address: 27 W Main St Madison WI 53704

Business Contact Name, Position: Ben Frawley, Cafe Manager

Business Phone: (608)516-5691 Business Email: BenF@wonderstate.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Benjamin Frawley	Cafe Manager
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
David Blair	Chef de Cuisine / Cafe Manager

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☒ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 3

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Bergen Frawley
Authorized Signature

4/30/24
Date

☑ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84068

File ID:	84068	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Defying Gravity LLC • dba Cordial
516 S Park St
Class B Combination Liquor & Beer
(District 13)
Remove two officers

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	46.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2022-00201 Officer Change.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84068

Title

Entity Reorganization
Defying Gravity LLC • dba Cordial
516 S Park St
Class B Combination Liquor & Beer
(District 13)
Remove two officers

Change of Officers

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MAR 27 2024
MADISON CITY CLERK

505

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: LIC LIB-2022-00201

Business dba Name: Cordial

Licensed Address: 516 S. Park St.

Liquor/Beer Agent Name: Travis Knight Alder, District #: Tag Evers, 13

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Defying Gravity LLC

Business Mailing Address: 402 Woodward Dr. Madison, WI 53704

Business Contact Name, Position: Travis Knight LLC Member

Business Phone: 608-577-2241 Business Email: Travis@CordialMadison.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Officers/Members/Directors who will no longer hold their positions:	
Name Jennifer Baldwin	Former Title Member
Brett Marshall	Member

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☒ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 1

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Authorized Signature

03/26/2024
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84069

File ID:	84069	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #414
789 University Ave
Class B Combination Liquor & Beer
(District 8)
Add one new officer

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 47.

Sponsors:

Effective Date:

Attachments: LICLIB-2012-00797 Officer Change App (4).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84069

Title

Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #414
789 University Ave
Class B Combination Liquor & Beer
(District 8)
Add one new officer

Change of Officers

509

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: _____

Business dba Name: Buffalo Wild Wings #414

Licensed Address: 789 University Ave., Madison, WI 53719

Liquor/Beer Agent Name: _____ Alder, District #: _____

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Blazin Wings, Inc.

Business Mailing Address: Attn: Laura Carlson-Heideman, 3 Glenlake Pkwy, Atlanta, GA 30328

Business Contact Name, Position: Licensing Dept. - Licensing

Business Phone: 952.516.8175 Business Email: bwwlicensing@inspirebrands.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
John Bowie	Officer / Director
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title

continued on page two -OVER

510

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Multiple WI locations - List attached

After this change, how many total officers/members/directors will be in the organization?: 4

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Authorized Signature

4.5.24
Date

☐ Form submitted by mail/e-mail
Office Use Only

REV 09/2018

City of Madison

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

Master

File Number: 84070

File ID:	84070	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
East Main 119 LLC • dba The Rigby
119 E Main St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	48.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2011-00339 Officer Change.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84070

Title

Entity Reorganization
East Main 119 LLC • dba The Rigby
119 E Main St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

Change of Officers

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2011-00339

Business dba Name: The Rigby

Licensed Address: 119 East Main Street madison, WI 53703

Liquor/Beer Agent Name: Stephanie Yager Alder, District #: Verveer, 4

Corporate Information

Business Legal Name (as on WI State Sellers Permit): East Main 119 LLC

Business Mailing Address: 119 East Main St. madison, WI 53703

Business Contact Name, Position: Angela Ziehme owner

Business Phone: 6084421112 Business Email: therigby@hotmail.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Paula Ziehme	owner

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☒ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 2

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Authorized Signature

4/13/24
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84073

File ID:	84073	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/20/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Himalchuli Restaurant LLC • dba Himalchuli Restaurant
318 State St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 49.

Sponsors:

Effective Date:

Attachments: 61427-58568 Officer Change.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84073

Title

Entity Reorganization
Himalchuli Restaurant LLC • dba Himalchuli Restaurant
318 State St
Class B Combination Liquor & Beer
(District 4)
Remove one officer

517

Change of Officers

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)

~~[illegible]~~ 61427.58568
(License number)

(Alder District # and Name)
Office Use Only

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 61427-58568

Business dba Name: Himalchuli Restaurant LLC

Licensed Address: 318 State Street Madison, WI 53703

Liquor/Beer Agent Name: Krishna Pradhan Alder, District #:

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Himalchuli Restaurant

Business Mailing Address: 302 S. Bassett Street Madison, WI 53703

Business Contact Name, Position: Krishna Pradhan

Business Phone: (608)251-9225 Business Email: Krishnapradhan66@gmail.com
(608)332-8232(c)

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
~~Krishna Pradhan~~ existing	~~Owner/member~~
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Bishnu Pradhan	owner/member

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☒ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 1

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Krishna Pradhan
Authorized Signature

04/16/2024
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84074

File ID:	84074	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #413
240 East Towne Mall
Class B Combination Liquor & Beer
(District 17)
Add one new officer

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 50.

Sponsors:

Effective Date:

Attachments: LICLIB-2012-00796 Officer Change App(5).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84074

Title

Entity Reorganization
Blazin Wings Inc • dba Buffalo Wild Wings #413
240 East Towne Mall
Class B Combination Liquor & Beer
(District 17)
Add one new officer

Change of Officers

521

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: _____

Business dba Name: Buffalo Wild Wings #413

Licensed Address: 240 East Towne Mall, Madison, WI 53704

Liquor/Beer Agent Name: Julia Byrdic Alder, District #: _____

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Blazin Wings, Inc.

Business Mailing Address: Attn: Laura Carlson-Heideman, 3 Glenlake Pkwy, Atlanta, GA 30328

Business Contact Name, Position: Licensing Dept. - Licensing

Business Phone: 952.516.8175 Business Email: bwwlicensing@inspirebrands.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
John Bowie	Officer/Director
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Multiple WI locations - list attached

After this change, how many total officers/members/directors will be in the organization?: 4

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Authorized Signature

4.5.24
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84075

File ID:	84075	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Change of Licensed Premises
Chinchilla JDK LLC • dba Red Rock Saloon
Current Capacity (in/out): 360/0 • Proposed Capacity (in/out): 450/0
222 W Gorham St • Agent: Jeffrey Kovacovich
Class B Combination Liquor & Beer • 72% alcohol, 7% food, 21% other
Police Sector 403 (District 2)
Request to increase capacity.

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 51.

Sponsors:

Effective Date:

Attachments: LICPCH-2024-00417 App.pdf, Alder Bennett 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	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Verveer, seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84075

Title

Change of Licensed Premises
Chinchilla JDK LLC • dba Red Rock Saloon
Current Capacity (in/out): 360/0 • Proposed Capacity (in/out): 450/0
222 W Gorham St • Agent: Jeffrey Kovacovich
Class B Combination Liquor & Beer • 72% alcohol, 7% food, 21% other
Police Sector 403 (District 2)
Request to increase capacity.

Change of Premises

Fee: $25.00

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

licensing@cityofmadison.com
608-266-4601

525

(Agenda Item Number)

(Legistar file number)

~~2[illegible]~~ LICPCH-2024-00417
(License number)

(Alder District #) 403 (Police Sector)
Office Use Only

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

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB - 2021 - 00348

Business dba Name: Red Rock Saloon

Licensed Address: 222 W. Gorham St.

Liquor/Beer Agent Name: Jeffrey Kovacovich

72 % Alcohol, 7 % Food, 21 % Other Alder, District #: 2 Police Sector: central

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Chinchilla JDK, LLC

Business Mailing Address: 1227 N. Water St. Milwaukee WI 53202

Business Contact Name, Position: Jeffrey Kovacovich (414)305-5665 Drew Deuster (414)510-5006

Business Phone: (608) 709-5200 Business Email: drew@wild-planet.com

Current Capacity (indoor): 360 **Current Capacity (outdoor):** _____

Proposed Capacity (indoor): 450 **Proposed Capacity (outdoor):** _____

If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com

Change is: ☒ Permanent ☐ Temporary (from _____ *Date* until _____ *Date*)

Is this change related to a Roadway Café Expansion License/Roadway Permit: ☐ **Yes** or ☒ **No**

Description of Changes (include approximate measurements, and fencing, if necessary):

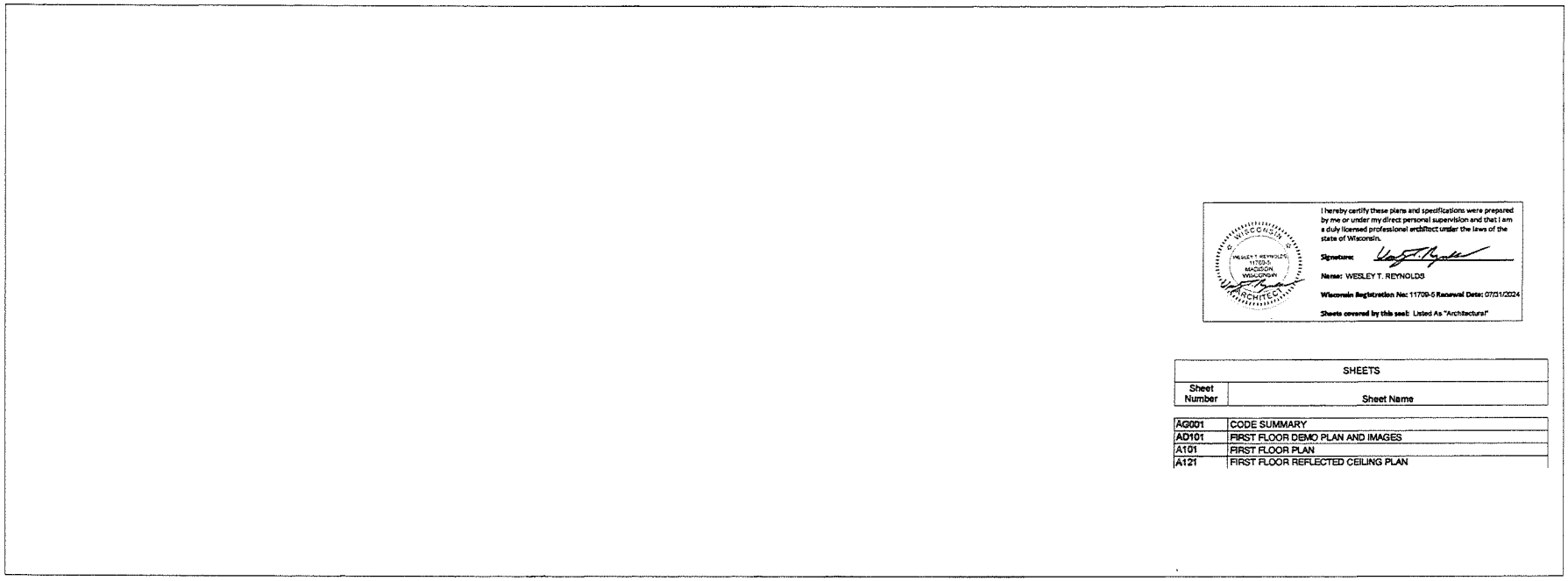
We are looking to amend our premise from "nightclub/restaurant" to "nightclub" and increase our occupancy capacity from 360 to 450.

☒ Detailed Floor Plans included (required)

[signature] , 6/4/24
Authorized Signature *Date*

☑ Orange sign and business card issued
☑ "License Renewals & Changes" brochure with next steps issued
Office Use Only

REV 05/2022



I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Wisconsin.

Signature:

Name: WESLEY T. REYNOLDS

Wisconsin Registration No: 11709-5 Renewal Date: 07/31/2024

Sheets covered by this seal: Listed As "Architectural"

SHEETS	
Sheet Number	Sheet Name
AG001	CODE SUMMARY
AD101	FIRST FLOOR DEMO PLAN AND IMAGES
A101	FIRST FLOOR PLAN
A121	FIRST FLOOR REFLECTED CEILING PLAN

URBAN LAND INTERESTS - RED ROCK SALOON ENTRANCE RENOVATION

222 W Gorham St, Madison, WI 53703

OPN ARCHITECTS

301 N BROOM STREET #100, MADISON, WI 53703
P. 608.819.0260 F. 608.819.0261 www.opnarchitects.com

CONSTRUCTION DOCUMENTS 04/01/2024

Building Code Review

PROJECT DESCRIPTION

This project involves evaluating the existing facility and supporting existing egress components to increase the occupancy load for an existing tenant in an existing building. In addition to door hardware and signage, a reconfigured vestibule with double doors and a new merchandise sales counter will be created. No other work is included in this project. An emergency pedestrian egress easement per 2017 deed document #5219979 was approved previously and will be referenced as part of this project in order to incorporate additional emergency exit doors along the back of existing building, allowing for egress through the adjacent property to a public way.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2015 (State of Wisconsin Building Code)
INTERNATIONAL EXISTING BUILDING CODE 2015

CODE REVIEW SUMMARY

- OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY & BUSINESS (per chapter 3)
- CONSTRUCTION CLASSIFICATION (per chapter 6): TYPE IIA (Assumed/Existing)
- FULLY SPRINKLERED PER NFPA 13
- OCCUPANCY LOAD FACTOR (per chapter 10): 489 occupants (Total)
- MIN NUMBER OF EXITS: 489/49 = 2 EXITS REQUIRED
- MIN WIDTH OF EXIT DOORS: 489*.2 OR 96" MIN. (100" PROVIDED)

2018 INTERNATIONAL PLUMBING CODE
TABLE 403.1 MINIMUM PLUMBING FACILITIES

226 MEN
226 WOMEN

	WC REQ.	WC PROV.	LAV REQ.	LAV PROV.	URINAL PROV.	D.F. REQ.	S.S. REQ.	S.S. PROV'D
REQ:	1/40		1/75	-	1/200	1	2	
MEN'S	6	3	3	3	4**	-	-	*
WOMEN'S	6	6	3	3	-	-	-	*

* CHILLED FILTERED WATER PROVIDED ON ALL LEVELS VIA SERVERS
** 67% OF WC REQUIREMENTS FOR MEN CAN BE SUBSTITUTED FOR URINALS

IBC CHAPTER 6: Types of Construction

SECTION ITEM REQUIREMENT COMMENT

602.2 Types I and II Types I and II construction are these types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

The existing space was constructed as a sprinkled, Type IIA (Assumed).

IBC CHAPTER 7: Fire and Smoke Protection Features

SECTION ITEM REQUIREMENT COMMENT

704 Fire-Resistance Rating of Structural Members

704.1 Requirements: The fire-resistance ratings of structural members and assemblies shall comply with this section and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall not be less than the ratings required for the fire-resistance-rated assemblies supported by the structural members.

The existing space was constructed as a sprinkled, Type IIA (Assumed).

IBC CHAPTER 10: Means of Egress

SECTION ITEM REQUIREMENT COMMENT

1003 General: Means of Egress

1003.1 Applicability: The general requirements specified in Sections 1003 through 1013 shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

1003.6 Means of Egress Continuity: The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the required width of a means of egress except projections permitted by this chapter. The required capacity of a means of egress system shall not be diminished along the path of egress travel.

1004 Occupant Load

1004.1 Design Occupant Load: In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.
The occupant load of the remodeled area has been calculated based on the following, per Table 1004.1.2

1st floor:

	Assembly (Unconcentrated):	1/15 saf - 1,388 sf = 93 occupants
	Assembly (Seated Concentrated):	1/7 saf - 232 sf = 34 occupant
	Assembly (Standing Concentrated):	1/5 saf - 1,830 sf = 366 occupant
	Business:	1/150 gross - 650 sf = 7 occupants
	Kitchen:	1/200 gross - 1,720 sf = 9 occupants
	Storage:	1/300 gross - 95 sf = 1 occupant
	Stages/Platforms:	15 saf - 493 SF = 24 occupants
	Subtotal:	371 occupants
Mezzanine:		
	Business:	1/100 gross - 97sf = 1 occupant
	Storage:	1/300 gross - 299 sf = 1 occupant
	Subtotal:	2 occupants
2nd floor:		
	Assembly (Unconcentrated):	1/15 saf - 1,830 sf = 74 occupant
	Business:	1/100 gross - 276 sf = 3 occupant
	Subtotal:	77 occupants
Total:		489 occupants

1005 Egress Width

1005.1 Minimum required egress width. The means of egress width shall not be less than required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inch (7.62 mm) per occupant for stairways and by 0.2 inch (5.08 mm) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress.
Minimum egress width is:
489 Occupants x .2 (for other egress components) = 98" req'd < 132" provided

1014 Exit Access

1014.1 General The exit access shall comply with the applicable provisions of Sections 1003 through 1013. Exit access arrangement shall comply with Sections 1014 through 1018.
Multiple exits connect to the building exterior and public way

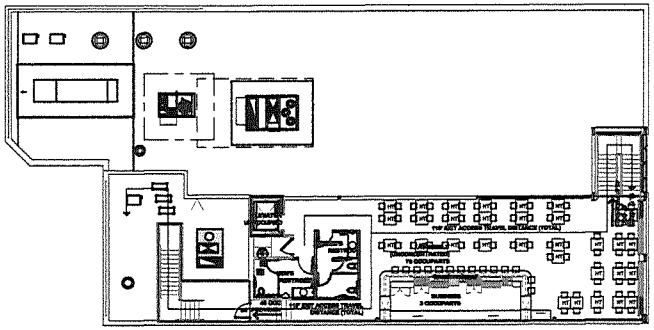
1015 Exit and Exit Access Doorways

1015.1 Exits and Exit Access Doorways from Spaces: Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:
1. The occupant load of the space exceeds one of the values in Table 1015.1.
Occupants | 489> 49 = 2 exits req'd

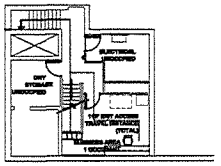
1016 Exit Access Travel Distance

1016.1 Travel Distance Limitations: Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story along the natural and unobstructed path of egress travel to an exterior exit door at the level of exit discharge, an entrance to a vertical exit enclosure, an exit passageway, a horizontal exit, an exterior exit stairway or an exterior exit ramp, shall not exceed the distances given in Table 1016.1.
Per Table 1016.1, An Occupancy with sprinkler system allows a maximum of 250'.

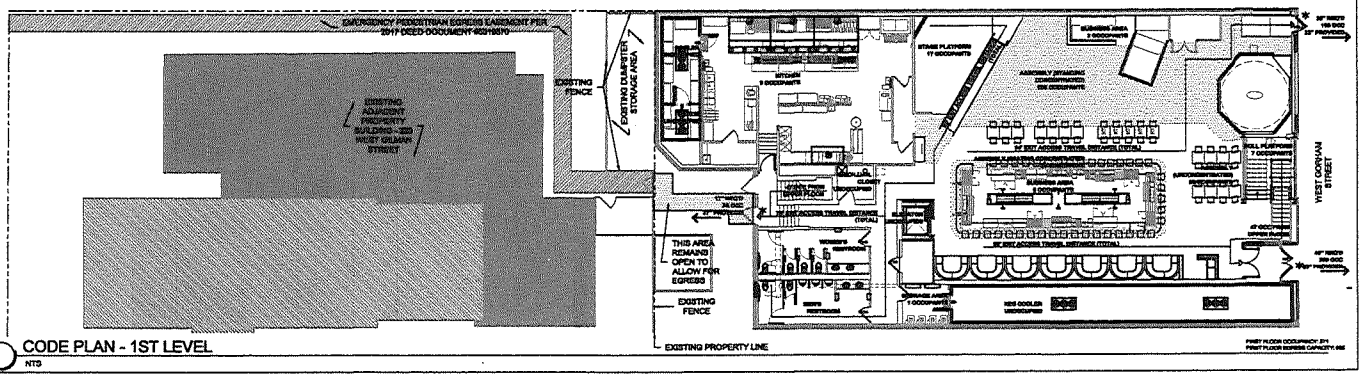
CODE REVIEW



CODE PLAN - 2ND LEVEL
NTS



CODE PLAN - MEZZANINE
NTS



CODE PLAN - 1ST LEVEL
NTS

GENERAL NOTES:

1. The review plan shows major exits only. Refer to the AG001 wall types for specific wall information. Assemblies shown to be fire-rated must be constructed according to the listed UL assembly designation number.

LEGEND:

0 OCC	1-HOUR FIRE RATED WALL
0" REQUIRED	PATH OF EGRESS TRAVEL
0" PROVIDED	EXIT

OPN ARCHITECTS
DENVER RAPIDS • CHICAGO MADISON
JOHN CITY • MINNEAPOLIS

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Building Owner
Urban Land Interests
19 East Doty Street, Suite 300
Madison, WI 53703

Architect of Record
OPN ARCHITECTS
301 N. Broom Street, Suite 100
Madison, WI 53703

Project
ULI - RED ROCK SALOON
ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issue & Revision Dates

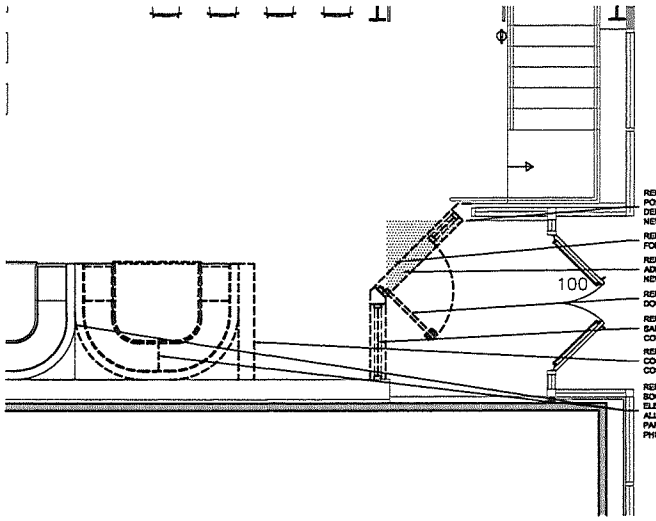
PLAN REVIEW SET	01/02/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

Drawing
CODE SUMMARY

OPN Project No. 23044002

AG001



1 FIRST FLOOR DEMOLITION PLAN

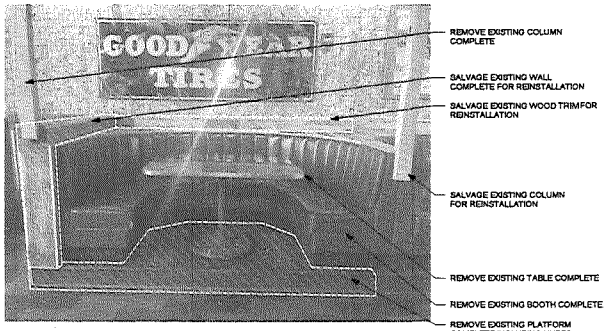
3/8" = 1'-0"



2 DEMO DETAILS - ENTRY



3 DEMO DETAILS - BOOTH



4 DEMO DETAILS - BOOTH 2

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ULI - RED ROCK SALOON
ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issue & Revision Dates

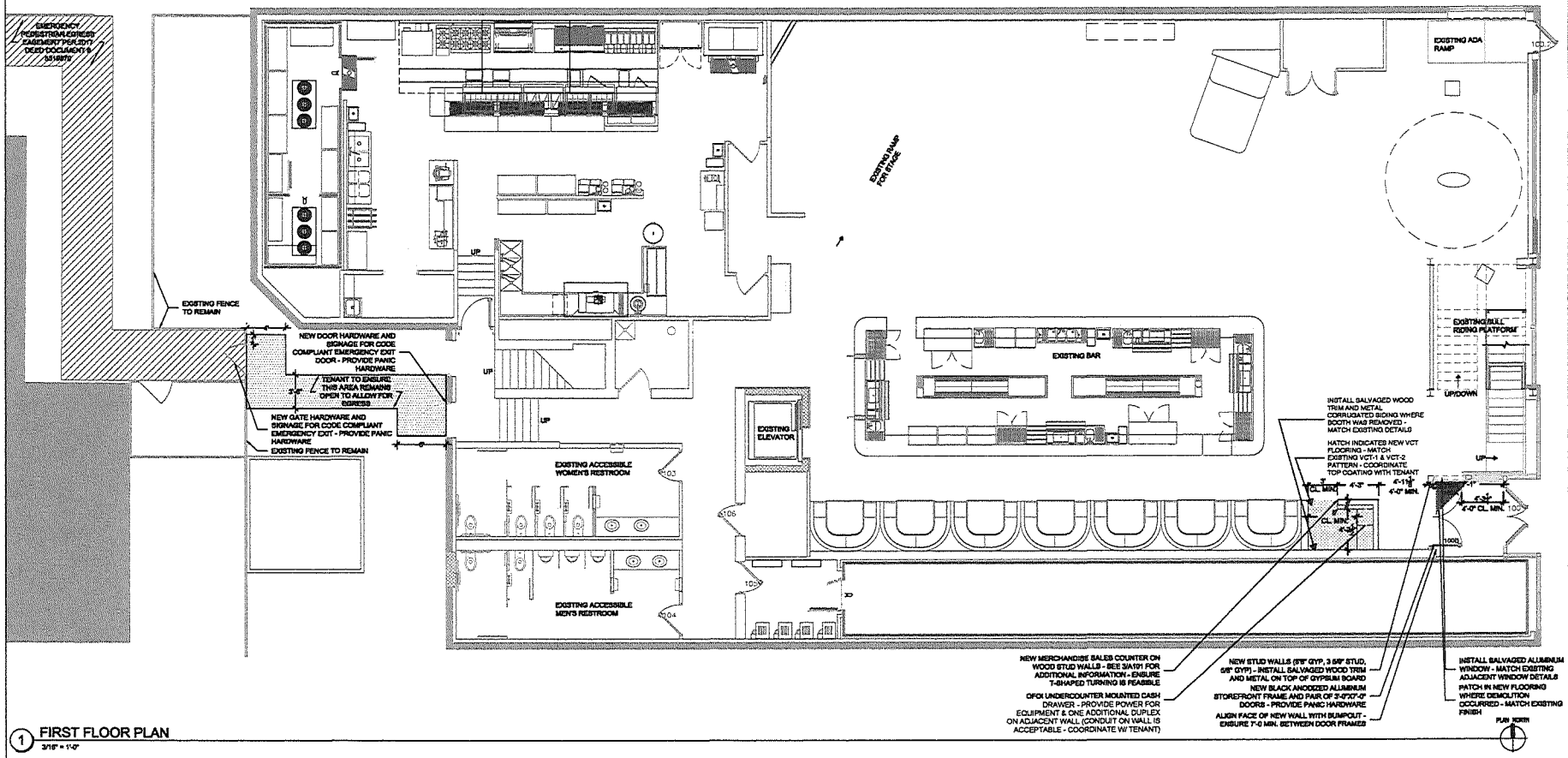
PLAN REVIEW SET	01/03/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

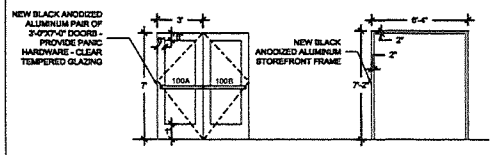
Drawing
FIRST LEVEL DEMO PLAN AND IMAGES

OPN Project No. 2304-0020

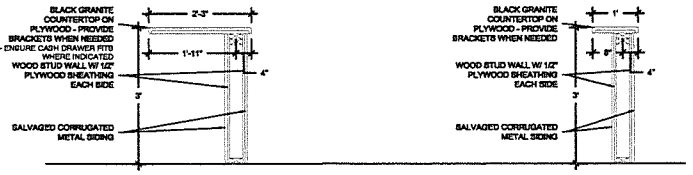
AD101



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 DOOR & FRAME ELEVATIONS
1/4" = 1'-0"



3 MERCHANDISE SALES COUNTER SECTIONS
3/4" = 1'-0"

PAINT

PT-1
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: MATCH EXISTING
- FINISH: FLAT
- APPLICATION: VESTIBULE CEILING

PT-2
- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: ROOKWOOD RED SW2802
- FINISH: EGGSHELL
- APPLICATION: 2ND FLOOR BAR AREA WALLS

PORCELAIN TILE

PCT-1
- MANUFACTURER: DAL-TILE
- STYLE: KEYSTONES MOSAIC TILE
- COLOR: D129 WINDMILL
- SIZE: 2"X2" D317 BISCUIT WITH 1" D311 BLACK
- PATTERN: MATCH EXISTING
- GROUT: BLACK

GRANITE

MATCH EXISTING RESTROOM GRANITE

VINYL COMPOSITE TILE

VCT-1
- MANUFACTURER: ARMSTRONG
- STYLE: STANDARD EXCELON
- COLOR: 51815 - CLASSIC BLACK
- FINISH: MATCH EXISTING
- SIZE: 12"X12"
- PATTERN: MATCH EXISTING

VCT-2
- MANUFACTURER: ARMSTRONG
- STYLE: STANDARD EXCELON
- COLOR: 51814 - POMEGRANITE RED
- FINISH: MATCH EXISTING
- SIZE: 12"X12"
- PATTERN: MATCH EXISTING

WOOD

WD-1
- SPECIES: MATCH EXISTING
- MFR: MATCH EXISTING
- APPLICATION: VESTIBULE WALLS
- NOTE: SALVAGE TRIM & PANELS - REUSE WHEN POSSIBLE

- FINISH LIST

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Project
ULI - RED ROCK SALOON ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issue & Revision Dates

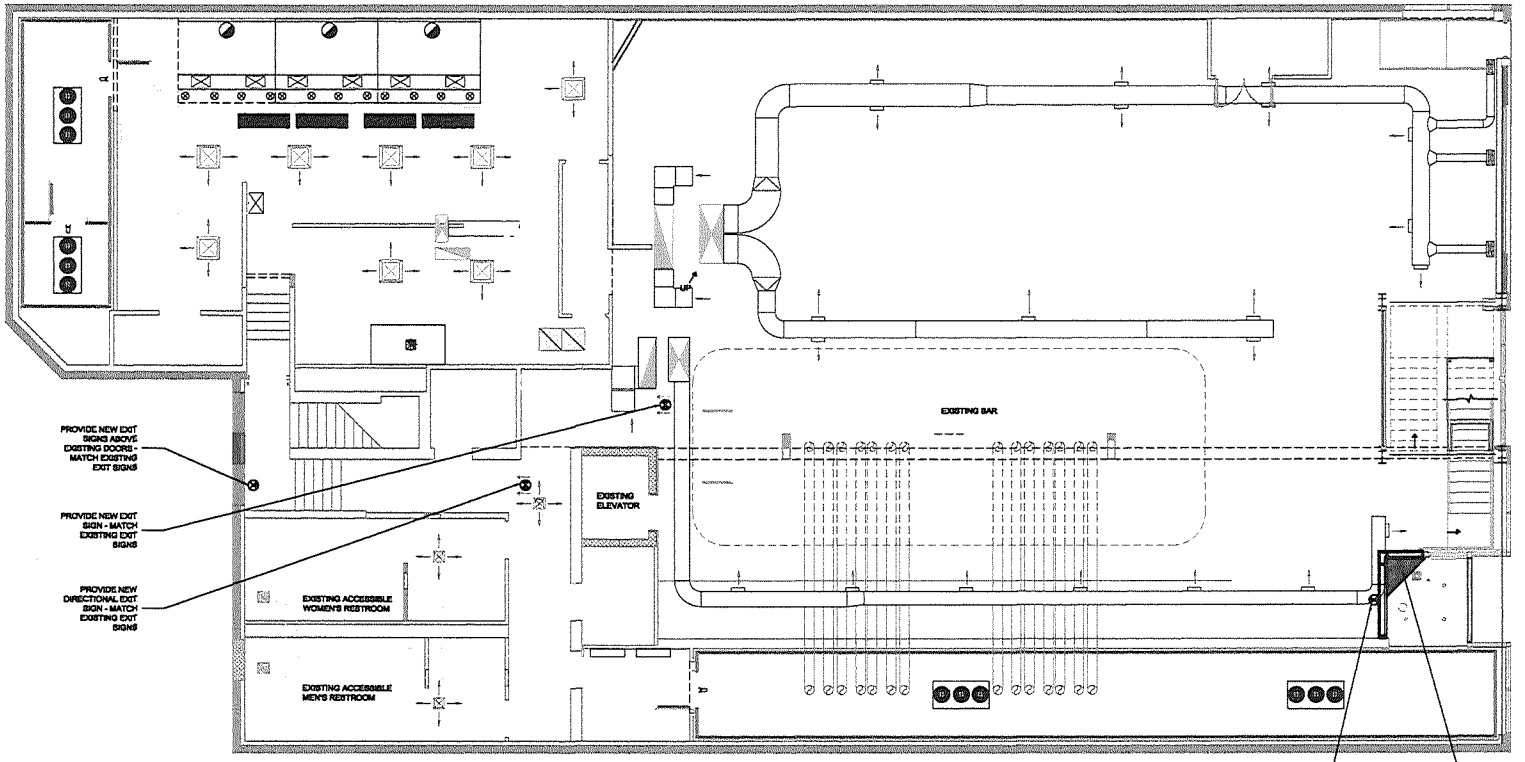
PLAN REVIEW SET	01/02/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

Drawing
FIRST FLOOR PLAN

OPN Project No. 2304-1000

A101



1 MAIN LEVEL REFLECTED CEILING PLAN
3/16" = 1'-0"

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IOWA CITY • MINNEAPOLIS

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ENTRANCE RENOVATION
222 West Gorham Street
Madison, WI 53703

Issues & Revision Dates

PLAN REVIEW SET	01/22/2024
CONSTRUCTION DOCUMENTS	04/01/2024

CONSTRUCTION DOCUMENTS

Drawing
FIRST FLOOR REFLECTED CEILING PLAN

OPN Project No. 2304-0000

A121

From: Bennett, Juliana
To: licensing; Verbick, Jim
Cc: CoM: Drew Deuster (Red Rock); CoM: Drew Deuster (Red Rock)
Subject: D2 Ald. Support for Red Rock Expanded Capacity Request
Date: Wednesday, June 26, 2024 3:02:00 PM

Good afternoon,

This is Juliana, the District 2 Alder. I'm writing to share my support for Red Rock's request to expand their capacity.

After speaking with Drew about their plans, I do not have concerns with their expanded capacity. Prior to speaking, my primary concerns were safety and crowd management. Drew assured me that Red Rock has plans to expand their staff, including security personnel, to manage the increased capacity. They are also installing a new camera system with will monitor all activities around the building, including the neighboring parking lot.

From my perspective the increased capacity will help with crowd management. In particular, Red Rock constantly has long lines outside that can increase the chance for disturbance. Overall, this sounds like a net positive and I hope the ALRC will be supportive.

Best,

Juliana

City of Madison

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

Master

File Number: 84077

File ID:	84077	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Change of Licensed Premises
North Central Management Inc • dba Moxy by Marriott Madison Downtown
Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20
823 E Washington Ave • Agent: Sheri Straka
Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other
Police Sector 408 (District 6)
Request to remove eighth floor meeting space from premises to be occupied by another license.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	52.
Sponsors:		**Effective Date:**	
Attachments:	LICPCH-2024-00281 App.pdf, Rummel 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	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84077

Title

Change of Licensed Premises
North Central Management Inc • dba Moxy by Marriott Madison Downtown
Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20
823 E Washington Ave • Agent: Sheri Straka
Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other
Police Sector 408 (District 6)
Request to remove eighth floor meeting space from premises to be occupied by another license.

Change of Premises

Fee: $25.00

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) LICPCH-2024-00281

(Alder District #) 6 (Police Sector) 408

Office Use Only

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2023-00742

Business dba Name: Moxy by Marriott Madison Downtown

Licensed Address: 823 E. Washington Avenue, Madison WI 53703

Liquor/Beer Agent Name: Sheri Straka

5 % Alcohol, 5 % Food, 90 % Other Alder, District #: _____ Police Sector: _____

Corporate Information

Business Legal Name (as on WI State Sellers Permit): North Central Management, Inc.

Business Mailing Address: 1600 Aspen Commons Ste 200, Middleton, WI 53562

Business Contact Name, Position: Christine Hoebel

Business Phone: 608-836-6060 Business Email: choebel@ncghospitality.com

Current Capacity (indoor): 836 **Current Capacity (outdoor):** 20

Proposed Capacity (indoor): 836 **Proposed Capacity (outdoor):** 20

If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com

Change is: ☒ Permanent ☐ Temporary (from _____ *Date* until _____ *Date*)

Is this change related to a Roadway Café Expansion License/Roadway Permit: ☐ **Yes** or ☒ **No**

Description of Changes (include approximate measurements, and fencing, if necessary):

We wish to remove the 8th floor meeting space from our premises description. This space will be under the operation of a separate licensee in relation to the 8th floor restaurant.

No other changes to the licensed premises.

RECEIVED APR 29 2024 MADISON CITY CLERK

☒ Detailed Floor Plans included (required) - sent via email

Authorized Signature _____, *Date* 4/22/2024

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

REV 05/2022

Moxy by Marriott Madison Downtown
LICLIB-2023-00742
Amended Premises Description

The premise is an 8 floor, 151 room Moxy by Marriott hotel. The first floor of the hotel will feature the lobby, signature Bar Moxy, and lobby pantry selling prepackaged food and beverages. Alcohol will be sold and served from the Bar Moxy on the 1st and 2nd floors, in the pantry, small outdoor seating patio and walk-up window. Liquor will be stored in the bar area on the 1st floor and in a locked closet/cage that only the Manager has access to. Receipts will be stored in the General Manager's office on the 2nd floor. Food will be served from the lobby bar.

Not included in the premises is the 8th floor restaurant and meeting space that will be leased and operated by a 3rd party. This space will be licensed separately.

From: Rummel, Marsha
To: licensing; "Vanessa Flores"; Mike D
Cc: Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject: District 6 comments for ALRC 6/26/24
Date: Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 84079

File ID:	84079	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Adult Entertainment Establishment License
Stanuto LLC • dba Bennett's Meadowood Country Club
Capacity (in/out): 98/12
2009 Freeport Rd • Agent: Jefferson Stanley
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	53.
Sponsors:		**Effective Date:**	
Attachments:	LICAEN-2024-00251 App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Myadze, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84079

Title
Adult Entertainment Establishment License
Stanuto LLC • dba Bennett's Meadowood Country Club
Capacity (in/out): 98/12
2009 Freeport Rd • Agent: Jefferson Stanley
Class B Combination Liquor & Beer • 60% alcohol, 40% food
Police Sector 212 (District 10)

540

Adult Entertainment License

(renewal 06/30)

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)

LICAEN- 2024- 00251
(License number)

10 (Alder District #) 212 (Police Sector)

Office Use Only

Type of license: ☐ Adult Entertainment Establishment ☒ Adult Entertainment Tavern

Name of Applicant(s)
(Individual/Partners give last name, first, middle) (Corporations/LLCs give registered name)

Stanuto LLC

The named: ☐ Individual ☐ Corporation ☐ Partnership ☒ LLC
hereby makes application for an Adult Entertainment Establishment License pursuant to sec. 9.05, MGO.

dba Name: Bennetts Meadowood Country Club Business Phone: 608-736-9440

Business Address: 2009 Freeport Rd. City & Zip Code: Madison, WI 53711

State Seller's Permit Number: 456-1031754737-04 (required)

Individual/Partnership Only

Name of Applicant(s):

Address of Applicant(s):

Date(s) of Birth:

Corporation/LLC Only

Name of Corporation: Stanuto LLC

Address of Corporation: 811 East Washington Ave., Suite 400, Madison, WI 53705

Date and State of Incorporation:

Name and Address of Registered Agent: First Corporate Solutions Inc., Sun Prairie, WI
(City, State)

REV 06/2020

Continued on page two - OVER

Officers/Directors/Managers:

Name	City & State	Date of Birth
Jefferson Stanley	Madison, WI	8/4/1971
Bernie Caputo	Madison, WI	11/1/1970

Stockholders:

Name	City & State	Extent of Ownership	Date of Birth

All must complete:

Read carefully before signing:
Failure or refusal to cooperate with any investigation required for this application shall constitute an admission by the applicant that s/he is ineligible for such license and shall be grounds for denial thereof by the City Clerk. (Pursuant to Section 9.05, Madison General Ordinances.)

Subscribed and Sworn to before me

this 20th day of May, 2022

THOMAS LUND NOTARY PUBLIC STATE OF WISCONSIN

(Clerk/Notary Public)

My commission expires: 04/08/2027

(Officer of Corporation/Partner/Individual)

(Officer of Corporation/Partner)

(Additional Partner(s) if Any)

City of Madison

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

Master

File Number: 84080

File ID:	84080	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: 21+ Entertainment License
Rensha Corp • dba Java Cat
Capacity (in/out): 52/55
4221 Lien Rd • Agent: Renee Raspiller
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 605 (District 17)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 54.

Sponsors:

Effective Date:

Attachments: LICENT-2024-00322 App_Redacted.pdf, Alder Madison Comments - Rensha.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84080

Title

21+ Entertainment License
Rensha Corp • dba Java Cat
Capacity (in/out): 52/55
4221 Lien Rd • Agent: Renee Raspiller
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 605 (District 17)

Entertainment License

Permanent

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)

LICENT- 2024-60322
(License number)

(Alder District #) (Police Sector)

Office Use Only

Type of entertainment license: ☐ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): Applied for
(Class B license only)

Business dba Name: Java Cat

Licensed Address: 4221 Lien Rd Madison WI 53704

Premise Capacity: 55 Liquor/Beer Agent Name: Renee Raspiller

20 % Alcohol, 80 % Food, ____ % Other Alder, District #: 17 Police Sector: East
Subrina Madison

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Rensha Corp.

Business Mailing Address: 4221 Lien Rd Madison WI 53704

Business Contact Name, Position: Renee Raspiller owner

Business Phone: 608 223 5553 Business Email: renee@javacatmadison.com

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Renee Raspiller	602 Cherrywood Ct #7 Madison	President, owner

☑ Security Plan attached *(21+ must complete page 2, 18+ must completed pages 2 and 3)*

☑ I have contacted Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

☑ I certify that this information is true and correct to the best of my knowledge.

X _____ 5.15.2024
Signature Date

☑ Orange sign and business card issued

☑ "License Renewals & Changes" brochure with next steps issued

Office Use Only

REV 09/2018

Entertainment and Security Information

Live entertainment includes (check all that apply): ☑ Live Music ☑ Disc Jockey ☐ Designated Dance Floor

Live entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an uncompensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: music

Number of security personnel and how they will be utilized: owner + staff 3-5

Description of clothing to identify security personnel: java cat shirts

Plan to handle control and clearance of the parking lot during hours of operation and at closing time: Monitered by staff and video surveillance

How will the entrance line be managed and controlled: check ID at door.

Plan for unruly patrons, intoxicated patrons, and physical disturbances: call police

Underage drinking and fake ID plan: Will have trained staff checking ID's

Plan to control and supervise patrons under twenty-one (21) years of age: Staff will moniter.

How will orderly appearance and operation of the premises be maintained in regard to litter and noise: Staff will moniter - clean as needed

Management Personnel

Name	Date of Birth	Name	Date of Birth
Renee Raspiller	[redacted]	Haley Cease	[redacted]
Mihirini Gonathilaka		Brittany Pollock	
Magdalene Hebenstreit			
Browyn Kuehl			

Additional Required Items for Visual and Performing Arts License (18+)

1. ☑ I understand all patrons must be at least eighteen (18) years of age to enter and remain on the premise.

2. *Patrons under the age of twenty-one (21) may be allowed on the premise only for the purpose of live entertainment. Such shows must be designated as eighteen (18) and up shows and the entertainment must begin and end at a specified time. Patrons under the age of twenty-one (21) shall not be on the premise more than thirty (30) minutes before the scheduled live entertainment and must be off the premise within thirty (30) minutes of the live entertainment concluding.*

Plan to ensure compliance with time requirements for patrons under the age of twenty-one (21):

Will be asked to leave after event

3. *Patrons under the age of twenty-one (21) may only be on the portion of the licensed premise where the live entertainment is occurring with the exception of incidental use of the restroom facilities and procuring a non-alcoholic beverage from the barroom. Under no circumstances will underage patrons be allowed to linger in a barroom that is separate from the live entertainment portion of the premise.*

Plan to limit patrons under the age of twenty-one (21) to appropriate areas:

Java Cat is a coffee shop - with no bar area.

4. ☑ I understand written notification **must** be provided to the Captain of the police district in which the establishment is located at least five (5) days prior to **all** eighteen (18) and up live entertainment performances. The notification shall include a detailed description of the performance including start and end times.

5. ☑ I understand only one (1) eighteen (18) and up live entertainment event may be held per week.

6. ☑ I agree not to sell more than one alcoholic beverage to an eligible patron in a single transaction during eighteen (18) and up live entertainment events and shall prohibit a patron from carrying more than one alcoholic beverage from a bar or drink dispensing location during eighteen (18) and up live entertainment events.

7. ☑ I agree to comply with the identification requirements in Sec. 38.04(6), MGO, relating to conspicuously identifying patrons who are twenty-one (21) years of age and older.

From: Madison, Sabrina
To: licensing
Cc: Verbick, Jim; Marshall, Edward
Subject: Re: New Entertainment License Application for June ALRC - Rensha Corp
Date: Wednesday, June 26, 2024 2:24:07 PM

Hello,

I've met with the business owner and I support their application.

Alder Madison

In community,
Sabrina Madison, District 17 Alder
Don't miss updates you can use by **subscribing** to my blog updates
Email: district17@cityofmadison.com
Phone: 608-403-5665 (call/text)
Schedule a time for us to meet. (Developers on Fridays only please)

From: Marshall, Edward <EMarshall@cityofmadison.com>
Sent: Friday, June 21, 2024 1:11 PM
To: Verbick, Jim <JVerbick@cityofmadison.com>; Madison, Sabrina <district17@cityofmadison.com>
Subject: Re: New Entertainment License Application for June ALRC - Rensha Corp

Met. No concerns.

Sincerely,
Captain Ed Marshall, #3689
Madison Police Department, East District
Sent from my iPhone

> On Jun 21, 2024, at 8:57 AM, Verbick, Jim <JVerbick@cityofmadison.com> wrote:
>
> Good morning,
>
> The following application is for consideration at the June ALRC meeting.
>
> 21+ Entertainment License
> Rensha Corp • dba Java Cat

Capacity (in/out): 52/55
4221 Lien Rd • Agent: Renee Raspiller
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 605 (District 17)

Sincerely,

Jim Verbick, Deputy Clerk
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601
FAX: (608) 266-4666
jverbick@cityofmadison.com
Follow us on Twitter @MadisonWIClerk

"We exist to assist"

City of Madison

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

Master

File Number: 84081

File ID:	84081	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: 21+ Entertainment License
El Pollo Rumbero LLC • dba El Pollo Rumbero
Capacity (in/out): 204/0
77 Sirloin Strip • Agent: Araceli Rivera
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 310 (District 14)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 55.

Sponsors:

Effective Date:

Attachments: LICENT-2024-00341 App_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84081

Title

21+ Entertainment License
El Pollo Rumbero LLC • dba El Pollo Rumbero
Capacity (in/out): 204/0
77 Sirloin Strip • Agent: Araceli Rivera
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 310 (District 14)

Entertainment License

Permanent

Karaoke Mariachi

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)

LICENT-
(License number)

14 (Alder District #) 300 (Police Sector)

Office Use Only

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

Type of entertainment license: ☒ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): LICLIB-2024-00208 (Class B license only)

Business dba Name: El Pollo Rumbero LLC

Licensed Address: 77 Sirloin strip Madison WI 53713

Premise Capacity: 204 Liquor/Beer Agent Name: Araceli Rivera

30 % Alcohol, 70 % Food, ___ % Other Alder, District #: 14 Police Sector: 300

Corporate Information

Business Legal Name (as on WI State Sellers Permit): El Pollo Rumbero LLC

Business Mailing Address: 77 Sirloin strip Madison WI 53713

Business Contact Name, Position: 3476283954 Araceli owner

Business Phone: _____ Business Email: elpollorumbero1@gmail.com

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Araceli Rivera	5335 shore Dr WI 53715	owner
Alejandro Herrera	5607 summer Shine Dr 53719	

☒ Security Plan attached *(21+ must complete page 2, 18+ must completed pages 2 and 3)*

☒ I have contacted Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

☒ I certify that this information is true and correct to the best of my knowledge.

X Araceli Rivera 4-10-24
Signature Date

☐ Orange sign and business card issued
☐ "License Renewals & Changes" brochure with next steps issued
Office Use Only

REV 09/2018

rtainment and Security Information

e entertainment includes (check all that apply): ☒ Live Music ☒ Disc Jockey ☐ Designated Dance Floor
e entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an compensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: Maracha Karaoke

Number of security personnel and how they will be utilized: 2 Personas

Description of clothing to identify security personnel: de Negro

Plan to handle control and clearance of the parking lot during hours of operation and at closing time:
Voy tener a alguien ahi Para Contolar el trafico

How will the entrance line be managed and controlled:
Voy tener a alguien Vigilando la Puerta

Plan for unruly patrons, intoxicated patrons, and physical disturbances:
tener el brazalete y tener limite

Underage drinking and fake ID plan: no Puedo Vender a los menores de edad Verificar que el Gidi no sea falsa

Plan to control and supervise patrons under twenty-one (21) years of age:
no Se Puede Vender solo las Personas que tenga brazalete

How will orderly appearance and operation of the premises be maintained in regard to litter and noise:
Poner alguien que Limpie y no tan alto el bolumen

Management Personnel Name	Date of Birth	Name	Date of Birth
Araceli Rivera	[redacted]		

REV 09/2018

City of Madison

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

Master

File Number: 84082

File ID:	84082	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: 21+ Entertainment License
Garcis LLC • dba Señor Machetes
Capacity (in/out): 107/48
121 E Main St • Agent: Ofelia Garcia Anchondo
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 406 (District 4)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 56.

Sponsors:

Effective Date:

Attachments: LICENT-2024-00267 App (4)_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Myadze, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84082

Title

21+ Entertainment License
Garcis LLC • dba Señor Machetes
Capacity (in/out): 107/48
121 E Main St • Agent: Ofelia Garcia Anchondo
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 406 (District 4)

Entertainment License

Permanent

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)

LICENT-2024-00267
(License number)

4 (Alder District #) 406 (Police Sector)

Office Use Only

~~Class A: ☐ Beer, ☐ Liquor, ☐ Cider~~

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

Type of entertainment license: ☒ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): LICLIB-2018-01276
(Class B license only)

Business dba Name: Garcis LLC dba Senor Nachetes

Licensed Address: 121 E Main st Madison, WI, 53703

Premise Capacity: 80 Liquor/Beer Agent Name: Ofelia Garcia A.

25 % Alcohol, 75 % Food, ____ % Other Alder, District #: 4 Police Sector: 406

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Garcis LLC / Senor Nachetes

Business Mailing Address: 121 - E Main st Madison, WI, 53703

Business Contact Name, Position: Ofelia Garcia Anchondo

Business Phone: (608) 209-7825 Business Email: garcia ofe 74 @ gmail.com

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Ofelia Garcia A	121 E Main st Madison	Owner

☑ Security Plan attached *(21+ must complete page 2, 18+ must completed pages 2 and 3)*

☑ I have contacted Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

☑ I certify that this information is true and correct to the best of my knowledge.

X _____ 04/29/24
Signature *Date*

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

555

REV 09/2018

Entertainment and Security Information

Live entertainment includes (check all that apply): ☒ Live Music ☒ Disc Jockey ☒ Designated Dance Floor

Live entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an uncompensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: live Music - DJ . Music - Special E

Number of security personnel and how they will be utilized: 4 + (many we need

Description of clothing to identify security personnel: Professional Equipment

Plan to handle control and clearance of the parking lot during hours of operation and at closing time: Public Parking at front

How will the entrance line be managed and controlled: main entrance

Plan for unruly patrons, intoxicated patrons, and physical disturbances: not sell to person Dosen't ~~Took~~ in that condition

Underage drinking and fake ID plan: (take some Informacion

Plan to control and supervise patrons under twenty-one (21) years of age: I.D Requirement at the Doo - -

How will orderly appearance and operation of the premises be maintained in regard to litter and noise: with security People and Bar People - Help

Management Personnel

Name	Date of Birth	Name	Date of Birth
Ofelia Garcia A	[redacted]		
Noel Quintana G			

City of Madison

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

Master

File Number: 84083

File ID:	84083	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Operator License Application
Shane Hendrix - Establishment where employed: HCG - Madison

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 57.

Sponsors:

Effective Date:

Attachments: LICOPR-2024-00013 HENDRIX_Redacted.pdf, SH Facesheet_Redacted.pdf, Journey Comments.pdf, Bachmann Support.pdf, House of Wellness Letter.pdf, Laubmeier Support.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	Refer	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text: A motion was made by Verveer, seconded by Barushok, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.						
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Farley, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Appearance by Shane Hendrix

Text of Legislative File 84083

Title

Operator License Application
Shane Hendrix - Establishment where employed: HCG - Madison

Operator Application for Licenses to expire 6/30/2024

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

☐ Operator License ($45).
☑ Operator License with two month Provisional License issued today ($60).

Office use:	LICOPR-2024-00013	BST Date

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (*CCAP may not provide a comprehensive list of ALL arrests and convictions).*

Review of your application

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

First Name	M. I.	Last Name
Shane	G	Hendrix

Residence: Street Address	City	State	Zip
[redacted]	Stoughton	WI	53589

Phone	Date of Birth	Birth Place (City, State)	Sex
[redacted]	[redacted]	Madison WI	M

Driver's License Number (State & Number)	Place of employment and phone #	Email Address
[redacted]	HCG-Madison 608-223-9576	[redacted]

Other names, aliases or birthdates ever used: N/A

Cites and States lived in since age 18, including where you now reside:	From:	To:
[redacted], Stoughton WI 53589	2020	Present
[redacted] Madison WI 53714	2000	2020
[redacted] Madison WI 53716	1995	2000
	From:	To:
	From:	To:

-over-

Arrest and Conviction Record

Since your 17th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	☒ Yes	☐ No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	☐ Yes	☒ No
Have you ever been convicted by a military court-martial?	☐ Yes	☒ No
Have you ever been convicted of disorderly conduct that involved violence against another person?	☐ Yes	☒ No

List Any Pending Citations, Tickets, or Criminal Charges

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
		N/A		

List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions

(Excluding Parking Tickets). Attach additional paper if necessary.

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
		Please see attachment.		

Application must be signed.

The undersigned acknowledges that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000, and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Shane Hendricks
Applicant's Signature

1-5-24
Date

To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department
☐ Files indicate that subject has the attached Criminal Arrest Record

Madison Police Department Authorized Signature

Date

HO-CHUNK GAMING
MADISON

4002 Evan Acres Rd., Madison, WI 53718
608.223.9576

01/08/2024

To whom it may concern,

Shane Hendrix has been an exemplary employee, working for the last several years beverage serving and as a bartender. He is extremely dependable and conducts himself in a professional, dedicated and responsible manner.

I believe that if Shane could obtain his Operator's License for Bartending, he could further his career therefore providing him with even greater stability.

Thank you for your consideration,

Renee N. Bachmann

Food & Beverage Senior Manager | Ho-Chunk Gaming Madison

4002 Evan Acres Rd, Madison WI 53718

608.223.9576 ext.23584

01/05/2024

To whom it may concern:

Although, I have a long list of charges on Wisconsin ccap. I have completely changed my life, with the help of God, Banyan Treatment center, support groups, supportive family and co-workers. I've been in recovery for over 4 years.

I have been serving and bartending (with supervision) responsibly, for over 3 years. I currently serve thousands of customers at my place of employment.

Thank you for your consideration.

Respectfully,



Shane Hendrix

8/8/19 – Retail Theft

1/23/17 - Operating car without insurance

1/23/17 – Speeding

1/23/17 – Possession of Cocaine

1/12/18 - Bail Jumping

1/10/17 – Breath test refusal

1/10/17 – OWI 5th

7/14/14 – Reckless driving

7/14/14 – OWI 4th

12/9/10 – Operating after revocation

12/9/10 – Unreasonable and imprudent speed

8/19/04 – Resisting an officer

7/15/08 – Retail theft

8/21/06 – Operating while revoked

8/21/04 – OWI 3rd

8/24/04 – Operating while revoked

7/11/00 – OWI 2nd

3/13/98 – Operating while revoked

1998 – OWI 1st

Signed: _____ Date: 1/5/24

Shane G Hendrix : [redacted]

Guideline(s) __/_____

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	01/21/1999	OWI 1st Madison PD		02/20/2000	Ord
WI	06/10/2000	OWI 2nd Dane Co 2000CT1546 Madison PD		03/20/2002	Misd U
WI	07/16/2004	OWI 3rd Operating While Revoked Dane Co 2004CT2249 Madison PD		03/18/2005	Misd U Misd U
WI	07/16/2006	Operating While Revoked Dane Co 2006CT2000 Madison PD		08/23/2006	Misd U
WI	07/13/2008	Retail Theft (<=$2500) Dane Co 2008CM2182 Verona PD		09/16/2008	Misd A
WI	08/17/2008	Resist or Obstructing an Officer Dane Co 2008 CM2582 Sun Prairie PD		08/16/2008	Misd A
WI	07/10/2014	OWI 4TH Hit and Run Dane Co 14CT698 Reckless Driving Dane Co 14TR13883 Madison PD		03/16/2015 07/14/2014	Misd U Misd U Forf U
WI	01/08/2017	OWI 5th Dane Co 17CF69 Madison PD		07/11/2017	Felony G
WI	01/10/2017	Bail Jumping Dane Co 17CF94 Monona PD		07/11/2017	Felony G

WI	01/11/2017	Possession of Cocaine Dane Co 17CF169 Dane Co Sheriff		07/11/2017	Misd U
WI	09/11/2018	Retail Theft- Intentionally Take (<=$500) Dane Co 19CM1899 Madison PD		10/17/2019	Misd A

Completed by: [redacted] **Date Completed:** 03/05/2024

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

_____ Submit to ALRC

_____ Other Action: _____

Captain Initials: _____ Date: 3/6/24

Journey MENTAL HEALTH CENTER | Clinical Assessment Unit
25 Kessel Court, Suite 200
Madison, WI 53711

June 21, 2024,

To: City of Madison WI Alcohol License Review Committee,

Hello,

My name is Sherri L Schroeder, and I am the Clinical Team Leader with Journey Mental Health Center Clinical Assessment Unit and Alternative Sanctions Program.

Mr. Shane Hendrix reached out to me for verification of the many programs he has completed here at Journey over the past seven years.

I am impressed by the perseverance and growth he has demonstrated through these accomplishments.

He completed his Driver Safety Plan (DSP) through our Intoxicated Driver Program on 7/11/2011,

Checking the WI Department of Motor Vehicles portal, I see Shane had his Driver's License reinstated on 2/10/2020.

He graduated from the Dane County Diversion Program (Treatment Court) on 1/26/21.

Later that year he successfully completed Journey's Drug Medication Assisted Treatment (MAT) program and continued follow up with his own medical provider.

All these programs are structured and difficult. Accountability and follow through are paramount to success.

Please consider this letter in support of Shane Hendrix being granted his Bartenders License.

Sherri L Schroeder, MS, MSW, CSAC, CS-IT, IDP-AT

Clinical Team Leader
Clinical Assessment Unit &
Alternative Sanctions Program

Sherri.schroeder@journeymhc.org

608-280-2657

HO-CHUNK GAMING
MADISON

4002 Evan Acres Rd., Madison, WI 53718
608.223.9576

June 25, 2024

To Whom It May Concern,

I have known Shane Hendrix for over 3 years. I have the pleasure of working with him at Ho-Chunk Gaming Madison where he has worked as a Bar Porter, Beverage Server and Bartender.

Shane is one of the most dedicated, hardworking and reliable employees I have, here at the casino. He is always early for work, rarely misses any of his scheduled shifts and is routinely willing to fill in when a shift needs to be covered. His work ethic is unmatched. If anything needs to be completed for the department he will gladly do it, without being asked, including tasks that are not part of his job description. If anyone needs assistance of any kind, Shane is more than willing to help.

I am in full support of Shane pursuing his Bartender's Operator License, in order to advance his career further. He has been serving drinks to our patrons for years and has proven that he can serve responsibly.

Please feel free to contact me with any further questions.

Sincerely,

Renee Bachmann

Senior F&B Manager Ho-Chunk Gaming Madison ***"Your favorite place to play."***

4002 Evan Acres Rd, Madison WI 53718

608.223.9576 ext. 23584

Renee.Bachmann@ho-chunk.com

HO-CHUNK NATION
PEOPLE OF THE BIG VOICE

Ho-Chunk Nation Behavioral Health Division

Ho-Chunk Health Care Center
N6520 Lumber Jack Guy Road
Black River Falls, WI 54615
Phone: 715-284-9851
Fax: 715-284-3434

House of Wellness
S2845 White Eagle Road
Baraboo, WI 53913
Phone: 608-355-1240
Fax: 608-355-9588

To Whom It May Concern,

This letter is used to provide requested verification of services Shane Hendrix is receiving with Ho-Chunk Nation Behavioral Health. Shane is currently receiving AODA and Mental Health services. Shane has been regularly attending appointments, continues to maintain sobriety, and actively working to address triggers and urges. If you have any questions please feel free to contact me at 608-790-7744.

Thank you,

_____

Caitlin M. Clifford LPC, SAC-IT
Behavioral Health Division
House Of Wellness

June 25, 2024

Letter Date

June 25, 2024

To: City of Madison Alcohol License Review Committee

Hello,

I am Cher Laubmeier, Shane Hendrix's mother. I am writing this letter in support of Shane's sobriety and to make a statement in favor of granting him with a license to bartend in the City of Madison.

Shane has exhibited a sober lifestyle since 2020. He has continued to work towards his goals and achievements through hard work and dedication not only to his job but also himself. He has showed a great deal of responsibility towards his commitment to stay on the right track through his Christian faith by always putting God first along with his family.

He visits me on a weekly basis to catch up our connection to one another. He's a joy to be around because of his positive attitude and outgoing personality.

Shane is a dedicated goal-oriented individual that never gives up and keeps his eye on the goal that he sets his mind to.

Thank you for your thoughts and consideration in your decision.

Cher Laubmeier

City of Madison

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

Master

File Number: 84084

File ID:	84084	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
International Commons Inc • dba International Commons Inc
5810 Mineral Point Rd
Class B Combination Liquor & Beer
(District 19)
Add three new officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 58.

Sponsors:

Effective Date:

Attachments: Change of Officers 11018-2605 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84084

Title

Entity Reorganization
International Commons Inc • dba International Commons Inc
5810 Mineral Point Rd
Class B Combination Liquor & Beer
(District 19)
Add three new officers

Change of Officers

(Agenda Item Number)

(Legistar file number)

11018-2605
(License number)

19 Guequierre
(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 11018-2605

Business dba Name: INTERNATIONAL COMMONS INC

Licensed Address: 5810 MINERAL POINT RD MADISON WI 53705

Liquor/Beer Agent Name: DAVID CHAND Alder, District #: 19

Corporate Information

Business Legal Name (as on WI State Sellers Permit): INTERNATIONAL COMMONS INC

Business Mailing Address: 5910 MINERAL POINT RD MADISON WI 53705

Business Contact Name, Position: DAVID CHAND

Business Phone: 608-665-8800

Business Email:

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
JENNIFER KRAUS-FLORIN	DIRECTOR
KELLY TOY	ASST SECRETARY
SCOTT TRAVIS	ASST TREASURER
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☒ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 9

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

Authorized Signature

3/27/2024
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84085

File ID:	84085	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
The Cardinal Bar LLC • dba The Cardinal Bar
418 E Wilson St
Class B Combination Liquor & Beer
(District 6)
Remove two officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 59.

Sponsors:

Effective Date:

Attachments: Change of Officers LICLIB-2022-00718.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84085

Title

Entity Reorganization
The Cardinal Bar LLC • dba The Cardinal Bar
418 E Wilson St
Class B Combination Liquor & Beer
(District 6)
Remove two officers

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

Change of Officers

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)* LIC*LIB-2022-00718

_____ *(Alder District # and Name)* Rummel, 6

Office Use Only

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: LICLIB-2022-00718

Business dba Name: The Cardinal Bar

Licensed Address: 418 E Wilson St

Liquor/Beer Agent Name: Andrew Hansen

Alder, District #: Marsha Rummel, District 6

Corporate Information

Business Legal Name (as on WI State Sellers Permit): The Cardinal Bar, LLC

Business Mailing Address: 418 E Wilson St

Business Contact Name, Position: Andrew Hansen, Owner

Business Phone: 262 498 7187

Business Email:info@thecardinalbarmadison.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Officers/Members/Directors who will no longer hold their positions:	
Allison Lenz	Former Title - Owner
Dustin Lenz	Former Title - Owner

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

No Yes, explain:

_____ After this change, how many total officers/members/directors will be in the organization?: Three

Will this change alter your business plan? No Yes, please attach new business plan with application.

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.



5/2/24

Form submitted by mail/e-mail Office Use Only

REV 09/2018

City of Madison

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

Master

File Number: 84086

File ID:	84086	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Kelley Williamson Company • dba Watts Rd Mobil
8230 Watts Rd
Class A Beer, Class A Liquor
(District 1)
Add two new officers, remove two officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 60.

Sponsors:

Effective Date:

Attachments: Change of Officers 55448-70639.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84086

Title

Entity Reorganization
Kelley Williamson Company • dba Watts Rd Mobil
8230 Watts Rd
Class A Beer, Class A Liquor
(District 1)
Add two new officers, remove two officers

Change of Officers

583

(Agenda Item Number)

(Legistar file number)

55448-70639
(License number)

Duncan 1
(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 55448 -70639

Business dba Name: Watts Rd Mobil

Licensed Address: 8230 Watts Rd Madison WI 53719

Liquor/Beer Agent Name: Suzanne Dorsey-Sterling Alder, District #: Duncan, 1

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Kelley Williamson Company

Business Mailing Address: 1132 Harrison Ave Rockford IL 61104

Business Contact Name, Position: Debbie Viederis

Business Phone: 815-387-6243 Business Email: debbiev@kw-oil.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Clifton Morris	President
Taylor Dixon	CFO
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Kimberly Griffin	CFO
John Griffin	President

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: See Attached

After this change, how many total officers/members/directors will be in the organization?: _____

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

John C Griffin
Authorized Signature

3/6/24
Date

☐ Form submitted by mail/e-mail
Office Use Only

#47	FISH HATCHERY RD MOBIL		#63	SUN PRAIRIE MOBIL		#79	GAMMON RD MOBIL	
585	2956 FISH HATCHERY ROAD			276 DAVISON DR			901 S GAMMON RD	
	MADISON WI 53713			SUN PRAIRIE WI 53590			MADISON WI 53719	
	608-274-7228			608-825-8250			608-274-1950	
#53	MIDDLETON MOBIL							
	8613 UNIVERSITY GREEN		#74	OLD SAUK MOBIL		#76	WESTPORT MOBIL	
	MIDDLETON WI 53562			33 JUNCTION COURT			5418 N BLUEBILL PARK DR	
	608-829-3990			MADISON WI 53717			MADISON WI 53704	
				608-827-6697			(608)242-0526	
#55	SPRINGFIELD MOBIL							
	6829 COUNTY TRUNK HWY K		#75	WATTS RD MOBIL		#54	LAKE GENEVA MOBIL	
	MIDDLETON WI 53562			8230 WATTS RD			350 N EDWARDS BLVD	
	608-831-2675			MADISON WI 53719			LAKE GENEVA WI 53147	
				(608)829-1186			262-248-2305	
#56	WALWORTH MOBIL		#77	ABERG AVE MOBIL				
	680 KENOSHA ST			2601 SHOPKO DRIVE				
	WALWORTH WI 53184			MADISON WI 53704				
	262-275-9100			(608)244-8226				

Background Investigation Form

To be completed by all liquor license applicants (sole proprietors, members of a partnership, members of a limited liability company, or all officers, directors, or stockholders of the corporation).

Last Name	First Name	M.I.
MORRIS	CLIFTON	R

Residence: Street Address	City	State	Zip
12148 CARBERRY LANE	ROSCOE	IL	61073

Residence Phone	Birthdate	Birth Place (City, State)	Race	Sex	Height	Weight	Hair	Eyes
815-298-6068	04/26/1965	ROCKFORD, IL	W	M	6'3"	230	B	G

Driver's License Number (State & Number)
M620-1166-5119

How long immediately prior to making this application have you continuously resided in the State of Wisconsin? N/A

Have you completed Beverage Server Training? ☐ Yes ☒ No

Date of Beverage Server Training completion _____ **(must provide proof of completion to City Clerk)**

Other than the address above, places of residence for the past five years:	From:	To:
2805 MARY ST, BELVIDERE IL 61008	From: 2010	To: 2024
	From:	To:

Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any municipality? If yes, give law or ordinance violated, trial court, trial date and penalty imposed and/or date, description and status of charges pending. ☐ Yes ☒ No

Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any municipality? If yes, describe status of charges pending. ☐ Yes ☒ No

Do you hold, or are you making application for, or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? If yes, identify name, location, and type of permit. ☒ Yes ☐ No

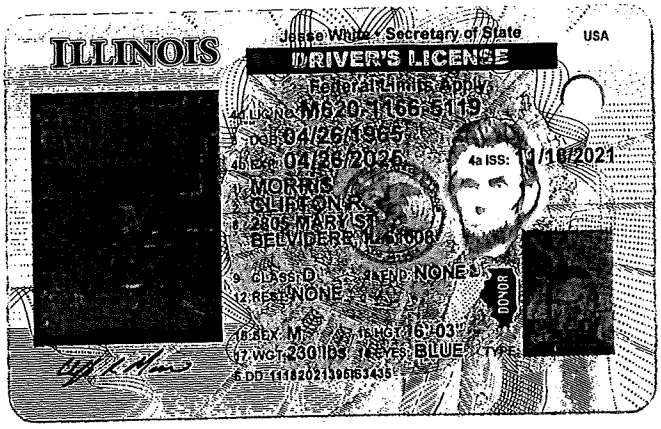
See Attached

Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer license, brewery permit, or wholesale liquor permit in the State of Wisconsin? If yes, identify. ☐ Yes ☒ No

List last two employers in chronological order.

Employer's Name	Employer's Address	Employed From	Employed To
KELLEY WILLIAMSON COMPANY	1132 HARRISON AVE, ROCKFORD IL 61104	8/2022	PRESENT
EXXONMOBIL	22777 SPRINGWOODS VILLAGE PKWY, SPRING TX 77373	1985	2022

Please attach a copy of photo ID.


ILLINOIS
Jesse White • Secretary of State
USA
DRIVER'S LICENSE
Federal Limits Apply
4d LIC NO: M620-1166-5119
3 DOB: 04/26/1965
4b EXP: 04/26/2026
4a ISS: 11/18/2021
1 MORRIS
2 CLIFTON A
8 2805 MARY ST
BELVIDERE IL 61008
9 CLASS: D
12 RESTR: NONE
DONOR
16 SEX: M
18 HGT: 6'-03"
17 WGT: 230 lb
19 EYES: BLUE
5 DD: 11182021395163435

588

Background Investigation Form

To be completed by all liquor license applicants (sole proprietors, members of a partnership, members of a limited liability company, or all officers, directors, or stockholders of the corporation).

Last Name	First Name	M.I.
DIXON	TAYLOR	W

Residence: Street Address	City	State	Zip
6326 SAWGRASS DR	ROCKFORD	IL	61114

Residence Phone	Birthdate	Birth Place (City, State)	Race	Sex	Height	Weight	Hair	Eyes
815-298-0228	12/26/1990	ROCKFORD, IL	W	M	6'1"	200	BL	B

Driver's License Number (State & Number): D250-8199-0367

How long immediately prior to making this application have you continuously resided in the State of Wisconsin? N/A

Have you completed Beverage Server Training? ☐ Yes ☒ No

Date of Beverage Server Training completion _____ (must provide proof of completion to City Clerk)

Other than the address above, places of residence for the past five years:	From:	To:
	From:	To:
	From:	To:

Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any municipality? If yes, give law or ordinance violated, trial court, trial date and penalty imposed and/or date, description and status of charges pending. ☐ Yes ☒ No

Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any municipality? If yes, describe status of charges pending. ☐ Yes ☒ No

Do you hold, or are you making application for, or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? If yes, identify name, location, and type of permit. ☒ Yes ☐ No

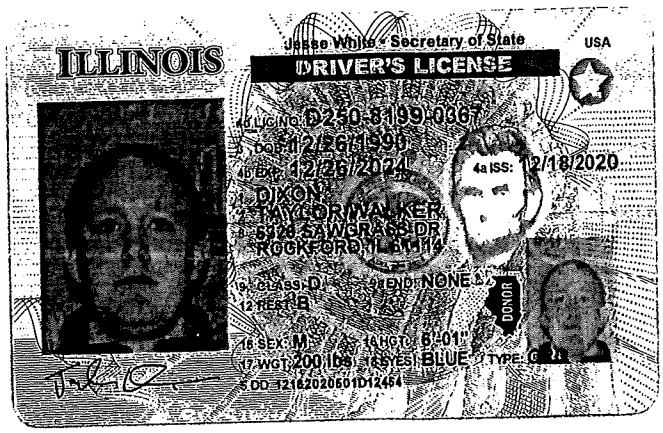
Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer license, brewery permit, or wholesale liquor permit in the State of Wisconsin? If yes, identify. ☐ Yes ☒ No

See Attached

List last two employers in chronological order.

Employer's Name	Employer's Address	Employed From	To
KELLEY WILLIAMSON COMPANY	1132 HARRISON AVE, ROCKFORD IL 61104	10/2021	PRESENT
WIPFLI	4949 HARRISON AVE, ROCKFORD IL 61104	2014	10/2021

Please attach a copy of photo ID.


ILLINOIS
Jesse White • Secretary of State
USA
DRIVER'S LICENSE
4b EXP: 12/26/2024
4a ISS: 12/18/2020
DIXON
TAYLOR M WALKER
5128 SAWGRASS DR
ROCKFORD, IL 61114
9 CLASS: D
12 REST: B
16 SEX: M
17 WGT: 200 lbs
DONOR
NONE
18 HGT: 6'-01"
19 EYES: BLUE
5 DD: 216202060101D12464

City of Madison

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

Master

File Number: 84087

File ID:	84087	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Kelley Williamson Company • dba Old Sauk Mobil
33 Junction Ct
Class A Beer, Class A Liquor
(District 9)
Add two new officers, remove two officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 61.

Sponsors:

Effective Date:

Attachments: Change of Officers 55644-70638 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84087

Title

Entity Reorganization
Kelley Williamson Company • dba Old Sauk Mobil
33 Junction Ct
Class A Beer, Class A Liquor
(District 9)
Add two new officers, remove two officers

Change of Officers

592

(Agenda Item Number)

(Legistar file number)

55644-70638
(License number)

Conklin, 9
(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 55644-70638

Business dba Name: Old Sauk Mobil

Licensed Address: 33 Junction Ct. Madison WI 53717

Liquor/Beer Agent Name: Suzanne Dorsey-Sterling Alder, District #: Conklin, 9

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Kelley Williamson Company

Business Mailing Address: 1132 Harrison Ave Rockford IL 61104

Business Contact Name, Position: Debbie Vrederis

Business Phone: 815-387-6243 Business Email: debbiev@kw-oil.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Clifton Morris	President
Taylor Dixon	CFO
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Kimberly Griffin	CFO
John Griffin	President

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: See Attached

After this change, how many total officers/members/directors will be in the organization?: _____

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

John C Griffin
Authorized Signature

3/6/24
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84088

File ID:	84088	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Kelley Williamson Company • dba Aberg Ave Mobil
2601 Shopko Dr
Class A Beer, Class A Liquor
(District 12)
Add two new officers, remove two officers

Notes:			
		CC Agenda Date:	07/02/2024
		Agenda Number:	62.
Sponsors:		**Effective Date:**	
Attachments:	Change of Officers 57566-73595 App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84088

Title

Entity Reorganization
Kelley Williamson Company • dba Aberg Ave Mobil
2601 Shopko Dr
Class A Beer, Class A Liquor
(District 12)
Add two new officers, remove two officers

Change of Officers

596

(Agenda Item Number)

(Legistar file number)

57566-73595
(License number)

Latimer Burris, 12
(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 57566-73595

Business dba Name: Aberg Ave Mobil

Licensed Address: 2601 Shopko Dr Madison WI 53704

Liquor/Beer Agent Name: Suzanne Dorsey-Sterling Alder, District #: Latimer Burris, 12

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Kelley Williamson Company

Business Mailing Address: 1132 Harrison Ave Rockford IL 61104

Business Contact Name, Position: Debbie Viederis

Business Phone: 815-387-6243 Business Email: debbiev@kw-oil.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Clifton Morris	President
Taylor Dixon	CFO
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Kimberly Griffin	CFO
John Griffin	President

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: See Attached

After this change, how many total officers/members/directors will be in the organization?: _____

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

John C Griffin
Authorized Signature

3/6/24
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84089

File ID:	84089	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Entity Reorganization
Kelley Williamson Company • dba Gammon Rd Mobil
901 S Gammon Rd
Class A Beer, Class A Liquor
(District 20)
Add two new officers, remove two officers

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 63.

Sponsors:

Effective Date:

Attachments: Change of Officers 71220-77373 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84089

Title

Entity Reorganization
Kelley Williamson Company • dba Gammon Rd Mobil
901 S Gammon Rd
Class A Beer, Class A Liquor
(District 20)
Add two new officers, remove two officers

Change of Officers

600

(Agenda Item Number)

(Legistar file number)

71220-77373
(License number)

Harrington-McKinney, 20
(Alder District # and Name)

Office Use Only

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

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

Licensed Premises Information

This application modifies existing alcohol license number: 71220-77373

Business dba Name: Gammon Rd Mobil

Licensed Address: 901 S Gammon Rd Madison WI 53719

Liquor/Beer Agent Name: Suzanne Dorsey-Sterling Alder, District #: Harrington-McKinney, 20

Corporate Information

Business Legal Name (as on WI State Sellers Permit): Kelley Williamson Company

Business Mailing Address: 1132 Harrison Ave Rockford IL 61104

Business Contact Name, Position: Debbie Vrederis

Business Phone: 815-387-6243 Business Email: debbievC KW-oil.com

List New Officers/Members/Directors, if applicable (attach background check form for each):	
Name	Title
Clifton Morris	President
Taylor Dixon	CFO
Officers/Members/Directors who will no longer hold their positions:	
Name	Former Title
Kimberly Griffin	CFO
John Griffin	President

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: See Attached

After this change, how many total officers/members/directors will be in the organization?: _____

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

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.

John C Griffin
Authorized Signature

3/6/24
Date

☐ Form submitted by mail/e-mail
Office Use Only

City of Madison

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

Master

File Number: 84090

File ID:	84090	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Operator License Application
DeVante Sago Jr - Establishment where employed: City View Liquor

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 64.

Sponsors:

Effective Date:

Attachments: Clerk_OperatorLicenseApplication_20240326_131832_Redacted.pdf, facesheet dsalrc_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by the following vote:

Appearance by DeVante Sago Jr

Ayes: 5 Michael E. Verveer; Colin R. Barushok; Michael S. Donnelly; Isadore Knox Jr.and Sheri Carter

Noes: 2 Charles Myadzeand Kathryn M. Farley

Abstentions: 1 Amy L. Westra

Text of Legislative File 84090

Title

Operator License Application

DeVante Sago Jr - Establishment where employed: City View Liquor

Operator Application for Licenses to expire

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

Second-Year Operator License Fee $45.00

Office use:	LICOPR-2024-00170	BST Date 02/23/2024

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out acurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the informaton.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which your interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/indes.xsl (CCAP *may not provide a comprehensive list of ALL arrests and convictions*).

Review of your application

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and /or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

First Name	M. I.	Last Name
DeVante		Sago Jr

Residence: Street Address	City	State	Zip
[redacted]	Madison	WI	53718

Phone	Date of Birth	Birth Place (City, State)	Sex
[redacted]	[redacted]	Miami Florida	Male

Driver's License Number (State & Number)	Place of employment and phone#	Email Address
[redacted]	City View Liquor	[redacted]

Other names, aliases or birthdates ever used:

Cities and States lived in since age 18, including where you now reside:		From:	To:
Madison	Wisconsin	10/14/2012	03/22/2024

Arrest and Conviction Record

Since your 17th birthday, have you been convicted of a felony or misdemeanor? (Including criminal traffic offenseses?)	☐ Yes	☑ No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	☐ Yes	☑ No
Have you ever been convicted by a military court-martial?	☐ Yes	☑ No
Have you ever been convicted of disorderly conduct that involved violence against another person?	☐ Yes	☑ No

List Any Pending Citations, Tickets, or Criminal Charges

Year	Location	Charge	At the time of the incident were you under the influence of alcohol and /or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions (Excluding Parking Tickets). Attach additional paper if necessary.

Year	Location	Charge	At the time of the incident were you under the influence of alcohol and /or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands tht his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me
this_____day of _____, 20____

_____
Applicant's Signature

_____
Notary Public

My Commission expires_____

To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department

☐ Files indicate that subject has the attached Criminal Arrest Record

_____ _____
Madison Police Department Authorized Signature Date

DeVante Sago Jr : [redacted]

Guideline(s) 2(a), 5

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	10/16/2020	County Disorderly Conduct		11/19/2021	Forf. U

Completed by: [redacted] **Date Completed:** 04/04/2024

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

_____ Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 4/10/24

City of Madison

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

Master

File Number: 84092

File ID:	84092	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Request to extend license issuance beyond the 180 day limit under MGO 38.05
Zavalas Mexican Market LLC • dba Zavalas Mexican Market & Taqueria
805-A S Gammon Rd • Agent: Oscar Zavala Alejo
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 30% alcohol, 50% food, 20% other
Police Sector 114 (District 19)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	65.
Sponsors:		**Effective Date:**	
Attachments:	Zavalas Extension.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84092

Title

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Zavalas Mexican Market LLC • dba Zavalas Mexican Market & Taqueria
805-A S Gammon Rd • Agent: Oscar Zavala Alejo
Estimated Capacity (in/out): 80/0
Class B Combination Liquor & Beer • 30% alcohol, 50% food, 20% other
Police Sector 114 (District 19)

From: ZavalasMarketTaqueria Z
To: licensing
Subject: Extension
Date: Thursday, June 20, 2024 4:48:35 PM

You don't often get email from zavalasmarkettaqueria@gmail.com. Learn why this is important

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

Hello there im reaching out from zavalas market and taqueria because I am looking to get an extension on the deadline for the fire barrier that were working on. The reason for the extension is because we are trying to figure out how move forward but the person who is helping me with this is a bit confusing his name is Fransisco and he is telling me that you guys have not approved him to continue with the job when hes been working to get that figured out for 3 weeks almost now. The owner of the building is going to bring an architect on Monday June 24th to see if we have any other ways of moving forward as soon as possible, that would be my reason of asking for an extension. I hope to be in contact soon, if you could also just let me know what exactly I need to do to get this done.

City of Madison

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

Master

File Number: 84093

File ID:	84093	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Request to extend license issuance beyond the 180 day limit under MGO 38.05
Oscar's Qcos Mexican Restaurant LLC • dba Q-Cos Mexican Restaurant
1824 S Park St • Agent: Oscar Zaragoza
Estimated Capacity (in/out): 250/35
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 307 (District 14)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	66.
Sponsors:		**Effective Date:**	
Attachments:	Oscars Qcos Extension Request.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84093

Title

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Oscar's Qcos Mexican Restaurant LLC • dba Q-Cos Mexican Restaurant
1824 S Park St • Agent: Oscar Zaragoza
Estimated Capacity (in/out): 250/35
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 307 (District 14)

From: Wall, Taylor R
To: Verbick, Jim
Subject: LICLIB-2023-00447
Date: Thursday, June 20, 2024 2:44:51 PM

Hey Jim,

Oscar of Oscar Qcos Mexican Restaurant LLC dba Q-cos Mexican Restaurant came in during my hour on the counter and said he wants an extension on a deadline regarding an e-mail he got from you. I didn't know what he was talking about, but he showed me a bit on his phone that said if the license isn't issued by 7/7, then he'll have to apply all over again. He had questions about why that was and I told him I'm not sure—I've not heard of "extensions" on anything related to liquor licenses, so I'd talk to you and see what's up.

Do you know what's going on with him? It does look like he's been pending for quite some time. I'm supposing there's no way to give him an extension? He mentioned he can't complete what he needs to because the construction on the building isn't done yet and that's why he wants an extension.

Thanks for any help you can give! If you want to talk to him yourself, his number is 608-698-6409.

Taylor Wall – Municipal Clerk I
City of Madison Clerk's Office
215 Martin Luther King Jr Blvd, Rm 153
Madison, WI 53703

City of Madison

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

Master

File Number: 84094

File ID:	84094	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Stuffed Olive Madison LLC • dba The Stuffed Olive
351 State St • Agent: Stephen Bassler
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 403 (District 4)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 67.

Sponsors:

Effective Date:

Attachments: RE_ Roxxy, Stuffed Olive, and Double Tap.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Donnelly, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84094

Title

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Stuffed Olive Madison LLC • dba The Stuffed Olive
351 State St • Agent: Stephen Bassler
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 403 (District 4)

From: Robert C. Procter
To: Clerk; Verbick, Jim
Cc: Verveer, Michael; Tony DeSalvo
Subject: RE: Roxxy, Stuffed Olive, and Double Tap
Date: Friday, June 7, 2024 4:33:53 PM

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

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

Hi Jim,
Out of an abundance of caution, we would request an extension for both Roxxy and Stuffed Olive just in case there is an issue that comes up.
Thank you!

Robert Procter
Attorney

AXLEY BRYNELSON LLP
2 E. Mifflin St. Ste 200 | Madison, WI 53703
P.O. Box 1767 | Madison, WI 53701-1767
Phone: 608.283.6762 | Mobile: 608.692.8270 | Fax: 608.257.5444
Email: RProcter@axley.com | bio | axley.com

Legal Assistant: Ann Sackett
Phone: 608.260.2477 | Email: asackett@axley.com

Unless otherwise indicated or obvious from the nature of this transmittal, the information in this transmission is confidential and protected from disclosure by the attorney-client privilege, attorney work-product doctrine, privacy laws, or by its proprietary nature. This transmission is intended for the exclusive use of the named recipient. If you are not the named recipient or responsible to deliver it to the named recipient, you are notified that any use, copying, disclosure, dissemination, or other distribution of the information is strictly prohibited and you may be subject to legal restrictions or sanctions. If you have received this communication in error or are not sure whether it is confidential, please immediately notify us by return email or telephone at (608) 257-5661 and destroy all copies. To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

From: Robert C. Procter
Sent: Friday, June 7, 2024 4:04 PM
To: CLERK@CITYOFMADISON.COM; Verbick, Jim <JVerbick@cityofmadison.com>
Cc: Michael Verveer (district4@cityofmadison.com) <district4@cityofmadison.com>; Tony DeSalvo <tdesalvo@harmonichg.com>
Subject: Roxxy, Stuffed Olive, and Double Tap

Hi Jim,
Below are the dates that I have for approval of each license, the date it expires, and the date we expect occupancy. As you can see, the Roxxy is a little tight with an occupancy date of August 1 and an expiration day of the 180 days of August 11.
I have two items.

1. We would like to request extending the Roxxy's license as a just in case. If you need anything other than this email, please let me know.
2. As we get to the point of obtaining the certificate of occupancies, what is the actual process to pick up the licenses?

Roxxy—granted February 13, 2024—expires 180 days or August 11, 2024 (expect certificate of occupancy on August 1, 2024)
Stuffed Olive—granted February 13, 2024—expires 180 days or August 11, 2024 (expect certificate of occupancy for July 18, 2024)
Double Tap—granted May 7, 2024—expires 180 days or November 3, 2024 (expect certificate of occupancy on July 18, 2024)
Thanks!!
Have a great weekend!

City of Madison

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

Master

File Number: 84095

File ID:	84095	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Roxxy Madison LLC • dba Roxxy
331 W Gorham St • Agent: Stephen Bassler
Estimated Capacity (in/out): 500/0
Class B Combination Liquor & Beer • 49% alcohol, 23% food, 28% other
Police Sector 403 (District 4)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 68.

Sponsors:

Effective Date:

Attachments: RE_ Roxxy, Stuffed Olive, and Double Tap.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Donnelly, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

Text of Legislative File 84095

Title

Second request to extend license issuance beyond the 180 day limit under MGO 38.05
Roxxy Madison LLC • dba Roxxy
331 W Gorham St • Agent: Stephen Bassler
Estimated Capacity (in/out): 500/0
Class B Combination Liquor & Beer • 49% alcohol, 23% food, 28% other
Police Sector 403 (District 4)

From: Robert C. Procter
To: Clerk; Verbick, Jim
Cc: Verveer, Michael; Tony DeSalvo
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Attorney

AXLEY BRYNELSON LLP
2 E. Mifflin St. Ste 200 | Madison, WI 53703
P.O. Box 1767 | Madison, WI 53701-1767
Phone: 608.283.6762 | Mobile: 608.692.8270 | Fax: 608.257.5444
Email: RProcter@axley.com | bio | axley.com

Legal Assistant: Ann Sackett
Phone: 608.260.2477 | Email: asackett@axley.com

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From: Robert C. Procter
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Double Tap—granted May 7, 2024—expires 180 days or November 3, 2024 (expect certificate of occupancy on July 18, 2024)
Thanks!!
Have a great weekend!

City of Madison

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

Master

File Number: 84141

File ID:	84141	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Home Brewers and Tasters Guild
Event Location: Olin Park
Event Date: 8/10/2024
Police District: 313 (District 14)
Event: Great Taste of the Midwest

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 69.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00106 App_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84141

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Home Brewers and Tasters Guild
Event Location: Olin Park
Event Date: 8/10/2024
Police District: 313 (District 14)
Event: Great Taste of the Midwest

Temporary B License

PERCPS-2024-00106
(Number)

(scanned)

☐ Yes
☐ No
(STREET USE?)

(initials)

(Processing step)

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

licensing@cityofmadison.com
608-266-4601

Alder Name: Isadore Knox, Tag Evers **Dist #:** 14, 13 **Police Sector:** South

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.
- Other requirements are on the accompanying sheet. ☐ Attached

The named organization applies for:
☑ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.
☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization
Pick one:
☑ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Madison Home Brewers and Tasters Guild Phone: 757-604-1843

Address: P.O. Box 1365, Madison, 53701-1365 Email: rekuehn@gmail.com Website: MHTG.org

Date organized: 1983 If a corporation, give date of incorporation: _____

WI State Seller's Permit ID: _____

☑ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

continued on page two - OVER

Organization Officers	Name	City, State	Birthdate
President	Paul McGuire	Madison, WI	[redacted]
Vice President	Nick Balazs	Madison, WI	
Treasurer	Ryan Mallet	Madison, WI	
Secretary	Laura Hall	Madison, WI	
Person in charge of event	Name	Phone	Email
Chairman	Doug Randall	(608) 215-8329	chairman@greattaste.org

Event Information

Event Name: Great Taste of the Midwest Event dates & time(s): 8/9/2024 Beer storage overnight, 8/10/24 11am-7pm

Event Address: Olin Park, 1156 Olin Turville Ct, Madison Estimated Attendance: ~9000 patrons

Do the premises you want to license occupy *all* of the building/property? NO No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

The premises include all areas secured by fencing, including the Pavillion and a number of tents.

Explain the purpose and nature of the event: Annual beer-tasting festival.

Describe your planned method of crowd control: Madison Police, staff, and private security.

How many security persons will you have on the licensed premises? 19+ Officers + additonal on traffic duty.

If you are on a City right-of-way or property, will an application for waiver of insurance be filed? ☐ Yes ☑ No

Wholesaler who will supply fermented malt beverage: General Beverage Frank Distributors Quantities ordered: 2-3 1/2 barrels per brewer ~200 brewers

Will food be served? ☑ Yes ☐ No Will a tent be used? ☑ Yes ☐ No

Will the street be used? ☑ Yes ☐ No Will wine be served? ☐ No ☑ Yes: 1 of 2 per year

Wholesaler who will supply wine: Frank, General Beverage Quantities ordered: 30 cases or equivalent ☐ N.A.

Declaration

☑ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature Paul M Date 06/13/2024

Printed name of Officer who is signing Paul McGuire

REV 04/2016

City of Madison

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

Master

File Number: 84142

File ID:	84142	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Marquette Neighborhood Association
Event Location: Orton Park
Event Date: 8/23/24 5pm - 9pm, 8/24/24 11:30am - 10pm and 8/25/24 9am - 8pm
Police District: 408 (District 6)
Event: Orton Park Festival

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 70.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00110 App_Redacted.pdf, Alder Rummel 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	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84142

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Marquette Neighborhood Association
Event Location: Orton Park
Event Date: 8/23/24 5pm - 9pm, 8/24/24 11:30am - 10pm and 8/25/24 9am - 8pm
Police District: 408 (District 6)
Event: Orton Park Festival

Temporary B License

627

(Agenda Item number) –if Street Use–

(Legistar file number) –if Street Use–

PCRCPS 2024-00110
(License number)

6 (Alder District #) 408 (Police Sector)

Office Use Only

Street Use: ☐ No ☑ YES

Office Use Only

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

licensing@cityofmadison.com
608-266-4601

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Marquette Neighborhood Association Phone: 608-770-9064

Address: PO Box 8474 Madison WI 53708 Email: Kdavey608@gmail.com Website: www.marquette-neighborhood.org

Date organized: _____ If a corporation, give date of incorporation: _____

WI State Seller's Permit ID: _____

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Marlisa Gordon	Madison WI	[redacted]
Vice President	Eric Hamilton	Madison WI	
Treasurer	Deven McGlenn	Madison WI	
Secretary	Courtney Lindi	Madison WI	
Person in charge of event	Name	Phone	Email
	Katherine Davey	608 770 9064	Kdavey608@gmail.com

REV 07/2019

continued on page two - OVER

Event Information

Event Name: Orton Park Festival Event dates & time(s): 5pm-9pm on 8/23, 1130am-10pm on 8/24, 9am-8pm on 8/25

Event Address: Orton Park, 1103 Spaight Estimated Attendance: 2,000

Do the premises you want to license occupy *all* of the building/property? Yes No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Explain the purpose and nature of the event: Celebrating community and raising funds for MNA's many community initiatives

Describe your planned method of crowd control: Off duty MPD plus an experienced 20-person crew connected by two way radios

How many security persons will you have on the licensed premises? 2

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: ___ of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: General Beverage

Quantities ordered: 40 barrels

(If serving wine) Wholesaler/distributor/winery who will supply wine: General Beverage

Quantities ordered: 10 cases

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature Jen Plants Date: 6·13·24

Printed name of **Officer** who is signing: Jen Plants

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/13/2024

629

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The McClone Agency, Inc. PO Box 389 Menasha WI 54952 License#: 100197661	CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 800-236-1034 FAX (A/C, No): 920-725-3233 E-MAIL ADDRESS: certificate@mcclone.com
INSURED Marquette Neighborhood Association, Inc PO Box 8474 Madison WI 53708 MARQNEI-01	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : SECURA Insurance Company — 22543 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 132658267 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		CP3410857	8/23/2024	8/25/2024	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 1,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Liquor Liability			CP3410857	8/23/2024	8/25/2024	Each Common Cause Aggregate Limit	500,000 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Event: Orton Park Festival
Event Location: 1103 Spaight Street, Madison, WI 53703
Event Dates: 8/23/2024 - 8/25/2024

City of Madison is Additional Insured with respect to General Liability.

CERTIFICATE HOLDER

City of Madison Risk Management
Attn: Risk Manager
210 Martin Luther King, Jr. Blvd, Rm 106
Madison WI 53703

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 84143

File ID:	84143	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/16/24 & 8/17/24
Police District: 410 (District 6)
Event: Schenk's Corners Block Party

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 71.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00109 App_Redacted.pdf, Alder Rummel Comments.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 84143

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/16/24 & 8/17/24
Police District: 410 (District 6)
Event: Schenk's Corners Block Party

Temporary B License

Street Use: ☐ No ☑ YES
Office Use Only

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item number) –If Street Use-

(Legistar file number) –if Street Use- PERCPS-2027-00109

(License number)

6 (Alder District #) 6 (Police Sector)

Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church ☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Shenk's Corners Art Society Phone: 262-903-1676

Address: 1714 Roth St. Madison WI 53704 Email: emptyrandall@hotmail.com Website: _____

Date organized: 03/27/2019 If a corporation, give date of incorporation: 03/27/2019

WI State Seller's Permit ID: NA

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Joe Burbach	Madison, WI	[redacted]
Vice President	Dan Plourde	Madison, WI	
Treasurer	Michael Randall	Madison, WI	
Secretary	Michael Randall	Madison, WI	
Person in charge of event	Name	Phone	Email
	Michael Randall	262-903-1676	emptyrandall@hotmail.com

REV 07/2019

continued on page two - OVER

Event Information

Event Name: Schenk's Corners Block Party Event dates & time(s): August 16th, 17th

Event Address: 1900 Block Atwood Avenue Estimated Attendance: 900

Do the premises you want to license occupy *all* of the building/property? No No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Street and Greenspace in front and adjacent to 1900 Block at Atwood Avenue

Explain the purpose and nature of the event: The 11th Annual Block Party, celebrating the Schenks Corners intersection (block) with live, local music and community goodwill.

Describe your planned method of crowd control: Event ~~staff~~ monitors entry points and moving through and monitoring licensed premise.

How many security persons will you have on the licensed premises? 6

Will food be served? ☐ Yes ☒ No Will a tent be used? ☐ Yes ☒ No only for stage

Will the street be used? ☒ Yes ☐ No Will wine be served? ☒ No ☐ Yes: ___ of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: Wisconsin Distributors

Quantities ordered: 15 1/2 barrel

(If serving wine) Wholesaler/distributor/winery who will supply wine: _____

Quantities ordered: _____

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature Michael Randall Date: 06/10/2024

Printed name of **Officer** who is signing: Michael Randall

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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Madison, WI 53703
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Master

File Number: 84144

File ID:	84144	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park & 800-1000 Blocks of Williamson St
Event Date: 9/21/24 11am - 11pm & 9/22/24 11am - 8pm
Police District: 408 (District 6)
Event: Willy St. Fair

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 72.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00088 App_Redacted.pdf, Alder Rummel 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	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84144

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park & 800-1000 Blocks of Williamson St
Event Date: 9/21/24 11am - 11pm & 9/22/24 11am - 8pm
Police District: 408 (District 6)
Event: Willy St. Fair

640

Temporary B License

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

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☑ YES
Office Use Only

(Agenda Item number) –if Street Use-

(Legistar file number) –if Street Use-

PERCPS-2024-00088
(License number)

6 (Alder District #)

408 (Police Sector)

Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for: WILLY STREET FAIR

☑ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☑ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: WIL-MAR NEIGHBORHOOD CENTER INC Phone: 608-257-4576

Address: 504 S. Brearly St. Email: garyk@wil-mar.org Website: wil-mar.org

Date organized: 1969 If a corporation, give date of incorporation: 1969

WI State Seller's Permit ID: _____

☑ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	SARAH DEADMAN	MADISON, WI	[redacted]
Vice President	DAVID HECHT	MADISON, WI	
Treasurer	QUINN HENNEGHAN	MADISON, WI	
Secretary	SAM RAE	MADISON, WI	
Person in charge of event	Name	Phone	Email
	GARY KALLAS	608-235-2925	garyk@wil-mar.org

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continued on page two - OVER

Event Information

Event Name: Willy St. Fair Event dates & time(s): September 21 11am to 11pm, September 22 11am to 8pm

Event Address: McPike Park & 800-1000 Blks of Willemson Estimated Attendance: 5000 DAILY

Do the premises you want to license occupy *all* of the building/property? _____ No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc): _____

CELEBRATION OF PLACE AND A FUNDRAISER FOR THE WIL-MAR NEIGHBORHOOD CENTER AND COMMON WEALTH DEVELOPMENT.

Explain the purpose and nature of the event: ~~WE EMPLOY A PRIVATE SECURITY TEAM,~~

Describe your planned method of crowd control: WE EMPLOY A PRIVATE SECURITY TEAM. RETAIN OFF-DUTY MADISON POLICE AND WE ARE ORGANIZED BY AN EXPERIENCED TEAM.

How many security persons will you have on the licensed premises? 6 to 10

Will food be served? ☑ Yes ☐ No Will a tent be used? ☑ Yes ☐ No

Will the street be used? ☑ Yes ☐ No Will wine be served? ☑ No ☐ Yes: ___ of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: WISCONSIN DISTRIBUTORS

Quantities ordered: 50 bbls

(If serving wine) Wholesaler/distributor/winery who will supply wine: NONE

Quantities ordered: N/A

Declaration

☑ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature Dan Hecht Date: 3-19-2024

Printed name of **Officer** who is signing: DAVID HECHT

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 84145

File ID:	84145	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Hellenic Orthodox Community/Assumption Greek Orthodox Church
Event Location: 11 N Seventh St
Event Date: 9/7/24 12pm - 7pm & 9/8/24 11am - 6pm
Police District: 501 (District 12)
Event: Greek Fest + 2024

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 73.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00086 App_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84145

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Hellenic Orthodox Community/Assumption Greek Orthodox Church
Event Location: 11 N Seventh St
Event Date: 9/7/24 12pm - 7pm & 9/8/24 11am - 6pm
Police District: 501 (District 12)
Event: Greek Fest + 2024

Temporary B License

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

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☒ YES
Office Use Only

(Agenda Item number) –if Street Use-

(Legistar file number) –if Street Use-

PERCPS ~~PERCPB~~-2024.00086
(License number)

12 (Alder District #) 501 (Police Sector)
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☐ Bona fide Club ☐ Chamber of Commerce ☒ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Hellenic Orthodox Community / Assumption Greek Orthodox Church Phone: 608-244-1001

Address: 11 N 7th St Madison, WI 53704 Email: _____ Website: www.agocwi.org

Date organized: 1955 If a corporation, give date of incorporation: 1963

WI State Seller's Permit ID: _____

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Christy Chappell Belkin	Middleton WI	[redacted]
Vice President	Bill Margetis	Madison, WI	
Treasurer	Scott Storck	Madison, WI	
Secretary	Bruce Hansen	Madison, WI	
Person in charge of event	Name Christy Chappell Belkin	Phone 608-658-6276	Email christy.chappell@gmail.com

REV 07/2019

continued on page two - OVER

Event Information

Event Name: Greek Fest + 2024 Event dates & time(s): 9/7/24 12pm- 7 pm, 9/8/24 11am - 6pm

Event Address: 11 N Seventh St Madison WI 53704 Estimated Attendance: 5000

Do the premises you want to license occupy *all* of the building/property? No No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

11 N Seventh St both building and grounds, parking lots and the 1st block of N Seventh St

Explain the purpose and nature of the event: Ethnic Festival

Describe your planned method of crowd control: MPD and private security firm

How many security persons will you have on the licensed premises? 2 MPD officers & 1 private security officer

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: General Beer Distributors

Quantities ordered: 15 half barrels

(If serving wine) Wholesaler/distributor/winery who will supply wine: Left Bank Liquor

Quantities ordered: 10 cases

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature _____ Date: 4/19/24

Printed name of **Officer** who is signing: Bill Margetis

City of Madison

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

Master

File Number: 84146

File ID:	84146	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Black Chamber of Commerce
Event Location: S Carrol St & W Main St on the Capitol Square
Event Date: 7/27/24 3:30pm - 10pm
Police District: 406 (District 4)
Event: All White Affair in Honor of Vel Philips

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 74.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00099 App (2).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84146

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Madison Black Chamber of Commerce
Event Location: S Carrol St & W Main St on the Capitol Square
Event Date: 7/27/24 3:30pm - 10pm
Police District: 406 (District 4)
Event: All White Affair in Honor of Vel Philips

650

Temporary B License

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

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☐ YES
Office Use Only

_____ *(Agenda Item number) –if Street Use-*

_____ *(Legistar file number) –if Street Use-*

_____ *(License number)*

_____ *(Alder District #)* _____ *(Police Sector)*
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☐ Bona fide Club ☒ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Madison Black Chamber of Commerce Phone: 608-729-1238

Address: 2352 S Park Street Madison, Wi Email: Info@madisonblackchamber.com Website: Madisonblackchamber.com

Date organized: 2013 If a corporation, give date of incorporation: N/A

WI State Seller's Permit ID: N/A

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Camille Cater		
Vice President	Corinda Ramey Moore		
Treasurer			
Secretary			
Person in charge of event	Name Latonya Jackson	Phone 608-770-7781	Email Ljackson@bgcdc.org

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continued on page two - OVER

Event Information

Event Name: All White Affair In Honor of Vel Phillps Event dates & time(s): 07-27-2024 3:30 until 10:00

Event Address: S Carrol St & W Main St Madison, WI Estimated Attendance: 1000

Do the premises you want to license occupy *all* of the building/property? No No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

The outdoor N Wing of the state capital area. We will be located on S Carrol and W Main St.

Explain the purpose and nature of the event:

This event will be to celebrate the unveiling of the Vel Phillps statue with the Boys and Girls Club of Dane County annual All-White Affair.

Describe your planned method of crowd control: Madison Police Department and professional Security Services

How many security persons will you have on the licensed premises? 10

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: Unknown

Quantities ordered: Unkown

(If serving wine) Wholesaler/distributor/winery who will supply wine:

Quantities ordered: Unkown

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature Camille Cater Date: 05/22/2024

Printed name of **Officer** who is signing: Camille Cater

City of Madison

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

Master

File Number: 84147

File ID:	84147	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park/200 Block S Brearly/100 Block S Ingersoll
Event Date: 7/11/24 4pm - 10pm, 7/12/24 4pm - 11pm, 7/13/24 11am - 11pm, and 7/16/24 11am - 9pm
Police District: 408 (District 6)
Event: Fete de Marquette

Notes:			
		CC Agenda Date:	07/02/2024
		Agenda Number:	75.
Sponsors:		**Effective Date:**	
Attachments:	PERCPS-2024-00087 App_Redacted.pdf, Alder Rummel 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	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84147

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Wil-Mar Neighborhood Center Inc
Event Location: McPike Park/200 Block S Brearly/100 Block S Ingersoll
Event Date: 7/11/24 4pm - 10pm, 7/12/24 4pm - 11pm, 7/13/24 11am - 11pm, and 7/16/24 11am - 9pm
Police District: 408 (District 6)
Event: Fete de Marquette

Temporary B License

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

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☑ YES
Office Use Only

(Agenda Item number) –if Street Use–

(Legistar file number) –if Street Use– PERCPS-2024-00087

(License number)

6 (Alder District #) 408 (Police Sector)

Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for: FESTE DE MARQUETTE

☑ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☑ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☑ Bona fide Club ☐ Chamber of Commerce ☐ Church ☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: WIL-MAR NEIGHBORHOOD CENTER INC Phone: 608-257-4576

Address: 504 S. Brearly St. Email: garyk@wil-mar.org Website: wil-mar.org

Date organized: 1969 If a corporation, give date of incorporation: 1969

WI State Seller's Permit ID: _____

☑ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	SARAH DEADMAN	MADISON, WI	[redacted]
Vice President	DAVID KECHT	MADISON, WI	
Treasurer	QUINN MCINNEGHAN	MADISON, WI	
Secretary	SAM RAE	MADISON, WI	
Person in charge of event	Name	Phone	Email
	GARY KALLAS	608-235-2925	gary k@wil-mar.org

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Event Information

Event Name: FETE DE MARQUETTE Event dates & time(s): JULY 11 / 4 to 10 pm JULY 12 / 4 to 11 pm JULY 13 / 11 to 11 pm ~~July 16 / 11 to 9 pm~~

Event Address: MCPIKE PARK / 200 Blk S. Brearly / 100 Blk S. Ingersoll Estimated Attendance: 4000 DAILY

Do the premises you want to license occupy *all* of the building/property? YES No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Explain the purpose and nature of the event: CELEBRATION OF PLACE AND A FUNDRAISER FOR THE WIL-MAR NEIGHBORHOOD CENTER

Describe your planned method of crowd control: WE EMPLOY A PRIVATE SECURITY TEAM BESIDES OFF-DUTY MADISON POLICE AND WE ARE ORGANIZED BY AN EXPERIENCED CREW

How many security persons will you have on the licensed premises? 10-12 DAILY

Will food be served? ☑ Yes ☐ No Will a tent be used? ☑ Yes ☐ No

Will the street be used? ☐ Yes ☑ No Will wine be served? ☐ No ☑ Yes: 2 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: WISCONSIN DISTRIBUTORS

Quantities ordered: 75 bbls

(If serving wine) Wholesaler/distributor/winery who will supply wine: MILLA LLC

Quantities ordered: 40 CASES

Declaration

☑ The information provided in this application ~~is true~~ and correct to the best of my knowledge and belief.

Officer Signature [signature] Date: 3-19-2024

Printed name of **Officer** who is signing: DAVID HECHT

From:	Rummel, Marsha
To:	licensing; "Vanessa Flores"; Mike D
Cc:	Knox Jr., Isadore; Verveer, Michael; Myadze, Charles
Subject:	District 6 comments for ALRC 6/26/24
Date:	Tuesday, June 25, 2024 5:35:05 PM

Hello ALRC members-

Enclosed are my comments. Thank you as always for your service!

43. 77906 Change of Licensed Premises 2116 AWA LLC • dba The Atwood Current Capacity (in/out): 160/0 • Proposed Capacity (in/out): 160/20 2116 Atwood Ave • Agent: Brian Mason Class B Combination Liquor & Beer • 85% alcohol, 10% food, 5% other Alder District 6 (Alder Rummel) • Police Sector 410 Request to extend premises outdoors to rear patio for four 10' x 10' tents, at time a perimeter fence will be present with signage reading "No Alcohol Beyond This Point." Legislative History
5/24/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/21/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
7/19/23 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant has not followed up on this application since it was referred over a year ago. I held a neighborhood meeting on 6/12/23 and about 31 people attended. Some people were in general support of the application but some nearby neighbors, affected by noise from the rear parking lot and concerned about violations of the existing conditions on the license (especially no trash pick up between 9p and 7a), were in strong opposition to having a rear yard patio. I don't understand how the application could be lost in limbo after two referrals and appreciate Deputy Clerk Jim Verbick placing it on the agenda for resolution. I support placing this application on file without prejudice.

45. 84077 Change of Licensed Premises North Central Management Inc • dba Moxy by Marriott Madison Downtown Current Capacity (in/out): 836/20 • Proposed Capacity (in/out): 836/20 823 E Washington Ave • Agent: Sheri Straka Class B Combination Liquor & Beer • 5% alcohol, 5% food, 90% other Police Sector 408 (District 6) Request to remove eighth floor meeting space from premises to be occupied by another license.

I have no concerns about this.

50. 83316 21+ Entertainment License Umami Dumpling & Ramen Bar LLC • dba Umami

Ramen & Dumpling Bar Capacity (in/out): 50 923 Williamson St. • Agent: Janmin Michael Ding Class B Combination Liquor & Beer • 20% alcohol, 80% food Police Sector 408 (District 6) Legislative History 5/15/24 ALCOHOL LICENSE REVIEW COMMITTEE Refer to the ALCOHOL LICENSE REVIEW COMMITTEE

The applicant informed me after receiving input from the MNA Preservation and Development Committee and nearby residents at MNA P&D's May 14 meeting, that he and his team discussed the feedback received about how noise travels up the hill into nearby residents bedrooms (based on Plan B nightclub experience) and decided to withdraw the 21+ E license application and instead plans to extend food service hours. I support the withdrawal.

55. 83669 Amending Section 38.05(9)(a) and creating 38.05(b) and (c) of the Madison General Ordinances related to Class A and Class "A" alcohol beverage licenses to impose geographic limitations on "Class A" and Class "A" license applications considered by the Common Council after adoption of this ordinance for purposes of regulating density of such alcohol beverage licenses.

I appreciate the leadership of the sponsors to take up this important public health issue. I am in support. I also hope the ALRC has a robust discussion that can inform the Council.

65. 83709 Public Hearing - New License Grey Area Hospitality LLC • dba Grey Market 756 E Washington Ave • Agent: Matthew Phelps Estimated Capacity (in/out): 90/30 Class B Combination Liquor & Beer • 65% alcohol, 35% food Police Sector 407 (District 6)

I support this new license. The applicants attended the June 13 Tenney Lapham Neighborhood Association meeting and there were no concerns. The legistar item has a letter from TLNA in support.

Temporary Class B Concurrent with Street Use: I support all the temporary licenses proposed for D6 on the agenda - 76, 79, 80, and 81.

Thanks again~

Alder Marsha Rummel (she/her/hers)
District 6
Subscribe to my blog: http://www.cityofmadison.com/council/district6/blog/
Please note: all email, regular mail, text, & written communications are subject to open record requests.

City of Madison

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

Master

File Number: 84148

File ID:	84148	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	ALCOHOL LICENSE REVIEW COMMITTEE
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: 8/7/24, 8/14/24, 8/21/24, 8/28/24, and 9/4/24 4pm - 8pm
Police District: 406 (District 4)
Event: Jazz at Five Summer Series

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 76.

Sponsors:

Effective Date:

Attachments: PERCPS-2024-00103 App (2)_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	06/26/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Carter, seconded by Knox Jr., to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 84148

Title

Temporary Class B Retailer License
Concurrent with Street Use Permit
Jazz at Five Inc
Event Location: 2 E Main St
Event Date: 8/7/24, 8/14/24, 8/21/24, 8/28/24, and 9/4/24 4pm - 8pm
Police District: 406 (District 4)
Event: Jazz at Five Summer Series

Temporary B License

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

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☒ YES
Office Use Only

(Agenda Item number) –if Street Use-

(Legistar file number) –if Street Use-
PERCPS-2024-00103
(License number)

4 (Alder District #) 406 (Police Sector)
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

Organization Name: Jazz at Five, INC. Phone: 9202901266

Address: 1213 N Sherman ave #295 Madison, WI 53704 Email: eventdirector@jazzatfive.org Website: www.jazzatfive.org

Date organized: 08/01/1993 If a corporation, give date of incorporation: 12/06/2007

WI State Seller's Permit ID: _____

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

Organization Officers	Name	City, State	Birthdate
President	Michael Thompson	Fitchburg, WI	[redacted]
Vice President	Kirsten Spira	Madison, WI	
Treasurer	Johannes Wallmann	Madison, WI	
Secretary	Spencer Stanbery	Madison, WI	
Person in charge of event	Name	Phone	Email
	Spencer Stanbery	9202901266	eventdirector@jazzatfive.org

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Text

continued on page two - OVER

Event Information

Event Name: Jazz at Five Summer Series Event dates & time(s): August 7, 14, 21, 28 and Sept 4th 4pm - 8pm

Event Address: 2 E Main St Estimated Attendance: 700-1,000 per date

Do the premises you want to license occupy *all* of the building/property? yes No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Outside the Capitol building, on the square

Concerts are outdoors - audience will use city parking ramps

Explain the purpose and nature of the event: Outdoor Neighborhood Jazz Concert

Describe your planned method of crowd control: 5 - 10 Volunteers

How many security persons will you have on the licensed premises? None

Will food be served? ☒ Yes ☐ No Will a tent be used? ☒ Yes ☐ No

Will the street be used? ☒ Yes ☐ No Will wine be served? ☐ No ☒ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: General Beverage

Quantities ordered: three half barrels per concert

(If serving wine) Wholesaler/distributor/winery who will supply wine: General Beverage

Quantities ordered: 20 cases per concert

Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature [signature] Date: 05/20/2024

Printed name of **Officer** who is signing: Spencer Stanbery

City of Madison

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

Master

File Number: 83589

File ID:	83589	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
				File Created Date :	05/22/2024
File Name:	Camping Units SPS			**Final Action:**	

Title: Amending Section 29.22 related to The Building Code of the Madison General Ordinances to adopt by reference Wisconsin Administrative Code § SPS 327.

Notes: 6834CampingUnits

		CC Agenda Date:	07/02/2024
		Agenda Number:	77.
Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Benjamin C. Becker	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/24/2024	Michael Haas	Approved as to Form	6/12/2024
1	2	5/24/2024	Maggie McClain	Approve	6/13/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/22/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD. The motion passed by voice vote/other.

1	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	

Action Text: A motion was made by Louis J. Olson to recommend approval for adoption to the Common Council; seconded by George C. Hank III. The motion passed on a unanimous voice vote.

Text of Legislative File 83589

Fiscal Note

No City appropriation required.

Title

Amending Section 29.22 related to The Building Code of the Madison General Ordinances to adopt by reference Wisconsin Administrative Code § SPS 327.

Body

DRAFTER'S ANALYSIS: This amendment to MGO Sec. 29.22 adds Wisconsin Administrative Code § SPS 327 (Camping Units) to the list of other administrative code provisions adopted by reference within that ordinance section. Adoption of Wis. Admin. Code § SPS 327 is required by way of SPS 327.06(1)(a)2., which mandates municipalities that exercise jurisdiction under the Uniform Dwelling Code under SPS 320 to also adopt SPS 327 for camping units.

****

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

1. Section 29.22 entitled "Adoption by Reference" of the Madison General Ordinances is amended as follows:

"**29.22 - ADOPTION BY REFERENCE.**

The Wis. Admin. Code Chapters:

SPS 320 (Uniform Dwelling Code - Administration and Enforcement);
SPS 321 (Uniform Dwelling Code - Construction Standards);
SPS 322 (Uniform Dwelling Code - Energy Conservation);
SPS 327 (Camping Units);
SPS 328 (Smoke Detectors and Carbon Monoxide Detectors);
SPS 361 (Commercial Building Code - Administration and Enforcement);
SPS 362 (Commercial Building Code - Buildings and Structures);
SPS 363 (Commercial Building Code - Energy Conservation);
SPS 366 (Existing Buildings);
SPS 375-379 (Buildings Constructed Prior to 1914).

This includes all subsequent amendments, additions and recodifications thereto, are hereby adopted by reference except for those provisions in conflict with Chapter 29 of the Madison General Ordinances. In case of such conflict, the provisions of Chapter 29, Madison General Ordinances, shall apply, unless the conflicting provisions of the State Codes are mandatory. Chapters SPS 320, 321, 322 and 328 shall apply to all new one- and two-family residential

buildings as well as additions and alterations to all existing one- and two-family residential buildings, to accessory buildings and to new portions of moved one- and two-family buildings. Chapter SPS 327 shall apply to “camping units” as defined by SPS 327.08(9) and limited by the exemptions in SPS 327.05.”

City of Madison

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

Master

File Number: 83601

File ID:	83601	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
				File Created Date :	05/23/2024
File Name:	Native Tall Grass Lawn Area Property Maintenance			**Final Action:**	

Title: Amending Section 27.05 of the Madison General Ordinances to create registration and enforcement systems for Native Tall Grass Lawn Areas and refine other lawn maintenance provisions within the Section.

Notes: 6864PropertyMaintenance

		CC Agenda Date:	07/02/2024
		Agenda Number:	78.
Sponsors:	Yannette Figueroa Cole	**Effective Date:**	
Attachments:	062724_CC_public_comment.pdf	**Enactment Number:**	
Author:	Benjamin C. Becker	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/24/2024	Michael Haas	Approved as to Form	6/12/2024
1	2	5/24/2024	Maggie McClain	Approve	6/13/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/23/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Building Code, Fire Code, Conveyance Code and Licensing Appeals Board (6/18/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/04/2024	Refer	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD. The motion passed by voice vote/other.

1	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	

Action Text: A motion was made by Gail A. Rutkowski to recommend approval for adoption to the Common Council; seconded by Darrel D. Feucht. The motion passed on a unanimous voice vote.

Text of Legislative File 83601

Fiscal Note

No City appropriation required.

Title

Amending Section 27.05 of the Madison General Ordinances to create registration and enforcement systems for Native Tall Grass Lawn Areas and refine other lawn maintenance provisions within the Section.

Body

DRAFTER'S ANALYSIS: This amendment repeals, renumbers, and creates certain provisions within Section 27.05(2)(f) allowing for Native Tall Grass Lawn Areas on privately owned property within the City of Madison pursuant to applicable registration and regulation, while also streamlining other lawn maintenance provisions found within Section 27.05. The provisions repealed primarily include references to Land Management Plans as they related to natural landscape areas. The provisions renumbered and/or created include defining what a Native Tall Grass Lawn Area is, the policy rationales underlying the enactment of this legislation, as well as a comprehensive registration and enforcement system by which all property owners desiring to have a Native Tall Grass Lawn Area must abide.

****

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

1. Subsection (1) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is amended as follows:

(1) The purpose of this subsection is to recognize the private and public benefits resulting from the safe, sanitary and ~~attractive~~ responsible maintenance of residential and nonresidential buildings, structures, yards, and terraces or vacant areas. Safe~~, attractive~~ and well-maintained property will enhance the neighborhood and City and provide a suitable environment for increasing physical and monetary values as well as preserve the health, safety, and welfare of the public.

2. Subdivision (d) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property of the Madison General Ordinances is amended as follows:

(d) Fences, structures, minor construction, walks, driveways, parking areas and similar paved areas shall be properly maintained in a safe, sanitary and

substantial condition. Approved walks shall provide convenient all-weather access to buildings.

3. Subdivision (f) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property of the Madison General Ordinances is amended as follows:

(f) Landscaping, plantings, soil and other decorative surface treatments, including but not limited to common species of grass, shall be installed if necessary and maintained to present a safe condition and ~~attractive~~ well-maintained appearance in all court, yard, and terrace areas. Except with prior ~~application to and approval of a Land Management Plan for a Natural Lawn from the Department of Planning and Community and Economic Development of~~ registration of a Native Tall Grass Lawn Area from the City of Madison Building Inspection Division pursuant to this Section, ~~or~~ plantings in the terraces as allowed by ~~Secs.~~ Sec. 10.25 ~~and 27.05(2)(f)7~~, and except for natural areas in City parks, all lawns, lawn areas, and terraces, including grasses and vegetation not intentionally planted in-whole or in-part, ~~and natural landscape areas comprised of grasses~~ shall be maintained so as not to ~~a height not to~~ exceed eight (8) inches in ~~length~~ height. All vegetation, soil, and surfaces shall be maintained so as not to present hazards to adjoining ~~properties~~ buildings, fences, structures, minor construction, walks, driveways, or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and City.

1. Failure to Maintain Lawn or Lawn Areas on Improved Abandoned Property.

   Upon default of any person ordered to maintain a lawn, lawn area, weeds, or ~~natural landscape area comprised of grasses~~ involuntary vegetation on an improved property to a ~~length~~ height of eight (8) inches or less, after notice and opportunity to correct has been given to the last-known property owner, and the property reasonably appears to be abandoned, the Director of the Building Inspection Division or designee may enter onto the property and cause portions of the lawn~~,~~ or lawn area~~, or natural landscape area~~ comprised of grasses to be cut to conform with the ordinance, and the cost for such service shall be charged to the owner of the real property in question, as follows:

   a. Abandoned Property. An improved property shall be considered "abandoned" for purposes of this subsection if any of the improvements do not reasonably appear to be inhabited, or in the case of an uninhabitable building or structure, if no other commercial or other lawful activities reasonably appear to have taken place since the date of the first inspection.

   b. Order to Correct, Notice. In order to utilize the abatement procedures under paragraph c., below, notice shall be given as follows:

      i. The Director of the Building Inspection Division or designee shall send an official notice or correspondence describing the violation to the property owner at the address on-file City Assessor's office. The notice shall be sent by certified mail, shall include the date of inspection, a due date to correct the violation, notice that failure to

correct the violation may result in the city going onto the property and cutting or mowing and charging the cost back to the property as a special charge, and including the standard right to appeal under Sec. ~~29.18~~ 29.21 (Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals).

ii. Upon failing to correct the violation after the due date in the notice above, at least one (1) municipal ordinance citation for the violation shall be issued, along with a correspondence assigning another due date.

c. Abatement, Cost. If the violation remains after the due date in Sec. 27.05(2)(f)2.b.i. above, the Director of the Building Inspection Division or designee is authorized to enter onto the property and cause portions of the lawn~~,~~ or lawn area~~, or natural landscape area~~ to be cut or mowed to conform with the requirements of this Ordinance. The Director of the Building Inspection Division shall keep an accurate account of the expenses of such cutting or mowing and report the same to the Finance Director, who shall not less than annually prepare a statement of the expense so incurred for the real property in question and report the same to the City Clerk, and the amount therein charged shall be entered in the tax roll as a special charge against said lot or parcel of land, and shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627.

d. No Limitation on Other Enforcement. Action by the Building Inspection Division under this subsection shall be in addition to the prosecution and enforcement authority granted elsewhere in these Ordinances or by state law, and shall not bar any prosecution for violations of ordinances or state law or any other lawful remedy; nor shall prosecution or other legal action be a bar against action under this subsection.

~~2. Application for Natural Lawn. Any owner or operator of land in the City of Madison may apply for approval of a land management plan for a natural lawn or natural landscape area, one where the grasses exceed eight (8) inches in height, with the Department of Planning and Community and Economic Development.~~

~~3. "Land Management Plan" means a written plan relating to management of the lawn or natural landscape area which contains a legal description of the lawn or natural landscape area upon which the grass will exceed eight (8) inches in length, a statement of intent and purpose for the lawn or natural landscape area, a general description of the vegetational types, plants, and plant succession involved, and the specific management and maintenance techniques to be employed. The management plan must include provisions for cutting at a length not greater than eight (8) inches the terrace area, that portion between the sidewalk and the street or a strip not less than four (4) feet adjacent to the street where there is no sidewalk, and at least a three (3) foot strip adjacent to neighboring property lines unless waived by the abutting property owner on the side so affected.~~

~~All lawn, natural landscape areas, and grass areas shall be cut between June 30 and October 15 when the Fire Chief, in her/his discretion, so orders~~

~~consistent with his powers as granted in Chapter 34 of the Madison General Ordinances.~~

~~4. Revocation of the Land Management Plan.~~
~~The Land Management Plan may be revoked for failure to comply with the requirements of Sec. 27.05(2)(f)2. Notice of intent to revoke a Land Management Plan shall be appealable to the Urban Design Commission. All applications for appeal shall be submitted within fifteen (15) days of Notice of Intent to revoke a Land Management Plan.~~

~~5.~~ Application Requirements. ~~Each application for a Land Management Plan shall be on a form provided by the Director of the Department of Planning and Community and Economic Development. A copy of the application shall be mailed by the applicant or given personally by the applicant to each of the owners of record, as listed in the Office of the City Assessor, who are owners of the property situated in whole or in part within two hundred (200) feet of the boundaries of the properties affected. The Director of the Department of Planning and Community and Economic Development shall provide the list of the property owners who are to be notified of the application. The applicant shall certify, under oath, on a form to be furnished by the Director of the Department of Planning and Community and Economic Development, that such owners have been duly notified and the manner in which they have been notified. If, within fifteen (15) days of receipt of a copy of the application, at least fifty-one percent (51%) of such property owners file written objections to the application with the Director of the Department of Planning and Community and Economic Development, the Director of the Department of Planning and Community and Economic Development shall refer the application to the Urban Design Commission for hearing and decision.~~

~~6.~~ Application for Appeal. ~~The owner or operator of land in the City of Madison may appeal from a decision of the Director of the Department of Planning and Community and Economic Development refusing to grant a Land Management Plan. All appeals shall be to the Urban Design Commission of the City of Madison which shall hear such appeals once a month, March through September. All applications for appeal shall be submitted within fifteen (15) days of notice of denial of the Land Management Plan.~~

~~7. Any owner or operator of land in the City of Madison may maintain a natural lawn (hereinafter referred to in this paragraph as "natural landscape area") without going through the Land Management plan, application and approval process described in Secs. 27.05(2)(f)2. 6., provided the natural landscape area meets all of the following criteria:~~

~~a. The natural landscape area located in the front and/or side yard(s) is limited in size to less than twenty-five percent (25%) of the total square footage of the front and side yards.~~

~~b. The natural landscape area located in the backyard or setback behind the rear plane of the principal building is limited in size to less than fifty percent (50%) of the backyard and the street side yard setback behind the rear plane of the principal building.~~

2. Native Tall Grass Lawn Areas, Generally.

a. Purpose. The intent and purpose of Native Tall Grass Lawn Area registration is to encourage property owners to plant and maintain Native Tall Grass Lawns in a responsible and environmentally conscious manner. Planned natural landscaping areas and native

plants naturally cool the City, reduce greenhouse gasses and pollution, reduce water consumption thereby lowering watering costs, reduce the potential of sewer overflow and basement flooding of homes, decrease the need for pesticides, and support native songbirds, pollinators, insects, and overall species diversity. All provisions contained herein shall be construed to effectuate the goals of City-wide conservation initiatives, including but not limited to Bee City, the Roger Bannerman Rain Garden Initiative, and Low Mow May.

b. Definition. Native Tall Grass Lawn Areas as used in this Chapter shall include the area(s) of one's property containing any of the species of grasses listed in Sec. 27.05(2)(f)3.g. of the Madison General Ordinances that are in excess of eight (8) inches in height from the ground surface. Specifically excluded in this definition are the noxious grasses and weeds identified in Sec. 23.29 (Noxious Weeds). The growth of a Native Tall Grass Lawn Area in excess of eight inches in height from the ground surface shall be prohibited within the City unless the owner of the property registers with the City of Madison Building Inspection Division. Native Tall Grass Lawn Areas shall not contain litter or debris and shall not harbor undesirable wildlife.

c. Any owner or operator of property in the City of Madison who wishes to maintain a Native Tall Grass Lawn Area on their property shall register the property with the City of Madison's Building Inspection Division pursuant to all requirements listed within this Section.

3. Native Tall Grass Lawn Area Requirements.

Owners or operators of property wishing to have and maintain Native Tall Grass Lawn Areas shall do all of the following:

a. Fully and completely register the property's Native Tall Grass Lawn Area with the City of Madison Building Inspection Division;

b. Ensure that the entirety of the Native Tall Grass Lawn Area remains within the boundaries of the designated property lot;

c. Comply with all other applicable laws and ordinances under Section 27.05(2), including property maintenance ordinances prohibiting the collection of junk, trash, debris, or rubbish, sanitation, grading and drainage, rodent infestation or other pest harborage, and noxious weeds;

~~c.~~d. ~~The natural landscape area must be setback~~ Ensure that the Native Tall Grass Lawn Area is set back at least five (5) feet away from all property lines, public sidewalks, shared driveways, ~~or other public right of way areas.~~ and easements;

~~d.~~e. ~~All natural landscape areas shall comply~~ Comply with the vision clearance triangle requirements of ~~Sec.~~ Section 27.05(2)(bb)~~.~~;

f. Regularly maintain the registered Native Tall Grass Lawn Area;

~~e.~~g. Only use the following species native grasses ~~may be used~~: Sideoats Grama Grass (*Bouteloua curtipendula*), Tufted Hairgrass (*Deschampsia caespitosa*), Purple Lovegrass (*Eragrostis spectabilis*), Junegrass (*Koeleria macrantha*), Switchgrass (*Panicum virgatum*), Little Bluestem (*Schizachryium scoparium*), Indiangrass (*Sorghastrum nutans*), Prairie Dropseed

(*Sporobolus heterolepis*), Pennsylvania Sedge (*Carex pensylvanica*), Running Marsh Sedge (*Carex sartwellii*), Common Bur Sedge (*Carex grayi*), Big Blueestem (*Andropogonm gerardii*), and Silky wild rye (*Elymus villosus*)~~.~~ and

h. Ensure that the Native Tall Grass Lawn Area, along with all lawn and other grass areas, be cut or mowed between the dates of June 30 and October 15 when the Fire Chief, at their discretion, so orders consistent with their powers as granted in Chapter 34.

4. Native Tall Grass Lawn Area Registration.

a. The owner of a property with a Native Tall Grass Lawn Area shall register the property every five (5) years with City of Madison Building Inspection Division. No property may contain a Native Tall Grass Lawn Area without valid registration with the City.

b. If the owner of the property sells said property, the registration is automatically transferred to the subsequent owner until the registration period lapses and new registration is required by the then-current property owner.

c. The registration application shall include:

i. The name, telephone number, and email address of the person/entity requesting registration;

ii. The physical address and parcel number of the property; and

iii. The decision of whether to grant or deny a registration application is at the discretion of the Director of the Building Inspection Division or their designee.

5. Noncompliance of Native Tall Grass Lawn Areas.

a. If the owner of a property fails to properly register a Native Tall Grass Lawn Area as required by Sections 27.05(2)(f)3. or 4., the City shall issue an official notice to comply with a due date.

b. If the owner of a property fails to comply with the requirements of Sec. 27.05(2)(f)3. or 4., the Director of the Building Inspection Division or their designee may: issue citation(s) and/or refer the matter to the Office of the City Attorney for prosecution; revoke and/or not renew the property owner's Native Tall Grass Lawn Area registration; or both.

6. Application for Appeal. The owner of property in the City of Madison aggrieved by a decision made by the Director or their designee pursuant to Sec. 27.05(2)(f)4.c.iii. may appeal that decision. Appeals of decisions made pursuant to Chapter 27 are governed by Sec. 29.21 of the Madison General Ordinances (Board of Building Code, Fire Code, Covetance Code and Licensing Appeals). All applications for appeal shall be submitted within thirty (30) days of notice of the Director's decision.

From:	Wild Ones Madison
To:	All Alders; Figueroa Cole, Yannette
Cc:	Amy Yocum; Frank Hassler; Jeff Steele; Laurie J Yahr; Athena Salzer; Amanda Langer; Kate Engler; Erin Lemley
Subject:	Proposed Ordinance Changes: Native Tall Grass Lawn Area Property Maintenance
Date:	Thursday, June 27, 2024 10:59:33 AM
Attachments:	WildOnesMadison_Natural Lawns Ordinance Proposed Changes Response.pdf

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

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

Hello,

I am writing on behalf of our local Wild Ones chapter in reference to an upcoming July 2nd meeting agenda item: Native Tall Grass Lawn Area Property Maintenance.

Our group is a local chapter of Wild Ones, a national 501(c)(3) non-profit organization whose mission is to promote native landscapes through education, advocacy, and collaborative action. Our chapter supports the greater Madison, WI area and we want to make sure our voices are heard relating to the proposed "Native Tall Grass Lawn Area" ordinance that will be up for approval at the July 2nd Common Council meeting.

We strongly oppose the proposed changes. We've drafted an official response to the proposed changes and would very much appreciate your time in reading it and considering our comments and recommendations.

Thank you,

Athena Salzer *(she/her)*
Wild Ones Madison Vice President
City Ordinance Committee Member
https://madison.wildones.org/
www.facebook.com/groups/madisonwildones/

Wild Ones - Madison Chapter

Recommendations for Updating Madison's "Natural Lawns" Ordinance

Wild Ones Madison is the local chapter of a national 501(c)(3) non-profit organization whose mission is to promote native landscapes through education, advocacy, and collaborative action. We recently formed a City Ordinance Committee to review the proposed changes to Madison's "Natural Lawn" ordinance. It seems understood that the existing ordinance is unnecessarily restrictive, confusing, and difficult to enforce. We are delighted to see that an effort is being made to improve this ordinance. We are particularly happy to see the Application for Natural Lawn requirement is being stricken. We are also happy to see that the many benefits of "natural" landscaping are being promoted.

However, we believe that the proposed changes to what is now being called the "Native Tall Grass Lawn Area" do not go far enough in removing restrictions on the use of native plants on private properties in the City. Furthermore, the proposed changes, though clarifying some points, create confusion and outright contradictions that cannot be rectified as written. We would like to raise issue with the following items:

1) **Our primary complaint is that the ordinance specifically restricts the use of native grasses**. This seems arbitrary, as there are no restrictions on any other types of non-lawn grass, such as non-native (and often invasive) tall pasture grasses like smooth brome or reed canary grass. There are no restrictions on tall, non-native, ornamental grasses such as silver grass or fountain grass. Why are native grasses, the very grasses that lived in this area before Euro-American settlement, being singled out for regulation? These native grasses are the ones most important to providing food and resources for wildlife including songbirds and pollinators.

2) **The list of 12 allowed species is both overly restrictive and arbitrary**. There are roughly 376 native Wisconsin plant species within the grass family (Poaceae) or sedge family (Cyperaceae). Why are we limited to only 12 species of native graminoids when, again, there are absolutely no restrictions on the use of non-native grasses? While some species are commonly used in landscaping, others are rarely or never used in landscaping. Furthermore, there are many species that are not on the list that are frequently used in native landscape plantings, including those installed by the City itself.

3) **The requirement for a property owner to register a "Native Tall Grass Lawn Area" puts an unnecessary onus on individuals who are simply trying to manage their property in an ecologically responsible way**. There are no similar requirements for planting non-native grasses, no matter the size, growth form or aggressiveness.

3) **The requirement of a 5-foot set-back from property lines, only for native grasses, is unnecessarily restrictive** when tall perennial plantings of all types, right up to the property line, are common throughout the City. Furthermore, the City's Terrace Treatment Policy, and City Code Section 27.05(2)(f)1 sufficiently regulate the maintenance of vegetation on private properties as-is.

Proposed Alternative:

We are both dismayed and confused as to why these continued restrictions are being proposed. We suspect there may have been, and continue to be, some fundamental misunderstandings about native plants and sustainable landscaping practices. We would be happy to work with city staff and elected officials on improvements to our ordinances that would encourage the use of native plants while providing better clarity and enforceability in how intentional ornamental plantings should be managed on properties within the City.

Wild Ones recommends the following changes to the City code:

1) **Repeal the current Natural Lawn Ordinance in its entirety rather than trying to update it**, for the reasons stated above.

2) **Define what a "lawn" is, and specify any required maintenance**. It does not appear that what a "lawn" is is currently included in city statutes. A potential example: "Turf Lawn is defined as a landscape featuring continuous plant coverage consisting primarily of sod-forming grass species, including but not limited to, bluegrasses (Poa spp.), ryegrass (Lolium spp.), fescues (Festuca spp.), that is mowed to maintain a height not to exceed 8"."

It should perhaps be made clear that there is no restriction on broadleaf plants such as clovers growing in the lawn, or harmless weeds such as dandelions, plantains or others that are not noxious or invasive.
Maintenance of lawns, as defined, could then be enforced under the existing Section 27.05(2)(f)1

3) **Any herbaceous vegetation that is not turf lawn should be considered "garden". The only restrictions put on gardens should be that they comply with Madison's existing Noxious Weed Ordinance and Terrace Treatment Policy, and the previously mentioned Section 27.05(2)(f)1.** We recognize the value of safe and sanitary maintenance of properties in the City. We believe that homeowners may choose how to manage the garden areas on their property, and that the above policies are adequate to meet those goals.

4) If desired or needed, there may be a definition of, and an allowance for, increasingly popular lawn-like plantings that might be better described as "alternative lawns" (aka "No Mow Lawns", "sedge lawns", etc). Many versions of these will typically include sod-forming, fine fescues (*Festuca* spp.) that are *not native* to North America, but are not invasive, but they all generally maintain a height under 12", and require little-to-no mowing.

These tend to have a more 'natural' appearance, lower maintenance requirement, and many environmental benefits compared to turf lawn and should be encouraged. However, there may be some initial challenges in differentiating these from overgrown turf lawns. We would be happy to collaborate with the City to better define these types of spaces and ensure that these plantings are supported by our local ordinances.

Conclusion:

We feel that the above should sufficiently correct the issues with the current "Natural Lawn" ordinance. However, we understand that those tasked with enforcing these regulations may have concerns about how to enforce these or if they serve the purpose of ensuring that properties are maintained properly. We would be happy to engage in discussion with City staff, elected officials and other concerned parties, bringing our knowledge of native plants, weed management, and gardening to the table to develop a new ordinance that is is clear, practicable, and that promotes the unhindered use of native Wisconsin plants on private properties in Madison.

Lastly, we would like to share some recommendations about how the City of Madison could promote better environmental stewardship on both public and private property. We are excited to talk with you about:

- Updating the Noxious Weed Ordinance. This may provide a better way to address unmaintained properties, particularly if the list is broadened and better defined.
- Directly mandating that native plants (non-cultivar) be the primary choice for use in City projects.
- Requiring planting of native plants (non-cultivar) as part of new residential and commercial developments.
- Restricting harmful practices such as lawn broadleaf herbicide application (especially 2,4-D), neonicotinoid pesticides, etc.
- Educational outreach to teach Madison residents how to grow successful native landscaping while staying within code.
- Other concrete efforts to support pollinators and wildlife.

Written by:
Wild Ones - Madison
City Ordinance Committee
6/27/24

Wild Ones - Madison
Madison, WI
https://madison.wildones.org/
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City of Madison

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

Master

File Number: 83632

File ID:	83632	**File Type:** Ordinance	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Attorney's Office
			File Created Date : 05/24/2024
File Name:	Large Item Collection & Electronic Waste Recycling Ordinance		**Final Action:**

Title: Amending Section 10.18 and 1.08(3)(a), and creating Section 27.05(2)(dd) of the Madison General Ordinances to update the City's large item collection and electronic waste recycling ordinances, and to update the bond schedule accordingly.

Notes: 6872LargeItemElectronicsPickup

	CC Agenda Date: 07/02/2024
	Agenda Number: 79.
Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole, Derek Field And Sabrina V. Madison	**Effective Date:**
Attachments: 83632 Body, 83634 - Large Item & Electronics Resolution	**Enactment Number:**
Author: Doran Viste	**Hearing Date:**
Entered by: mglaeser@cityofmadison.com	**Published Date:**

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/28/2024	Michael Haas	Approved as to Form	6/13/2024
1	2	5/28/2024	Robert Mulcahy	Approve	6/17/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/24/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Board of Public Works (6/26/24), Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Finance Committee (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	BOARD OF PUBLIC WORKS	06/26/2024		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.						
	Notes: Additional referrals to Building Code, Fire Code, Conveyance Code and Licensing Appeals Board, Finance Committee						

1	BOARD OF PUBLIC WORKS	06/05/2024	Refer	FINANCE COMMITTEE	06/10/2024

Action Text: This Ordinance was Refer to the FINANCE COMMITTEE

1	BOARD OF PUBLIC WORKS	06/05/2024	Refer	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024

Action Text: This Ordinance was Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

1	FINANCE COMMITTEE	06/10/2024	Return to Lead with the Following Recommendation(s)	Pass

Action Text: A motion was made by Verveer, seconded by Rummel, to Return to Lead with the Following Recommendation(s) to the BOARD OF PUBLIC WORKS: re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24. The motion passed by the following vote:

Notes: Re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24.

Ayes: 4 Tag Evers; Marsha A. Rummel; Michael E. Verveerand Satya V. Rhodes-Conway

Noes: 3 Yannette Figueroa Cole; Sabrina V. Madisonand Jael Currie

1	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	06/26/2024

Action Text: A motion was made by George C. Hank III to recommend approval for adoption to the Common Council; seconded by Darrel D. Feucht. The motion passed on a unanimous voice vote with Louis J. Olson abstaining.

1	BOARD OF PUBLIC WORKS	06/26/2024	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Ald Guequierre, seconded by Kliems, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: Re-refer to Finance Committee (7/8/24) and Board of Public Works (7/10/24) - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: A motion was made by Ald Guequierre, seconded by Kliems, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: Re-refer to Finance Committee (7/8/24) and Board of Public Works (7/10/24) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83632

Fiscal Note

The proposed resolution amends the City's large item collection and electronic waste recycling ordinances with a proposed effective date of November 1, 2024. The proposed changes clarify the City's utilization of a work order system, unauthorized disposal of large items on terraces, and electronic waste recycling policy. Under the proposed change, the City will no longer provide large item pickup for residential buildings with 8 or more units. This proposed change will reallocate one-quarter of a Streets position ($17,500) and provide an estimated savings in tipping fees ($2,500). Additionally, the proposed ordinance changes includes establishing penalties for violating the ordinance. At this time, the fiscal impact from these penalties is not possible to calculate.

Title

Amending Section 10.18 and 1.08(3)(a), and creating Section 27.05(2)(dd) of the Madison General Ordinances to update the City's large item collection and electronic waste recycling ordinances, and to update the bond schedule accordingly.

Body

DRAFTER'S ANALYSIS: This ordinance makes several changes to update the City's ordinances regarding large item collection and the City's electronic waste recycling program. Historically, the City provided broad large item collection services across the City and utilized a sticker system for the collection, disposal and recycling of certain large items and electronic waste. However, the City no longer provides this broad service and now utilizes a work order system to make this program more efficient. In addition, while properties not receiving City refuse collection services are supposed to provide their own large item collection, some properties have not been doing this, leading to the unauthorized disposal of large items on the terraces, creating hazardous and blighting conditions that can be a negative influence on a neighborhood. A companion resolution approving the City's Large Item Collection and Electronic Waste Recycling Policy, File No. 83634, will be considered contemporaneously with this ordinance.

This ordinance repeals existing language in Sec. 10.18(11) regarding appliance disposal, as that is now part of the large item collection provisions. The large item collection language in renumbered 10.18(11) is being updated to reflect current operations, and to expressly prohibit the placement of large items on the terrace contrary to the City's Large Item Collection Policy. The electronic waste recycling language in renumbered 10.18(12) is being updated to better reflect current state law and to make it clear that these items are not for curbside collection, but must be recycled consistent with the City's Electronic Waste Recycling Policy. Section 10.18(13)(e)5 is being created to establish penalties for violating these updated provisions so that additional enforcement options are available to ensure compliance with the Ordinances and the Policies and hopefully encourage use of the work order system, while eliminating unauthorized large item disposal on the terraces. Additionally, Section 27.05(2)(dd) is being added to the property maintenance code to provide the Building Inspection Division with the ability to directly address the placement of large items on the terrace contrary to the Policy. Sec. 1.08(3)(a) is being amended to add a bond schedule for violations associated with these updated and new ordinances. Finally, this ordinance will go into effect on November 1, 2024 to allow certain multi-family developments sufficient time to arrange for private large item disposal for their tenants.

****

Please see Legistar File No. 83632 Body in Attachments.

Legistar File No. 83632 Body

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****

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

1. Subsection (11) entitled "Appliance Fees" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is repealed.

2. Subsection (12) entitled "Large Item Fees" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is renumbered to Subsection (11) and amended as follows:

"(~~12~~11) Large Item Fees.

(a) The Streets Division offers curbside large item collection pursuant to the City's Large Item Collection Policy. For the purposes of this subsection, large items are items that are too large to fit into City provided receptacles but are meant for disposal, either as waste or recycling. Large items include such things as furniture, mattresses, appliances, certain remodeling or construction debris, and tires. Large items do not include electronics, which are subject to Sub. (12).

(~~a~~b) No large item shall be placed on any terrace or curbside for collection contrary to the City's Large Item Collection Policy ~~by the City unless the large item bears a large item sticker issued by the Street Superintendent~~. Every property owner shall be responsible for maintaining all of their property, along with the terrace area adjacent thereto, in accordance with this subsection. Fees for such large item collection ~~stickers~~ shall be set by the Street Superintendent.

(~~b~~c) The Street Superintendent shall cause all large items which have been placed at curbside or on the terrace of properties contrary to the City's Large Item Collection Policy ~~without a large item sticker~~ to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627."

3. Subsection (13) entitled "Electronics" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is renumbered to Subsection (12) and amended as follows:

"(~~13~~12) Electronics.

(a) Wis. Stat. § 287.07(5) and § 287.17, and regulations and guidelines adopted by the Wisconsin Department of Natural Recourses, prohibit the disposal of certain electronic waste, including ~~No~~ televisions, ~~computer monitors, laptop or desktop~~ computers, ~~or CPUs may~~ printers, monitors, computer accessories, video players, and cell phones. Such items must be recycled and cannot be placed or kept on any terrace or curbside for collection by the City. Every owner shall be responsible for maintaining all their property in accordance with this subsection. ~~Televisions, computer monitors, laptop or desktop computers, or CPUs~~ Such electronic waste must be disposed of at an authorized recycling deposit site or in any other lawful manner, consistent with State law. No person shall deposit such recyclables at any authorized recycling center or deposit site while the site is closed. No ~~televisions, computer monitors, laptop or desktop computers, or CPUs~~ electronic waste shall be deposited at an authorized public recycling site contrary to the City's Electronic Recycling Policy. ~~unless the item bears a fee sticker issued by the Street Superintendent. Fees for such stickers~~ Appropriate recycling fees for these items shall be set by the Street Superintendent.

(b) The Street Superintendent shall cause all ~~televisions, computer monitors, laptop or desktop computers, or CPUs which have been~~ electronic waste placed at curbside or on the terrace contrary to this Subsection to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report

the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627."

4. Subsection (14) entitled "Penalty" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is renumbered to Subsection (13).

5. Subdivision (e) of Subsection (13) entitled "Penalty" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is created as follows:

"(e) Any person who violates Subsections (11) or (12) shall be subject to a forfeiture of not less than fifty dollars ($50) nor more than two hundred dollars ($200) for the first offense, not less than two hundred dollars ($200) nor more than five hundred dollars ($500) for the second offense, and not less than five hundred dollars ($500) nor more than one thousand dollars ($1000) for the third and any subsequent offense."

6. Subsection (15) entitled "Severability" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances is repealed.

7. Subdivision (dd) entitled "Large Items on Terrace" of Subsection (2) of Section 27.05 entitled Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is created as follows:

"(dd) Large Items on Terrace. Large items, as that term is defined in Sec. 10.18(11)(a), may not be placed on the terrace, except temporarily, contrary to the City's Large Item Collection Policy. Property owners are responsible for the removal of such items."

8. Subdivision (a) of Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating and amending therein the following:

"Offense	Ord. No./Adopted Statute No.	Deposit *
Depositing large items without approval at curb/terrace	10.18(11)	$100, 1st $300, 2nd $500, 3rd $1,000, 4th+
Improper disposal of electronic waste	10.18(12)	$50, 1st $200, 2nd $500, 3rd+
Large items on terrace	27.05(2)(dd)	$100, 1st $200, 2nd"

EDITOR'S NOTE: New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

9. This ordinance will go into effect on November 1, 2024.

EDITOR'S NOTES:
Section 10.18(11) entitled "Appliance Fees" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances currently reads as follows:

"(11) Appliance Fees.
(a) No appliance shall be placed on any terrace or curbside for collection by the City unless the appliance bears an appliance sticker issued by the Street Superintendent. Every owner shall be responsible for maintaining all her/his property in accordance with this subsection. Fees for such appliance stickers shall be set by the Street Superintendent.
(b) The Street Superintendent shall cause all appliances which have been placed at curbside or on the terrace without an appliance sticker to be removed and disposed of properly. The Street Superintendent shall keep an accurate account of the expenses thereof and report the same to the Finance Director, who shall annually prepare a statement of the expenses so incurred in front of or on each lot or parcel of land and report the same to the City Clerk, and the amount therein charged to each lot or parcel of land shall be entered by said Clerk in the tax roll as a special charge against said lot or parcel of land, and the same shall be collected in all respects like other special charges upon real estate under Wis. Stat. § 66.0627."

Section 10.18(15) entitled "Severability" of Section 10.18 entitled "Collection of Refuse and Recycling of Waste" of the Madison General Ordinances currently reads as follows:

"(15) Severability. Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected."

City of Madison

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

Master

File Number: 83634

File ID:	83634	**File Type:** Resolution	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Attorney's Office
			File Created Date : 05/24/2024
File Name:	Large Item Collection & Electronic Waste Recycling Resolution		**Final Action:**

Title: Approving the Large Item Collection and Electronic Waste Recycling Policy.

Notes: LargeItemElectronicsPickup

		CC Agenda Date:	06/04/2024
		Agenda Number:	80.
Sponsors:	Satya V. Rhodes-Conway, Yannette Figueroa Cole, Derek Field And Sabrina V. Madison	**Effective Date:**	
Attachments:	Large Item and Electronic Waste Policy, 83632 - Large Item & Electronics Ordinance	**Enactment Number:**	
Author:	Doran Viste	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/28/2024	Robert Mulcahy	Approve	6/13/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/24/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (6/26/24), Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board (6/18/24), Finance Committee (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	BOARD OF PUBLIC WORKS	06/26/2024		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.						
	Notes: Additional referrals to Building Code, Fire Code, Conveyance Code, and Licensing Appeals Board, Finance Committee						

1	BOARD OF PUBLIC WORKS	06/05/2024	Refer	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	

Action Text: This Resolution was Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

1	BOARD OF PUBLIC WORKS	06/05/2024	Refer	FINANCE COMMITTEE	06/10/2024	

Action Text: This Resolution was Refer to the FINANCE COMMITTEE

1	FINANCE COMMITTEE	06/10/2024	Return to Lead with the Following Recommendation(s)	BOARD OF PUBLIC WORKS	06/26/2024	Pass

Action Text: A motion was made by Verveer, seconded by Rummel, to Return to Lead with the Following Recommendation(s) to the BOARD OF PUBLIC WORKS: re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24. The motion passed by the following vote:

Notes: Re-refer to Finance Committee on 7/8/24 and Common Council on 7/16/24

Ayes: 4 Tag Evers; Marsha A. Rummel; Michael E. Verveerand Satya V. Rhodes-Conway

Noes: 3 Sabrina V. Madison; Jael Currieand Yannette Figueroa Cole

1	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	06/18/2024	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	06/26/2024	

Action Text: A motion was made by George C. Hank III to recommend approval for adoption to the Common Council; seconded by Sean B. Size The motion passed on a unanimous voice vote.

1	BOARD OF PUBLIC WORKS	06/26/2024	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER			Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: e-refer to Finance Committee (7/8/24) and Board of Public Works (7/10/24)- REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: A motion was made by Ald. Guequierre, seconded by Clausius, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS: e-refer to Finance Committee (7/8/24) and Board of Public Works (7/10/24)- REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83634

Fiscal Note

The proposed resolution amends the City's large item collection and electronic waste recycling ordinances with a proposed effective date of November 1, 2024. The proposed changes clarify the City's utilization of a work order system, unauthorized disposal of large items on terraces, and electronic waste recycling policy. Under the proposed change, the City will no longer provide large item pickup for residential buildings with 8 or more units. This proposed change will reallocate one-quarter of a Streets position ($17,500) and provide an estimated savings in tipping fees ($2,500). Additionally, the proposed ordinance changes includes establishing penalties for violating the ordinance. At this time, the fiscal impact from these penalties is not possible to calculate.

Title

Approving the Large Item Collection and Electronic Waste Recycling Policy.

Body

Under RES-10-00362, Legistar File No. 17693 and the adopted Resource Recovery Special Charge Policy, RES-22-00399, Legistar File No. 71186, the Streets Division's collection of refuse and recycling is generally restricted to multi-family buildings of 8 units and fewer,

although some small commercial properties and larger residential properties are provided refuse and recycling services as well. Historically, the City of Madison's Streets Division provided large item collection services through a combination of dedicated collection routes, a sticker program, and drop-off sites open to City residents. Due to inherent inefficiencies in that arrangement, and the updated service criteria, the Streets Division no longer operates dedicated large item collection routes and instead uses a work order system to manage its large item collection program. The Streets Division is also tasked with providing large item pick up during student moving days and in response to nuisance complaints. In order to continue to effectively provide large item collection services to its core customer base, and to ensure that non-customers are effectively managing their own waste and recycling needs, it is necessary to create and implement a large item collection policy.

In addition, State law prohibits the disposal of certain electronic waste, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones. Such items must be recycled at authorized recycling sites and cannot be placed or kept on any terrace or curbside for collection by the City. The City does offer public recycling sites for this purpose, and has historically charged for this e-recycling service, when necessary, through sticker fees. In order to continue to effectively provide electronic waste recycling services, it is also necessary to create an implement an electronic waste recycling policy.

As a companion to this resolution, an ordinance update (File No. 83632) is also under consideration that would tie large item and electronic waste requirements and enforcement efforts to this policy.

WHEREAS, the Streets Division provides refuse and recycling services to City properties, consistent with enacted and adopted City ordinances, resolutions and policies. Among the services provided include large item collection and electronic waste recycling; and,

WHEREAS, over time, the City's large item collection and electronic waste recycling programs have adapted to better meet the City's needs; and,

WHEREAS, the Streets Division has prepared the attached Large Item Collection and Electronic Waste Recycling Policy for consideration by the Council, which policy reflects the City's current operations.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves the Large Item Collection and Electronic Waste Recycling Policy as prepared by the Streets Division, which policy is attached hereto.

BE IT FURTHER RESOLVED, that minor changes to this Policy may be made periodically by the Streets Superintendent, with the approval of the Board of Public Works.

Large Item Collection and Electronic Waste Recycling Policy of the City of Madison

Approved on _____, 2024[1]

Background

In the City of Madison (the "City"), large item collection has historically been handled by the City's Streets Division through a combination of dedicated collection routes, a sticker program, and drop-off sites open to City residents. Due to inherent inefficiencies in that arrangement, the Streets Division no longer operates dedicated large item collection routes and instead uses a work order system to manage its large item collection program. The Streets Division is also tasked with providing large item pick up during student moving days and in response to nuisance complaints. In order to continue to effectively provide this service to its core customer base, and to ensure that non-customers are effectively managing their own waste and recycling needs, it is necessary to create and implement this large item collection policy.

Wis. Stat. § 287.07(5) and § 287.17, and regulations and guidelines adopted by the Wisconsin Department of Natural Recourses, prohibit the disposal of certain electronic waste, including televisions, computers, printers, monitors, computer accessories, video players, and cell phones. Such items must be recycled at authorized recycling sites and cannot be placed or kept on any terrace or curbside for collection by the City. The City does offer public recycling sites for this purpose, and has historically charged for this e-recycling service, when necessary, through sticker fees.

The purpose of this Large Item Collection and Electronic Recycling Policy (the "Policy") is to define the large item collection services of the City of Madison Streets Division (what items are covered, what properties are eligible, who has to pay fees), as well as the general guidelines users of the large item collection service must follow in order to use this service. Under this Policy, Customers will be provided large item collection services through the work order system. Non-Customers will need to arrange for large item collections separately, similarly to how their refuse and recycling is already handled. Non-Customers may not use the work order system. This Policy also addresses electronic waste recycling.

Defining Properties to Be Provided Large Item Collection Services

Under City Resolution (RES-10-00362, Legistar File No. 17693) and the adopted Resource Recovery Special Charge Policy (RES-22-00399, Legistar File No. 71186), the Streets Division's collection of refuse and recycling is generally restricted to multi-family buildings of 8 units and fewer, although some small commercial properties and larger residential properties are provided refuse and recycling services as well.

For the purposes of this Policy, properties provided curbside refuse and/or recycling services by the Streets Division, single or two-family residential properties on private drives or carriage lanes, or other properties as determined by the Streets Superintendent, are "Customers", while properties that are not serviced by the Streets Division with refuse or recycling collection carts are "Non-Customers".

[1] Policy was approved by the Common Council by RES-24-_____, File No. _____, on _____, 2024.

Defining "Large Item"

A large item is considered to be an item meant for disposal, either as waste or for recycling, that is too large to be placed into a collection cart, or otherwise cannot be placed into one due to certain handling restrictions or the items may require a fee for disposal.

Large items can include furniture, lumber, bicycles, pianos, carpeting, fencing, mattresses, appliances, and many other items.

Large items do not include:

- bundles of excess cardboard;
- brush;
- electronics waste such as televisions, computers, printers, gaming systems, and similar electronics items that are required to be recycled by the Wisconsin Department of Natural Resources;
- overflow bags of trash that do not fit into a full curbside collection cart; and,
- loose debris/trash small enough to be placed into a collection cart for proper disposal.

Large Item Collection Process

Work Orders Required

In order to effectively manage the collection of large items across the City, Customers seeking large item collection services must first fill out a work order that provides the Streets Division with the list of items that need collection and the address and location of the items. The form also asks for contact information regarding who is completing the form.

The form can be completed online at www.cityofmadison.com/LargeItemWorkOrder or by following the link at www.cityofmadison.com/LargeItem.

Customers can also contact the Streets Divisions offices over the phone or in person for assistance in setting up the collection.

Customers choose the items that need collecting from the options in the work order form.

Work orders should reasonably account for the items placed at the curb for Streets Division crews to collect. Items may be left behind at the curb if they do not match the work order.

Some large items, like appliances, may have an additional charge Customers will need to pay. Items requiring a fee from must be on the work order without exception.

More details regarding large item fees can be found later in this policy document. The work order system handles the payment of these fees.

Importance of Work Orders

The Streets Division uses the work orders for two important functions in performing large item collection:

- Items in the work order determine which collection vehicle responds to the property to collect the material. Large item collection is actually performed by two separate crews. One to collect

items destined for landfill disposal and a second to collect items for recycling, such as metal and appliances.

- The number of work orders received in a given week also helps determine staffing levels.

Non-Customers

Non-Customers cannot use the work order system for large item collection as curb-side large item collection service will not be provided to these properties. Instead, Non-Customers are required to arrange for large item collections separately, similarly to how their refuse and recycling is handled. A Non-Customer may temporarily use the terrace area adjacent to the property to store large-items for private collection purposes, but such items shall not be placed in the terrace area adjacent to the property for longer than 24 hours for this purpose.

Streets Division Large Item Collection Guidelines

When items subject to a work order are set out for collection, Customers are expected to follow the below guidelines in order to receive service from the Streets Division.

Failure to follow these guidelines may result in the items not being collected.

- Items must be stacked neatly on the right of way space in front of the home in the work order.
    - *Exception*: Some addresses may place items in locations other than directly in front of their homes, such as a home is on a corner or in those accessed only by private drives that cannot be used by the Streets Division. In these situations, the work order must clearly indicate where the items will be placed so crews will know where to collect them.
- Metals, appliances, and other recyclable large items must be placed out for collection separate from non-recyclable items such as furniture or carpeting.
- Items must be placed at least four feet away from obstructions such as utility poles, electrical boxes, street signs, fire hydrants, and other objects that can interfere with collection.
    - Items should not be placed underneath low wires or low branches
- Items longer than 8 feet in length will not be collected as they cannot be reasonably expected to fit into the collection trucks.
- All previously defined guidelines must also be followed. These include:
    - Items out for pickup must meet the definition of large item;
    - Work orders must reasonably represent what it placed out for collection; and,
    - The items must be placed out for collection on the set out date selected.

Large Item and Electronics Fees

The Streets Division Superintendent may set fees and their rates for certain large items and electronics in accordance with MGO 10.18.

The Streets Division will keep current a list of all items requiring a fee on the Streets Division's large item website (www.cityofmadison.com/LargeItem).

The items requiring a fee may fall into of the following conditions:

- Items causing the Streets Division to incur additional costs to process items for recycling due to special handling requirements (i.e., air conditioners, dehumidifiers, refrigerators, fluorescent light fixtures, tanning beds, microwaves, computers, televisions, etc.);
- Items requiring special collection consideration (i.e., hot tubs, boats, large medical devices, etc.);
- Items previously charged in the large item collection program (lawnmowers, gas grills, etc.).

Paying for Large Item Collection and Electronics Recycling Fees

Currently, large item collection fees can be paid online via the large item work order system, over the phone by contacting the Streets Division offices, in person at the Streets Division offices, or by mailing in a check made payable to the City Treasurer's office.

As payment technology with the City changes, the ability to pay the necessary fees in different ways may also change.

The Streets Division will keep the payment options current on the Streets Division's large item website.

Drop-off Site Fees vs. Curbside Collection Fees

If a fee is required for a large item, curbside collection fees are paid when a large item work order is scheduled via the work order system.

Before an item that requires a fee is taken to drop-off site, the resident must first pay the necessary fee, receive a fee sticker, and then affix the sticker to the item.

Information regarding the process for paying fees will be kept current on the large item website and the drop-off site pages.

Refund Policy

There are no refunds for curbside collection fees.

Refunds can be granted when a fee sticker is returned unused to a Streets Division office.

Fees for Recycling Large Items and Electronics

Definitions

Customers who receive recycling collection services from the City of Madison Streets Division pay the Resource Recovery Special Charge (RRSC), which charge is imposed to collect the City's costs to provide recycling services to the property. For the purposes of this Policy, Customers who pay the RRSC are "Ratepayers", and any other property or resident that does not pay the RRSC is a "Non-Ratepayer".

Ratepayers

If the RRSC rate includes sufficient funding to cover costs associated with the recycling of certain large items or electronics, Ratepayers will not be required to pay additional fees to cover said costs for the recycling of these recyclable large items or electronics.

For example, if the RRSC rate includes covering the costs for appliance or electronics recycling, Ratepayers would not be required to pay any additional fee, such as a fee sticker, to recycle a washing

machine through curb side collection, or to bring a television, computer, or similar device to a City public recycling site.

Should the RRSC stop providing the funding to cover certain recycling costs of large items or electronics items, then the Ratepayers may need to pay the necessary fees to recycle these items unless these costs are recovered elsewhere in the budgeting process.

Non-Ratepayers

Non-Ratepayers do not provide funding for recycling services through the RRSC. Since they do not contribute to the RRSC, they cannot receive benefits provided by RRSC funding.

Thus, if a Non-Ratepayer is eligible for large item collection under this Policy, or if they bring a large item or electronic waste to a drop-off site, the Non-Ratepayer is required to pay any applicable fee for the item which would otherwise be covered by RRSC funding.

August Student Moving Days

The August Moving Days will not be affected by this Policy.

The annual services provided in response to the significant number of Madison residents moving simultaneously in the beginning weeks of August will continue within the Student Move Out Area as it has in years prior.

During the first weeks of August, the Streets Division will perform extra collection of materials in the defined Student Move Out Area. The Streets Division will empty trash and recycling carts, and they will collect large items, without the need for work orders.

Student Move Out Area

This area has been traditionally defined as ranging from the Yahara River to neighborhoods near the Camp Randall football stadium.

A map defining the boundaries of the Student Move Out Area will be kept current on the Moving Days website, www.cityofmadison.com/MovingDays.

Unscheduled Collections in Areas Served by Neighborhood Resource Teams

The Streets Division has a service level goal of providing weekly unscheduled collections in neighborhoods served by Neighborhood Resource Teams in approximately 75% of the weeks of the year.

Why Provide Elevated Level to NRT-Served Neighborhoods

Neighborhoods served by NRTs tend to see high turnover rates from residents. As a result, large items are frequently at the curb. In an effort to keep these neighborhoods welcoming and uncluttered, regular unscheduled collection is a service level goal.

Weekly Collection Not Guaranteed in the NRT Area

Due to a variety of reasons, from shortened holiday weeks to severe winter weather to equipment availability issues, the Streets Division may not be able to provide weekly collections.

Work Orders Encouraged in NRT Areas

Residents in NRT areas should still create large item work orders for material that needs collection. The unscheduled sweeps are a supplementary service designed to help these traditionally challenged neighborhoods.

Enforcement and Non-Customer Services

Unauthorized placement of large items in the terrace contrary to this Policy is a property maintenance issue under MGO Sec. 27.05(2)(dd). The Streets Division will work with Building Inspection to encourage compliance with this Policy.

Customers

If large items are placed at the terrace adjacent to a Customer's property contrary to this Policy, the Streets Division will work with Building Inspection on trying to get the Customer to properly complete a work order for the items. The Streets Division may collect large items from the terrace adjoining a Customer's property without a work order, although the Customer may be subject to the issuance of a citation for this service.

Non-Customers

Non-Customers are required to provide their own private large-item collection services to meet their property's needs, and the work order process for large item collection is not available to Non-Customers. Building Inspection will work with Non-Customers to ensure compliance with this Policy and effective and timely private collection of large items. Except as noted above for work associated with student moving days and within NRT-served neighborhoods, if the Streets Division collects large-items from the terrace adjoining a Non-Customer's property, the Non-Customer will be subject to the issuance of a citation for this service and a special charge to recover the City's cost to provide this service.

City of Madison

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

Master

File Number: 81487

File ID:	81487	**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 July 2, 2024. See attached report for list of operators.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	81.
Sponsors:		**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	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 81487

Title

Report of Operator License Applications July 2, 2024. See attached report for list of operators.

City of Madison

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

Master

File Number: 83975

File ID:	83975	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	06/17/2024
File Name:				**Final Action:**	

Title: Scrap and Recycling Collector
Dane County Junk Removal, LLC
2775 LaRue Field Ln
Town of Sun Prairie

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	82.
Sponsors:		**Effective Date:**	
Attachments:	LICRCY-2024-00200 Revised Application.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	06/17/2024	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 83975

Title

Scrap and Recycling Collector
Dane County Junk Removal, LLC
2775 LaRue Field Ln

Town of Sun Prairie

Scrap/Recycling License Application

☐ Solid Waste Hauler, Scrap/Recycling Business, Motor Vehicle Salvage
☑ Collector of Scrap/Recycling
☐ Motor Vehicle Storage (up to 3 vehicles outside)

License # LICRCY-2024-00200

Pursuant to Madison General Ordinance 9.21 and 9.22

	OFFICE USE ONLY	
	FEE PAID	*FINGER PRINTS DONE*
State Seller's Permit ID Number SERVICE		
Corporation/LLC/Partnership/Individual applying for License (Each manager needs to complete a fingerprint form and be fingerprinted by MPD.) DANE COUNTY JUNK REMOVAL LLC		

Business Address
2775 LARUE FIELD LN SUN PRAIRIE, WI 53590

Mailing Address
P.O. BOX 8204 MADISON, WI 53706

Managers (names):
TERRENCE TOMPKINS

Trade Name (doing business as)
DANE COUNTY JUNK REMOVAL LLC

Business Phone	**Business e-mail address**
(608) 957-3457 OR (608) 235-9949	DANECOUNTYJUNKREMOVAL@YAHOO.COM

Business to be conducted:
JUNK REMOVAL, PAINTING AND INTERIOR DEMOLITION

Articles and merchandise to be handled on premises:

Source of waste hauled:
☑ **Apartments** ☑ **Commercial/Retail** ☐ **Industrial** ☐ **Other, specify** _____

DNR permit number (Not applicable for scrap yards or recycling yards):

Anticipated location of disposal facilities:
DANE COUNTY LANDFILL

--- over ---

How much trash do you anticipate collecting in the City of Madison in the next 12 months?

10,000 LBS

How much yard waste do you anticipate collecting in the City of Madison in the next 12 months?

5,000 LBS

How much recycling do you anticipate collecting in the City of Madison in the next 12 months?

5,000 LBS

List trucks, trailers, or other vehicles operating in the City of Madison, at least part time:
Attach additional sheet if necessary.

Year	Make & Model	License Plate	VIN	Owner	Clerk's Office Permit #
1999	FORD ECONOLINE	DH 36915	1FDWE37L6XHB49896	DANE COUNTY JUNK REM	

Have you ever had a license of this type revoked, or license renewal refused?

☑ **No** ☐ **Yes – Year** _____ **Municipality and State** _____

I declare under penalties of law that the information provided on this application is true and correct to the best of my knowledge and belief.

Subscribed and Sworn to before me:
this 29th day of April, 2024

(Clerk/Notary Public)

My commission expires 6/30/2025

License Applicant

JAMES VERBICK
NOTARY PUBLIC
STATE OF WISCONSIN

City of Madison

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

Master

File Number: 83546

File ID:	83546	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	05/21/2024
File Name:	Adopting the 2025 Common Council Meeting Dates			**Final Action:**	
Title:	Adopting the 2025 Common Council Meeting Dates				
Notes:					
				CC Agenda Date:	07/02/2024
				Agenda Number:	83.
Sponsors:	Yannette Figueroa Cole And John W. Duncan			**Effective Date:**	
Attachments:	2025 visual calendar052124.pdf, 2025 Common Council Meeting Schedule.pdf, Updated 2025 Common Council Meeting Schedule.pdf			**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com			**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/22/2024	Elizabeth York	Approve	6/11/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	05/21/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council Executive Committee (6/18/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/04/2024	Refer	COMMON COUNCIL EXECUTIVE COMMITTEE		06/18/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.					

1	COMMON COUNCIL EXECUTIVE COMMITTEE	06/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Duncan, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 83546

Fiscal Note

No fiscal impact.

Title

Adopting the 2025 Common Council Meeting Dates

Body

WHEREAS, MGO 2.01(1) states, “The Council will establish the meeting dates for all meetings by resolution and post the schedule at least annually, and may modify meeting dates for holidays and elections”; and,

WHEREAS, to ensure availability of City staff throughout agencies who are essential in preparing files for meetings, the schedule avoids dates with City offices closed on the 4th and 3rd business days prior to the meeting; and,

WHEREAS, the Common Council Executive Committee (CCEC) reviewed the proposed Common Council meeting dates and times at their meeting on June 18, 2024; and,

WHEREAS, pursuant to MGO 2.01(4), no Common Council meetings are proposed for the following:

- New Year's Day (January 1, 2025)
- Martin Luther King, Jr. Day (January 20, 2025)
- Spring Primary election (February 18, 2025)
- The evening before (March 29, 2025) and the day of Eid Al-Fitr (March 30, 2025)
- Spring election (April 1, 2025)
- From sunset at the beginning of Passover (April 12, 2025) to sundown at the end of the second day (April 13, 2025)
- Memorial Day (May 26, 2025)
- The evening before (June 6, 2025) and the day of Eid Al-Adha (June 7, 2025)
- Juneteenth (June 19, 2025)
- Independence Day (July 4, 2025)
- Labor Day (September 1, 2025)
- From sunset at the beginning of Rosh Hashanah (September 22, 2025) to nightfall at the end of Rosh Hashanah (September 24, 2025)
- From sunset at the beginning of Yom Kippur (October 1, 2025) and the day of Yom Kippur (October 2, 2025)
- Thanksgiving Day (November 27, 2025)
- Ho-Chunk Day (November 28, 2025)
- Christmas Eve (December 24, 2025)

- Christmas Day (December 25, 2025)
- New Year's Eve (December 31, 2025)

WHEREAS, the following is the schedule of Common Council meeting dates and times for 2025 (all meetings start at 6:30 p.m. unless otherwise noted):

- Tuesday, January 14, 2025
- Tuesday, January 28, 2025
- Tuesday, February 11, 2025
- Tuesday, February 25, 2025
- Tuesday, March 11, 2025
- Tuesday, March 25, 2025
- Tuesday, April 15, 2025
- Tuesday, May 6, 2025
- Tuesday, May 20, 2025
- Tuesday, June 3, 2025
- Tuesday, June 17, 2025
- Tuesday, July 1, 2025
- Tuesday, July 15, 2025
- Tuesday, August 5, 2025
- Tuesday, September 2, 2025
- Tuesday, September 16, 2025
- Tuesday, October 7, 2025
- Tuesday, October 28, 2025
- 2026 Budget Deliberations (please note dates/times)
    - Tuesday, November 11, 2025, at 5:30 p.m.
    - Wednesday, November 12, 2025, at 5:30 p.m. (if needed)
    - Thursday, November 13, 2025, at 5:30 p.m. (if needed)
- Tuesday, November 25, 2025
- Tuesday, December 9, 2025

NOW, THEREFORE, BE IT RESOLVED that the Common Council approves the above schedule of Common Council meeting dates and times in 2025.

(Note: Full schedule attached to this Legislative File)

2025 Council Calendar

JANUARY

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Prohibited Dates – Elections, Holidays & Observances

Date	Holiday & Event
Jan 1	New Year's Day
Jan 20	Martin Luther King Jr Day
Feb 18	Spring Primary Election
Mar 29	Eid al-Fitr
Mar 30	Eid al-Fitr
Apr 1	Spring Election
Apr 12	Passover
Apr 13	Passover
Apr 18	Good Friday*
Apr 19	Passover*
Apr 20	Passover*
May 26	Memorial Day
Jun 6	Eid al-Adha
Jun 7	Eid al-Adha
Jun 19	Juneteenth
Jul 4	Independence Day
Sep 1	Labor Day
Sep 22	Rosh Hashanah
Sep 23	Rosh Hashanah
Sep 24	Rosh Hashanah
Oct 1	Yom Kippur
Oct 2	Yom Kippur
Nov 27	Thanksgiving Day
Nov 28	Ho-Chunk Day
Dec 24	Christmas Eve
Dec 25	Christmas Day
Dec 31	New Year's Eve
	Council meeting
	Election day
	City holiday, offices closed
	Other observed holiday
*	Holiday **recommended** to avoid (not prohibited)

Common Council meetings scheduled according to requirements in MGO 2.01. Additionally, meetings are scheduled a minimum of 2 weeks apart, on dates with no City of Madison office closures in the 4th and 3rd business days preceding the Council meeting.

Common Council 2025 Meeting Schedule

Contact: (608) 266-4071 or council@cityofmadison.com

DAY	DATE	TIME	ROOM AND LOCATION*
Tuesday	January 14, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	January 28, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	February 11, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	February 25, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	March 11, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	March 25, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	April 15, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	May 6, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	May 20, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	June 3, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	June 17, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	July 1, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	July 15, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	August 5, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	September 2, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	September 16, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	October 7, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	October 28, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	November 11, 2025 (2026 Budget deliberations)	5:30 p.m.	Room 201, City-County Building
Wednesday	November 12, 2025 (2026 Budget, if needed)	5:30 p.m.	Room 201, City-County Building
Thursday	November 13, 2025 (2026 Budget, if needed)	5:30 p.m.	Room 201, City-County Building
Tuesday	November 25, 2025	6:30 p.m.	Virtual
Tuesday	December 9, 2025	6:30 p.m.	Room 201, City-County Building

* Meeting locations determined in accordance with MGO 2.15; room and location as noted unless unavailable

Common Council 2025 Meeting Schedule

Contact: (608) 266-4071 or council@cityofmadison.com

DAY	DATE	TIME	ROOM AND LOCATION*
Tuesday	January 14, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	January 28, 2025	6:30 p.m.	Room 201, City-County Building
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Tuesday	March 25, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	April 15, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	May 6, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	May 20, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	June 3, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	June 17, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	July 1, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	July 15, 2025	6:30 p.m.	Room 201, City-County Building
Tuesday	August 5, 2025	6:30 p.m.	Room 201, City-County Building
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Tuesday	November 25, 2025	6:30 p.m.	Virtual
Tuesday	December 9, 2025	6:30 p.m.	Room 201, City-County Building

* Meeting locations determined in accordance with MGO 2.15; room and location as noted unless unavailable Hybrid unless noted otherwise or altered in accordance with MGO 2.15.

City of Madison

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

Master

File Number: 83877

File ID:	83877	**File Type:**	Ordinance	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	06/10/2024
File Name:	OCA Informed Consent			**Final Action:**	

Title: Creating Section 3.07(3) of the Madison General Ordinances related to Informed Consent to permit the Office of the City Attorney to communicate information related to its representation of the City in order to consult with other attorneys for purposes of collaboration and more effective legal representation.

Notes: 6875InformedConsentOCA

		CC Agenda Date:	06/18/2024
		Agenda Number:	2.
Sponsors:	Satya V. Rhodes-Conway, Yannette Figueroa Cole And Michael E. Verveer	**Effective Date:**	
Attachments:	OCA Memo re Informed Consent x.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	6/10/2024	Michael Haas	Approved as to Form	6/28/2024
1	2	6/10/2024	Elizabeth York	Delegated	
1	3	6/12/2024	Ryan Pennington	Approve	6/14/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/10/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Common Council Executive Committee (7/2/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	COMMON COUNCIL EXECUTIVE COMMITTEE

Action Text: This Ordinance was Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE

Text of Legislative File 83877

Fiscal Note

No City appropriation required.

Title

Creating Section 3.07(3) of the Madison General Ordinances related to Informed Consent to permit the Office of the City Attorney to communicate information related to its representation of the City in order to consult with other attorneys for purposes of collaboration and more effective legal representation.

Body

DRAFTER'S ANALYSIS: Prompted by the American Bar Association Formal Opinion 511 regarding the use of professional listservs, the Office of the City Attorney (OCA) has drafted a proposed amendment to MGO 3.07 to be granted informed consent by the Common Council to permit the OCA to communicate information related to its representation of the City in order to consult with other attorneys for purposes of collaboration and more effective legal representation. The ordinance permits the Common Council to restrict or specify categories of information the OCA is allowed to disclose, and authorizes the Mayor to provide informed consent in specific instances where the Office of the City Attorney deems it necessary to seek it regarding a specific communication. The ordinance also requires that the OCA provides a written reminder of the informed consent provided pursuant to the ordinance to newly-elected and appointed members of the Common Council.

****

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

1. Subsection (3) entitled "Informed Consent" of Section 3.07 entitled "City Attorney" of the Madison General Ordinances is created as follows:

"(3) Informed Consent.

(a) Pursuant to this section, the Common Council provides informed consent for the Office of the City Attorney to share information regarding the Office's representation of the City, including the identity of the City as a client and information which may not be available to the public at the time of release, to the extent necessary for the purposes of consulting and collaborating with other municipal attorneys or legal counsel representing other governmental jurisdictions or other public or private organizations or parties, for the benefit of the City. This informed consent includes but is not limited to participation with legal listservs, joint meetings or conferences with other attorneys, and individual consultations with other attorneys with expertise in the subject matter or legal interests similar to those of the City.

(b) This section shall not provide informed consent for the Office of the City Attorney to release confidential information relating to the representation of the City where communication of the information would disadvantage the City's legal position or where communication of the information is likely to result in that information being conveyed to a party that is adverse to the City in the particular matter related to the information or to that party's legal counsel. In its sole discretion, the Common Council may establish additional restrictions or

conditions related to its informed consent pursuant to this section.

(c) In specific instances where the Office of the City Attorney deems it necessary to seek more specific informed consent regarding communication of information due to the requirements of subsection (b) or due to other obligations of the City Attorney under the rules of professional conduct for attorneys or to other factors or circumstances, the City Attorney may seek such informed consent from the Mayor and the Mayor may, in their sole judgment, determine whether such informed consent may be provided on behalf of the City.

(d) The City Attorney shall include a written reminder of this section and the informed consent provided pursuant to it in the City Attorney's orientation of newly-elected and appointed members of the Common Council."

CITY OF MADISON
OFFICE OF THE CITY ATTORNEY
Room 401, CCB
266-4511

MEMORANDUM

TO: Mayor Satya Rhodes-Conway
Common Council Members

FROM: City Attorney Michael Haas
Law Clerk Nick Orihuela

DATE: June 7, 2024

RE: Informed Consent Related to Communications of Legal Counsel

Short Summary

A recent opinion published by the American Bar Association Ethics and Professional Responsibility Committee regarding the use of professional listservs has prompted the Office of the City Attorney (OCA) to consider the broader practice of consulting with other attorneys on general issues of municipal law or specific legal matters. Based on the ABA opinion as well as the input of State Bar of Wisconsin staff as well as other municipal attorneys, the OCA requests that the Common Council consider providing its informed consent to allow the OCA to communicate information related to its representation of the City to other attorneys when such communication benefit the City and does not disadvantage the City's legal position.

This memorandum outlines the rules of professional conduct related to attorney communications and the considerations and options related to the Council providing its informed consent for such communications. The OCA has drafted a proposed amendment to MGO 3.07 which would provide and document that informed consent.

Discussion

Informed consent is the agreement by a client to a proposed course of conduct after being advised by their attorney of the information, explanations, risks, and reasonable alternatives. Wisconsin Supreme Court Rules (SCR) 20:1:0 (f). Under SCR 20:1.6 subsection (a), lawyers cannot "reveal information relating to the representation of a client unless the client gives informed consent." Similar to the Supreme Court Rules, Wisconsin Statute section 905.03 (2) states that a client has the right to refuse disclosure of confidential communications between the client's lawyer and a lawyer representing another. Madison ordinances currently do not mention or document any level of general or specific informed consent from the City to the OCA.

It has long been a common practice for attorneys within the OCA, as well as municipal attorneys throughout Wisconsin, to engage in communications with other attorneys who have expertise in municipal law or in specific legal matters. This collaboration may take the form of questions posted on a listserv sponsored by the League of Municipalities or

the International Municipal Lawyer Association, presentations or conversations at various conferences or meetings, or one-on-one conversations with individual attorneys who may have encountered similar legal issues or may be involved in litigation similar to matters being handled by the OCA.

Recently, the American Bar Association (ABA) published Formal Opinion 511, which interprets one of its Model Rules of Professional Conduct related to disclosing client information and applies it to an attorney's use of listservs. The Formal Opinion states that "a lawyer participating in listserv groups should not disclose any information relating to the representation that may be reasonably connected to an identifiable client." This includes even the identity of the client and the fact that the attorney represents that client. The prohibition on an attorney's communication of information related to the client applies regardless of whether the information is already publicly known. The Wisconsin Supreme Court has adopted a nearly exact version of the ABA model rule, which applies to Wisconsin attorneys. SCR 20:1.6 (a) (2021-22).

The ABA Model Rule and the Wisconsin rule permit attorneys to disclose information related to a client under certain circumstances. First, attorneys may consult with an attorney outside of their organization in a one-on-one setting if the information is disclosed in an anonymized form or posed as a hypothetical that cannot be connected to an identifiable client. The attorney on the receiving end of the information must also agree that it will not be further disclosed. Second, an attorney may disclose information related to a client and their legal matters if the attorney has obtained the informed consent of the client.

The legitimate concerns targeted by these ethical rules often do not apply to or do not neatly fit the practice of law by governmental attorneys and specifically municipal attorneys in Wisconsin. The identity of our clients is public information, and often our clients' legal issues are, at least in part, also publicly known. Unless a listserv or conference of municipal attorneys can anonymize questions or feedback, any question that a municipal attorney poses or feedback they provide can be connected to their client. This predicament for government lawyers is recognized in the ABA's Formal Opinion. In addition, unlike more general listservs aimed at categories of attorneys, such as those specializing in personal injury or business litigation, it is rare that the City would have a legal dispute with another municipality represented by an attorney on the League's listserv. In such a case, we would not communicate about such a matter on the listserv.

Communicating with other attorneys representing municipalities, other governmental jurisdictions, or even other public or private clients can be a valuable and indispensable benefit to the OCA and the City. Questions are raised, discussed, and answered on professional listservs that other attorneys have previously worked through and who can convey the lessons of their experience. The weekly Zoom call for municipal attorneys hosted by the League of Wisconsin Municipalities is a chance to explore either common legal issues that municipalities are addressing or to find an attorney with expertise in handling a situation that rarely arises. As state legislation is enacted and court decisions are issued, these outlets also allow attorneys to share how their municipalities address

the legal issues related to implementing new laws. Finally, it is not unusual for our office to engage in individual conversations with attorneys who are handling or who have handled similar litigation issues or even have engaged with the same party that our office is dealing with.

These communications and conversations can be very helpful to the work of the OCA and, in turn, benefit the City. Given the wide variety of topics involved in municipal law and its constant change and development, we can leverage the expertise of other attorneys to supplement or fill gaps in our staff's knowledge and experience. Other attorneys can point us to resources, convey practical lessons learned from their experience, and make our work more efficient and effective. Individual attorneys facing the same party or issue in litigation can share information and help brainstorm regarding legal arguments and strategies. OCA attorneys certainly provide feedback and input to our municipal attorney colleagues and, in return, benefit from their expertise in responding to our inquiries.

We have drafted a proposed amendment to MGO 3.07, which would provide and memorialize that the Common Council has provided its informed consent to OCA staff to communicate information related to our representation of the City. Granting this informed consent would assist attorneys by allowing them to continue collaborating with and benefiting from the experience and expertise of other attorneys. It also would protect OCA attorneys from potential complaints filed with the Office of Lawyer Regulation alleging that they have violated one of our rules of professional conduct.

The proposed amendment would prohibit OCA attorneys from communicating information that would disadvantage the City's legal position or would likely result in the information being provided to a party that is adverse to the City or to their attorney. The amendment also authorizes the Mayor to provide informed consent on behalf of the City in specific instances where the OCA seeks guidance. Arguably, the Mayor could provide informed consent on their own as the City's chief executive officer, but in our opinion, the better approach is to involve the Council for both legal and practical reasons.

Finally, the ordinance requires that the OCA include information about the ordinance and the Council's informed consent in its orientation of new alders. This would remind the Council of the level of informed consent it has provided to the OCA and prompt consideration of any changes it may wish to make. The informed consent established by the ordinance amendment may be revisited and/or revoked at any time.

To be clear, the Council is not required to provide its informed consent in this manner which would apply to all communications of the OCA. Providing this general level of informed consent prevents the Council from restricting OCA in its communications with other attorneys regarding City legal matters. It also prevents the Council from considering and determining whether informed consent should be provided in specific legal matters, which it otherwise has a right to do. The Council could withhold its informed consent entirely or put conditions on it related to specific matters or categories of matters. Such restrictions may limit the avenues for the OCA to research issues more efficiently and effectively, but that is a decision for the Council.

City of Madison

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

Master

File Number: 83888

File ID:	83888	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMUNITY SERVICES COMMITTEE
				File Created Date :	06/11/2024
File Name:	Amending the Community Development Division's 2024 Adopted Operating Budget to authorize the use of $80,000 in American Rescue Plan Act Local Fiscal Recovery Funds (ARPA-SLFRF) for the upgrade of the Madison-Area Out-of-School Time (MOST) Program Finder.			**Final Action:**	

Title: Amending the Community Development Division's 2024 Adopted Operating Budget to authorize the use of $80,000 in American Rescue Plan Act State & Local Fiscal Recovery Funds (ARPA-SLFRF) for the upgrade of the Madison-Area Out-of-School Time (MOST) Program Finder. (Citywide)

Notes:

		CC Agenda Date:	06/18/2024
		Agenda Number:	85.
Sponsors:	Satya V. Rhodes-Conway, Jael Currie, Sabrina V. Madison And Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Yolanda Shelton-Morris	**Hearing Date:**	
Entered by:	rschesny@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2024	Maggie McClain	Approve	7/1/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	06/11/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Community Services Committee (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	COMMUNITY SERVICES COMMITTEE		
	Action Text:	This Resolution was Referred to the COMMUNITY SERVICES COMMITTEE				
	Notes:	Additional referral to Finance Committee				
1	COMMUNITY SERVICES COMMITTEE	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	06/24/2024	Return to Lead with the Recommendation for Approval	COMMUNITY SERVICES COMMITTEE		Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the COMMUNITY SERVICES COMMITTEE. The motion passed by voice vote/other.				
	Notes:	Finance Committee note: Budget amendment - 15 VOTES REQUIRED.				

Text of Legislative File 83888

Fiscal Note

The proposed resolution authorizes the reallocation of $80,000 in available ARPA-SLFRF funds. No additional City appropriation required.

A total of $102,181 in unused ARPA-SLFRF funds are currently available in the ARPA - Summer Youth Employment '22 project (Munis project 13985) in the Community Development Division's (CDD) Operating Budget. If adopted, this resolution would authorize the reallocation of $80,000 from this existing project to a new project for the Madison-Area Out of School Time (MOST) Program Finder Upgrade.

Title

Amending the Community Development Division's 2024 Adopted Operating Budget to authorize the use of $80,000 in American Rescue Plan Act State & Local Fiscal Recovery Funds (ARPA-SLFRF) for the upgrade of the Madison-Area Out-of-School Time (MOST) Program Finder. (Citywide)

Body

Background

MOST is a citywide collaboration involving the City of Madison, the Madison Metropolitan School District, Dane County, United Way, the Madison Community Foundation and about 40 different youth serving community organizations that seeks to help close Madison's opportunity gap by ensuring that all children and youth in Madison have access to comprehensive, high-quality out-of-school time programs that contribute to positive youth development; educational achievement; and career, college, and community readiness.

The MOST Program Finder is a web-based search tool created to enable families and youth to more easily find quality programs that are available before and after school, or during summer and holiday breaks for Madison-area children and youth. The tool currently operates on old website software and the system needs to be rebuilt. When re-built, the finder will include over 100 out-of-school time programs in the search tool.

The City's IT department budgeted $80,000 to work with a contractor to rebuild the site, however, the cost of the project is now projected to be $160,000. Community Development Division staff recommends filling this gap by drawing $80,000 from remaining, unused and

uncommitted ARPA-SLFRF funds. These ARPA-SLFRF funds were previously authorized by the Common Council to support contracts on summer youth and violence prevention activities. Those contracts, and their expansions, have concluded.

Action

WHEREAS, on July 6, 2021, the Madison Common Council adopted RES-21-00487, accepting and allocating American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Funds (SLFRF) awarded to the City of Madison; and,

WHEREAS, within that adopted resolution, the Council authorized up to $650,000 in ARPA-SLFRF funds to support "Summer Youth Employment" efforts to fund an array of employment and internship programs to reengage youth; and,

WHEREAS, the Community Development Division allocated those funds among a group of community programs to expand or undertake desired programming and, upon completion of those efforts, approximately $100,000 of ARPA-SLFRF funds remain; and,

WHEREAS, the MOST Program Finder system is a web-based search tool that was developed for use by families and youth to help them learn about and connect to programs and activities available in the City during out-of-school time hours; and,

WHEREAS, City IT staff determined the software and system supporting the MOST Program Finder is outdated and must be replaced in order to preserve its function; and,

WHEREAS, while the City IT Department budgeted $80,000 in 2024 to rebuild the website, current cost estimates prepared by IT staff, and the emergence of costs not anticipated when the original budget was prepared, now put the project cost at $160,000; and,

WHEREAS, funds needed to pay the uncovered costs to rebuild the system are available in the Community Development Division's 2024 Operating Budget; specifically, remaining ARPA-SLFRF funds previously authorized by the Council to support expanded youth employment and engagement initiatives;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the reallocation of $80,000 of unused and uncommitted ARPA-SLFRF funds within the Community Development Division's 2024 Adopted Operating Budget to cover the added costs of rebuilding the web-based system that supports the MOST Program Finder; and,

BE IT FURTHER RESOLVED, that the Community Development Division's 2024 Adopted Operating Budget be amended as necessary to reflect the approved changes.

City of Madison

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

Master

File Number: 83371

File ID:	83371	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/09/2024
File Name:	Authorizing a noncompetitive 3-year service contract with Johnson Controls, Inc. (“JCI”) for the service, upgrades and maintenance of HVAC building technology and equipment at Monona Terrace Community and Convention Center (“Monona Terrace”)			**Final Action:**	

Title: Authorizing a noncompetitive 3-year service contract with Johnson Controls, Inc. (“JCI”) for the service, upgrades and maintenance of HVAC building technology and equipment at Monona Terrace Community and Convention Center (“Monona Terrace”) (District 4)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 86.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: Johnson Controls Inc. - Non-Competitive Selection Request - CC Approval Required - June 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	6/12/2024	Ryan Pennington	Approve	7/1/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Monona Terrace	06/11/2024	Referred for Introduction		07/02/2024		
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/24/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE		06/24/2024	

	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE		
1	FINANCE COMMITTEE	06/24/2024	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 83371

Fiscal Note

The proposed resolution authorizes a three-year contract for maintenance at Monona Terrace. The contract total over three years is $92,725 and will be funded from Monona Terrace's operating budget. No additional appropriation required.

Title

Authorizing a noncompetitive 3-year service contract with Johnson Controls, Inc. ("JCI") for the service, upgrades and maintenance of HVAC building technology and equipment 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 service and maintenance of both the equipment and technology that controls operation of the HVAC system; and

WHEREAS, This will require a vendor that is familiar with our current equipment and technology; and

WHEREAS, JCI has installed and has been servicing and maintaining the equipment and technology that operates the HVAC system at Monona Terrace since 1997 because JCI software and technology is proprietary, and

WHEREAS, Monona Terrace has negotiated a 3-year service contract, with JCI for the ongoing service, maintenance and required periodic upgrades of the HVAC technology and equipment with the following terms, year one: $29,975, year two: $30,900, year three: $31,850; and

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; and

WHEREAS, for the reasons stated in the attached Noncompetitive Selection Request Form, the proposed 3-year contract with JCI 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";

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a 3-year services contract with JCI for the service and maintenance to HVAC equipment and technology at Monona Terrace for the price and duration as described above.

PURCHASING VIEW

CITY OF MADISON • FINANCE DEPARTMENT • PURCHASING SERVICES

Non-Competitive Selection Request

Date: 06/11/2024

Requisition Number: (8 characters)

Requestor Name: Dwaine Rundle, Sara Carrizal

Requestor Phone Number: 608-261-4000

Requestor Email: drundle@mononaterrace.com; scarrizal@mononaterrace.com

Fund: 2140 CONVENTION CENTER

Agency: 80 MONONA TERRACE COMM CONV CTR

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: $92,725.00

Vendor Name: Johnson Controls, Inc.

Product/Service Description: HVAC equipment and technology service/maintenance

- [ ] **$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).
- [ ] 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.

Johnson Controls, Inc. installed and has been servicing and maintaining everything that is used to operate our HVAC equipment and software systems since 1997. We have continued to contract with them because the software and technology is proprietary. This contract includes periodic upgrades and technical support for Metasys the software system that controls room temperatures and fans that move air throughout building. It also includes preferential treatment on service calls. It's a complex proprietary system of interconnecting parts and technology and requires a vendor that is familiar with our operations. We've negotiated a 3-year POS contract for a total of $92,725 over the life of the POS.

COMMENTS REGARDING PURCHASES OVER $50,000

The City of Madison has paid Johnson Controls, Inc. a total of $582,934 since 2015. Of that, a $100,000 contract was competitively selected using a cooperative purchasing agreement, $215,824 was made up of many small purchases that were each under the threshold requiring competitive selection, and the remaining $267,110 was non-competitively selected purchases.

Date: 06/13/2024

Submit

City of Madison

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

Master

File Number: 83518

File ID:	83518	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/17/2024
File Name:	Requesting information, studies, and plans regarding the authorization of a local sales tax.			**Final Action:**	

Title: Requesting information, studies, and plans regarding the authorization of a local sales tax.

Notes: TO BE INTRODUCED FROM THE FLOOR

		CC Agenda Date:	07/02/2024
		Agenda Number:	87.
Sponsors:	Amani Latimer Burris	**Effective Date:**	
Attachments:	Transportation Committee Memo for Resolution 83518.pdf, Part4Powerpoint.pdf, 2025 Operating Budget Update to FC -- 6-10-2024_SB slide added.pdf	**Enactment Number:**	
Author:	Ald. Amani Latimer Burris	**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/17/2024	Elizabeth York	Delegated	
1	2	5/17/2024	David Schmiedicke	Approve	5/23/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	05/17/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/24/24), Common Council Executive Committee (6/4/24), Committee on Employee Relations (6/11/24), Transportation Commission (6/12/24), Equal Opportunities Commission (6/13/24), Common Council (7/2/24)					
1	COMMON COUNCIL	05/21/2024	Refer	FINANCE COMMITTEE	06/24/2024		Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the FINANCE COMMITTEE meeting of 6/24/24. The motion passed by voice vote/other.					

Notes: Additional referrals to Common Council Executive Committee (6/4/24), Committee on Employee Relations (6/11/24), Transportation Commission (6/12/24), and Equal Opportunities Commission (6/13/24)

1	FINANCE COMMITTEE	05/21/2024	Referred	EQUAL OPPORTUNITIES COMMISSION		

Action Text: This Resolution was Referred to the EQUAL OPPORTUNITIES COMMISSION

1	FINANCE COMMITTEE	05/21/2024	Referred	COMMON COUNCIL EXECUTIVE COMMITTEE	06/04/2024	

Action Text: This Resolution was Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE

1	FINANCE COMMITTEE	05/21/2024	Referred	TRANSPORTATION COMMISSION	06/12/2024	

Action Text: This Resolution was Referred to the TRANSPORTATION COMMISSION

1	FINANCE COMMITTEE	05/21/2024	Referred	COMMITTEE ON EMPLOYEE RELATIONS	06/12/2024	

Action Text: This Resolution was Referred to the COMMITTEE ON EMPLOYEE RELATIONS

1	COMMON COUNCIL EXECUTIVE COMMITTEE	06/04/2024	Return to Lead with the Recommendation to Place on File without Prejudice	FINANCE COMMITTEE	06/24/2024	Pass

Action Text: A motion was made by Duncan, seconded by Govindarajan, to Return to Lead with the Recommendation to Adopt. The motion was withdrawn by Duncan and withdrawal was accepted by Govindarajan.

A motion was made by Duncan, seconded by Harrington-McKinney, to Return to Lead with the Recommendation to Place on File without Prejudice to the FINANCE COMMITTEE. The motion passed by the following vote:

Notes: Return to Lead with the Recommendation to Place on File without Prejudice to the FINANCE COMMITTEE. The motion passed 6-0 by the following roll call vote:
Duncan, Conklin, Martinez-Rutherford, Govindarajan, Guequierre, Harrington-McKinney: Aye
Figueroa Cole, Currie: non-voting

Ayes:	6	John W. Duncan; Nikki Conklin; Dina Nina Martinez-Rutherford; MGR Govindarajan; John P. Guequierreand Barbara Harrington-McKinney
Non Voting:	2	Yannette Figueroa Coleand Jael Currie

1	COMMITTEE ON EMPLOYEE RELATIONS	06/12/2024	Return to Lead with the Following Recommendation(s)	COMMON COUNCIL		Pass

Action Text: A motion was made by Madison, seconded by Kief, to make no recommendation. The motion passed by unanimous voice vote/other.

Notes: Unanimous motion by CER to make no recommendation.

1	TRANSPORTATION COMMISSION	06/12/2024	Return to Lead with the Following Recommendation(s)	FINANCE COMMITTEE	06/24/2024	Pass

Action Text: Assistant City Attorney Eric Finch, Finance Director David Schmiedicke and Director of Transportation Tom Lynch provided verbal reports and were available for questions. Alder Burris made comments.

Webber moved to Return to Lead with the Following Recommendations: Accept the report that was sent to the Transportation Commission, seconded by Bennett. The motion passed by voice vote/other.

Notes: Accept the report that was sent to the Transportation Commission

1	FINANCE COMMITTEE	06/24/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Fail

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion failed by the following vote:

Notes: A motion was made by Figueroa Cole, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT -

REPORT OF OFFICER. The motion failed by the following vote:

Aye: Rummel
Noes: Figueroa Cole, Evers, Madison
Excused: Currie, Verveer
Non Voting: Rhodes Conway

Due to failure of the motion to adopt, the resultant recommendation is to PLACE ON FILE WITHOUT PREJUDICE.

Ayes:	1	Marsha A. Rummel
Noes:	3	Yannette Figueroa Cole; Tag Eversand Sabrina V. Madison
Excused:	2	Jael Currieand Michael E. Verveer
Non Voting:	1	Satya V. Rhodes-Conway

Text of Legislative File 83518

Fiscal Note

This resolution requires a number of actions by the Finance Department and various City committees:

The Finance Committee, with assistance from the Finance Department, is directed to confirm a series of statements regarding the possible impacts and implications of a possible sales tax for the City of Madison and an undefined Metro Transit District. The resolution also calls for a study on the incorporation of revenues from a possible sales tax into projections for future City budgets, including sufficient reserves to address future economic downturns, and possible impacts on the need for future property tax revenues. Regarding development of the 2025 budget, the resolution calls for the use of one-time funds to address the deficit for one year, with the assumption that a future State Legislature will pass a law authorizing the City of Madison to implement a 0.5% sales tax in time to use those revenues in the 2026 budget.

The Transportation Committee is directed to work with staff to review the financing of regional transit entities around the country, particularly those funded from a sales tax, work with communities adjacent to Madison to gauge support for a regional sales tax to help fund transit costs, engage with Transit labor organizations regarding their perspectives on shifting employees from the City to a regional transit entity.

The Common Council Executive Committee is directed to gather information from the City of Milwaukee regarding the use of proceeds from its recently authorized 2% sales tax, as well as its advice for working with the State Legislature to secure approval for a sales tax for the City of Madison and a Metro Transit District. This committee is also directed to develop a comprehensive City plan to lobby the State Legislature to approve a sales tax for the City of Madison.

The provisions of this resolution are similar to those adopted by the Council in Legistar 82079 (RES-24-00260, adopted April 16, 2024), regarding lobbying the State Legislature to approve a local sales tax for the City of Madison, and Legistar 82456 (RES-24-00266, adopted April 16, 2024), regarding guiding principles for developing the 2025 City budget. In particular, Legistar 82456 -- Guiding Principles, directs that the following occur:

1. Evaluate service levels, staffing, and fiscal impact when developing their budget requests and to seek ways to increase efficiencies in their operations.
2. Explore a reduction in expenditures from cost-to-continue levels that does not compromise services to residents.
3. Develop language for a referendum to increase the allowable levy limit for a portion of, or

the full amount of, the projected budget deficit, as well as options to replace existing non-property tax revenues, for consideration by the voters at the November 5, 2024, general election.

4. Prepare contingency plans for the 2025 budget in the event that the voters do not approve the referendum, including options for special charges, which will be presented to the Council with the executive budget.
5. Develop a multi-year plan to address the on-going structural deficit due to limits on revenues under state law, including options for developing new, or increasing existing, fees and charges, to be included with the executive budget.
6. Consider the overall level of general obligation borrowing in developing the City's 2025 capital budget and capital improvement plan in order to reduce the rate of growth in property taxes.
7. Develop a community engagement plan to educate the public on the City's financial condition and options for addressing the structural deficit and may engage a consultant to support this work, if needed.

The proposed resolution would require the allocation of additional staff time to accomplish the required tasks at the same time that the 2025 budget is being developed using the guiding principles already adopted by the Council in Legistar 82456.

Title

Requesting information, studies, and plans regarding the authorization of a local sales tax.

Body

WHEREAS, the Madison Common Council recently passed Resolution 82079: Directing the Finance Department to issue a report analyzing the City operating budgets from 2019-2024 and calling on the State Legislature to authorize a local sales tax options; and,

WHEREAS, the city of Madison, is facing a budget challenge in 2025 potentially amounting to $27 million dollars or more; and,

WHEREAS, the budget crisis, unfettered, will only get worse in subsequent years; and,

WHEREAS, it's important that the City examine all alternative revenue sources to solve this long-term problem (especially as the City continues to grow); and,

WHEREAS, we realize this issue would benefit from a reasonable remedy beyond what currently exists; and,

WHEREAS, it's in the best interest of the City and its citizens, even if difficult, to take action now; and,

WHEREAS, in action, we can explore and pursue short-term, long-term, and potential solutions alike; and,

WHEREAS, in this way, a significant portion of a sales tax would be paid by visitors; and,

WHEREAS, nationally, many metropolitan areas use a sales tax to pay for public transit operations and operating expenses; and,

WHEREAS, given the current state exemptions for sales tax on things such as:

- Housing
- Health care
- Most non-processed foods

It is suggested that a sales tax would balance out the burden and, when applied, reasonably suggest that those with more means or higher income (through consumer spending) would balance and pace out the burden, making a sales tax less regressive for those with modest means.

NOW, THEREFORE, BE IT RESOLVED that the Common Council request the following:

That the Finance Committee working in conjunction and in collaboration with the Finance Department:

1. Confirm that a half-cent sales tax would provide the City of Madison about $35 million annually,
2. Confirm that a half cent sales tax could provide a Metro Transit District about $50 million annually,
3. Confirm that the use of a sales tax (all things considered) is less regressive and cumbersome to all populations, suggesting that:
    a. Many items affecting those with less income would be tax exempt in Wisconsin,
    b. A significant portion of the sales tax will be paid by non-residents,
    c. A sales tax of such would alleviate the City having to request multiple and multiyear referendums; a pattern we would like to avoid,
    d. A sales tax of such would help to balance the budget and reduce the threat of the reduction of services, employee layoffs or the holding off on filling needed positions,
    e. That the city is already collecting fees on automobiles and sanitation expenses which for some may be more regressive than a sales tax,

Then We'd ask that we:

4. Explore how much, if any, property tax relief could be provided to Madison property owners (and other owners who would logically pass the expenses onto renters) if:
    a. The sales tax was to be adopted,
    b. Funds have been set aside to:
        i. Cover the structural deficit,
        ii. Cover the cost of the ongoing operation of a Madison Area Transit District and,
        iii. Maintain our reserve fund at appropriate levels
    c. Forecast and raise any other issues that would foil or have impact on this solution.
5. Determine what kind of reserve the city should maintain for bad economic times when sales tax revues would drop,

Recognizing that it's unlikely that there will be a special session of the Legislature to take up a Madison sales tax this summer but there is certainly the ability to take this matter up in 2025, we ask that this Committee work with the Finance Department to:

6. Devise a temporary solution for 2025 that as necessary:
    a. Provides money for the 2024 budget,

b. Uses one-time sources, revenues and/or rainy-day funds, given the significant returns on city investments in 2023 and anticipated for 2024,
c. Considers closing TIFs and,
d. Avoids going to a property tax referendum or massive layoffs (that could happen if such a measure fails).

Then, in consideration of finding an equitable, long-term solution that may offset expenses, that it's acknowledged, are generally a revenue loss and requires supplementation, it's asked that the Transportation Commission and Department Staff:

7. Contact national organizations that work with metropolitan transit districts to see how they are financed, through the lens of using a regional sales tax, and how collectively, communities could be appointed to serve on and control the board,
8. Engage other cities that are part of Madison Metro to gauge their support of, if possible, using a sales tax solution over a property tax,
9. Work with the labor organizations, who rightfully represent the interest of the employees and long-term, want a square solution, to determine the best model or an alternative model of employment in a new Madison Area Transit District, including exploring the possibility, impact, and viability of:
    a. Certain employees being employees of the district,
    b. Others being city employees with an ongoing city contract to provide staff for the new transit district.

BE IT FURTHER RESOLVED that the Madison Common Council ask the Common Council Executive Committee to gather, study, explore, and interview representatives of the City of Milwaukee to report back on:

1. How sales tax was used in Milwaukee
    a. For the City itself,
    b. For their transit district;
2. Any advice they may have in regard to getting a sales tax approved by the legislature,
3. A plan for the City of Madison and the Council, as a collective, and the Mayor or their representatives to lobby the legislature for sales tax authority.

BE IT FINALLY RESOLVED that the Madison Common Council asks that the Administration work in conjunction with us to accomplish these goals.

CITY OF MADISON
OFFICE OF THE CITY ATTORNEY
ROOM 401 - CITY-COUNTY BUILDING
266-4511

To: Transportation Commission
From: Assistant City Attorney Eric Finch
RE: Resolution #83518 – Requesting information, studies, and plans regarding the authorization of a local sales tax
Date: June 10, 2024

PURPOSE

The purpose of this memo is to provide brief background information requested in the above resolution, including:

- A review financing of Regional Transit Entities around the country
  - particularly those funded with a sales tax
- Comment on support in communities adjacent to Madison for a regional sales tax
- Comment on support for a City-to-RTA shift among local Transit Labor Organizations

At the bottom is an index of the RTA authority that was removed from state law in 2011.

BACKGROUND

The City of Madison is facing a facing significant shortfall. With regard to transportation and transit specifically, where the City has received millions in federal grants, it is important to understand the difference between the operating budget and capital expenditures. Federal money for capital projects will not fix shortfalls in the operating budget.

Federal, State, and local dollars are all at play in the City of Madison's transportation spending. Annual funding amounts per system are equalized via formula statewide, combining grants from the State Urban Mass Transit Operating Assistance Program as well as Federal Formula programs for Rural and Urban Areas. Approximately one-half of total annual operating expenses for Wisconsin transit systems are reimbursed through state and federal grants. However, Madison has received a lower percentage of State aid than other significant transit systems in Wisconsin. Madison is currently an outlier in how low our state aid share is, and how high our local share is.

The City has explored, through our finance department and attorneys office, routes for increasing transportation funding. In short, there is no single viable option that has been

identified for increasing revenues without requiring a change in state law or a referendum. For example, arrangements to shift transit operations to the county would not result in new taxing authority for property or sales taxes.

Understanding the situation with regard to transportation and with an eye toward revenue generation, the following two City resources provide a primer on the issues:

The first is Part 4 of the Budget outlook series, focused on revenue strategies:

https://www.cityofmadison.com/finance/documents/budget/2025/Part4Powerpoint.pdf

The second is the most recent update given to Finance Committee on June 10, 2024:

https://madison.legistar.com/View.ashx?M=F&ID=13017733&GUID=2C7DB2FF-2271-43A8-B1D6-3528D201964D

Finally, the City's website contains additional information, with further 2025 Budget outlook materials are available here for those interested:

https://www.cityofmadison.com/finance/budget/2025/outlook

OVERVIEW OF RTA FUNDING NATIONALLY

RTA Funding Varies greatly, with systems across the country funding by the following different revenues: State Taxes (Sales, Property, and Income); Vehicle Registration Fees (State or Local); Employer/Payroll Taxes (ex. Portland, OR and Transit Authority of River City, KY); Concessions (See State of Pennsylvania program); Local Sales Taxes; Lottery/Casino Revenues; Vehicle Sales, Lease, and Rental Fees; Tollway fees; Cigarette Taxes; Parking Fees and Fines; Property Taxes; Fares; Revenue-Generating Operations (Providing charter services, leasing city/RTA property); Advertisement; Realty Transfer/mortgage recording fees; Hotel/Motel Taxes; Utility Fees; Public/Private Partnerships; Tax-increment Financing Districts (TIF); and, Transportation Development Districts (TDDs).

In Wisconsin, RTAs have generally been stripped of taxing authority by 2011 Act 32. Currently, the only alternatives to the City of Madison running transit operations would be a switch to County administration or the creation of an intergovernmental body of local governments. Neither change would result in additional availability of revenue under current state law.

OVERVIEW OF COMMUNITY AND LABOR ORGANIZATION SUPPORT

At this stage, without details about what sort of boundaries and type of revenues would be involved, it is not possible to accurately gauge public support for an RTA or sales taxes in surrounding communities. Additional sales tax or the creation of an RTA would first require a change in state law.

As of May 24, 2024, Local 695 has merged into Local 120. City staff reached out to Local 120 through longtime Local 695 personnel that are now continuing their work with Local 120 for a comment on switching to an RTA. They are currently discussing internally.

INDEX OF RTA AUTHORITY REMOVED FROM STATE LAW IN 2011 (ACT 32)

ACT 32 - RTAs eliminated; dissolution and winding down of existing RTAs [Sec. 751g, h, 772g, r, 922e-v, 1139m, 1679d-t, 1720b, 1727m, 1729g, r, 1745m, 1747r, 1754r, 1894r, 1895r, 2014r, 2177m, 2180m, 2183d-r, 2187d-n, 2237e-o, 3182g, r, 3471m, 3567m, 9148 (3u), 9448 (6u)]

SECTION 751G. 20.566 (1) (gc) of the statutes is repealed.

SECTION 751H. 20.566 (1) (gh) of the statutes is repealed.

SECTION 772G. 20.835 (4) (gc) of the statutes is repealed.

SECTION 772R. 20.835 (4) (gh) of the statutes is repealed.

SECTION 922E. 32.02 (11) of the statutes is amended to read:

32.02 **(11)** Any housing authority created under ss. 66.1201 to 66.1211; redevelopment authority created under s. 66.1333; community development authority created under s. 66.1335; local cultural arts district created under subch. V of ch. 229, subject to s. 229.844 (4) (c); or local exposition district created under subch. II of ch. 229~~; or transit authority created under s. 66.1039~~.

SECTION 922M. 32.05 (1) (a) of the statutes is amended to read:

32.05 **(1)** (a) Except as provided under par. (b), a county board of supervisors or a county highway committee when so authorized by the county board of supervisors, a city council, a village board, a town board, a sewerage commission governing a metropolitan sewerage district created by ss. 200.05 or 200.21 to 200.65, the secretary of transportation, a commission created by contract under s. 66.0301, a joint local water authority created by contract under s. 66.0823, ~~a transit authority created under s. 66.1039,~~ a housing authority under ss. 66.1201 to 66.1211, a local exposition district created under subch. II of ch. 229, a local cultural arts district created under subch. V of ch. 229, a redevelopment authority under s. 66.1333 or a community development authority under s. 66.1335 shall make an order providing for the laying out, relocation and improvement of the public highway, street, alley, storm and sanitary sewers, watercourses, water transmission and distribution facilities, mass transit facilities, airport, or other transportation facilities, gas or leachate extraction systems to remedy environmental pollution from a solid waste disposal facility, housing project, redevelopment project, cultural arts facilities, exposition center or exposition center facilities which shall be known as the relocation order. This order shall include a map or plat showing the old and new locations and the lands and interests required. A copy of the order shall, within 20 days after its issue, be filed with the county clerk of the county wherein the lands are located or, in lieu of filing a copy of the order, a plat may be filed or recorded in accordance with s. 84.095.

SECTION 922V. 32.07 (2) of the statutes is amended to read:

32.07 **(2)** The petitioner shall determine necessity if application is by the state or any commission, department, board or other branch of state government or by a city, village, town, county, school district, board, commission, public officer, commission created by contract under s. 66.0301, joint local water

authority under s. 66.0823, ~~transit authority created under s. 66.1039,~~ redevelopment authority created under s. 66.1333, local exposition district created under subch. II of ch. 229, local cultural arts district created under subch. V of ch. 229, housing authority created under ss. 66.1201 to 66.1211 or for the right-of-way of a railroad up to 100 feet in width, for a telegraph, telephone or other electric line, for the right-of-way for a gas pipeline, main or service or for easements for the construction of any elevated structure or subway for railroad purposes.

SECTION 1139M. 40.02 (28) of the statutes is amended to read:

40.02 **(28)** "Employer" means the state, including each state agency, any county, city, village, town, school district, other governmental unit or instrumentality of 2 or more units of government now existing or hereafter created within the state, any federated public library system established under s. 43.19 whose territory lies within a single county with a population of 500,000 or more, a local exposition district created under subch. II of ch. 229, ~~a transit authority created under s. 66.1039,~~ and a long-term care district created under s. 46.2895, except as provided under ss. 40.51 (7) and 40.61 (3). "Employer" does not include a local cultural arts district created under subch. V of ch. 229. Each employer shall be a separate legal jurisdiction for OASDHI purposes.

SECTION 1679D. 59.58 (6) of the statutes is repealed.

SECTION 1679H. 59.58 (7) of the statutes, as affected by 2011 Wisconsin Act ... (this act), is repealed.

SECTION 1679P. 59.58 (7) (e) (intro.) of the statutes is amended to read:

59.58 **(7)** (e) (intro.) ~~The~~ Subject to s. 77.9973 (2), the authority may impose the fees under subch. XIII of ch. 77. From the fees, the authority may do all of the following:

SECTION 1679T. 59.58 (7) (i) and (j) of the statutes are repealed.

SECTION 1720B. 66.0301 (1) (a) of the statutes is amended to read:

66.0301 **(1)** (a) Except as provided in pars. (b) and (c), in this section "municipality" means the state or any department or agency thereof, or any city, village, town, county, school district, public library system, public inland lake protection and rehabilitation district, sanitary district, farm drainage district, metropolitan sewerage district, sewer utility district, solid waste management system created under s. 59.70 (2), local exposition district created under subch. II of ch. 229, local professional baseball park district created under subch. III of ch. 229, local professional football stadium district created under subch. IV of ch. 229, local cultural arts district created under subch. V of ch. 229, ~~transit authority created under s. 66.1039,~~ long-term care district under s. 46.2895, water utility district, mosquito control district, municipal electric company, county or city transit commission, commission created by contract under this section, taxation district, regional planning commission, housing authority created under s. 66.1201, redevelopment authority created under s. 66.1333, community development authority created under s. 66.1335, or city-county health department.

SECTION 1727M. 66.0903 (1) (d) of the statutes is amended to read:

66.0903 **(1)** (d) "Local governmental unit" means a political subdivision of this state, a special purpose district in this state, an instrumentality or corporation of such a political subdivision or special purpose district, a combination or subunit of any of the foregoing or an instrumentality of the state and any of the foregoing. ~~"Local governmental unit" includes a regional transit authority created under s. 66.1039 and the southeastern regional transit authority created under s. 59.58 (7).~~

SECTION 1729G. 66.1039 of the statutes, as affected by 2011 Wisconsin Act .... (this act), is repealed.

SECTION 1729R. 66.1039 (4) (s) 1. of the statutes is amended to read:

66.1039 **(4)** (s) 1. Impose, by the adoption of a resolution by the board of directors, the taxes under subch. V of ch. 77 in the authority's jurisdictional area, except that no taxes may be imposed under this paragraph unless the resolution of the board of directors is adopted prior to the effective date of this subdivision .... [LRB inserts date]. If an authority adopts a resolution to impose the taxes, it shall deliver a certified copy of the resolution to the department of revenue at least 120 days before its effective date. The authority may, by adoption of a resolution by the board of directors, repeal the imposition of taxes under subch. V of ch. 77 and shall deliver a certified copy of the repeal resolution to the department of revenue at least 120 days before its effective date.

SECTION 1745M. 67.01 (5) of the statutes is amended to read:

67.01 **(5)** "Municipality" means any of the following which is authorized to levy a tax: a county, city, village, town, school district, board of park commissioners, technical college district, metropolitan sewerage district created under ss. 200.01 to 200.15 or 200.21 to 200.65, town sanitary district under subch. IX of ch. 60, ~~transit authority created under s. 66.1039,~~ public inland lake protection and rehabilitation district established under s. 33.23, 33.235, or 33.24, and any other public body empowered to borrow money and issue obligations to repay the money out of public funds or revenues. "Municipality" does not include the state.

SECTION 1747R. 70.11 (2) of the statutes is amended to read:

70.11 **(2)** MUNICIPAL PROPERTY AND PROPERTY OF CERTAIN DISTRICTS, EXCEPTION. Property owned by any county, city, village, town, school district, technical college district, public inland lake protection and rehabilitation district, metropolitan sewerage district, municipal water district created under s. 198.22, joint local water authority created under s. 66.0823, ~~transit authority created under s. 59.58 (7) or 66.1039,~~ long-term care district under s. 46.2895 or town sanitary district; lands belonging to cities of any other state used for public parks; land tax-deeded to any county or city before January 2; but any residence located upon property owned by the county for park purposes that is rented out by the county for a nonpark purpose shall not be exempt from taxation. Except as to land acquired under s. 59.84 (2) (d), this exemption shall not apply to land conveyed after August 17, 1961, to any such governmental unit or for its benefit while the grantor or others for his or her benefit are permitted to occupy the land or part thereof in consideration for the conveyance. Leasing the property exempt under this subsection, regardless of the lessee and the use of the leasehold income, does not render that property taxable.

SECTION 1754R. 71.05 (1) (c) 9. of the statutes is repealed.

SECTION 1894R. 71.26 (1) (b) of the statutes is amended to read:

71.26 **(1)** (b) *Political units.* Income received by the United States, the state and all counties, cities, villages, towns, school districts, technical college districts, joint local water authorities created under s. 66.0823, ~~transit authorities created under s. 59.58 (7) or 66.1039,~~ long-term care districts under s. 46.2895 or other political units of this state.

SECTION 1895R. 71.26 (1m) (j) of the statutes is repealed.

SECTION 2014R. 71.45 (1t) (j) of the statutes is repealed.

SECTION 2177M. Chapter 77 (title) of the statutes, as affected by 2011 Wisconsin Act .... (this act), is amended to read:

CHAPTER 77
TAXATION OF FOREST CROPLANDS;
REAL ESTATE TRANSFER FEES;

SALES AND USE TAXES;
COUNTY~~, TRANSIT AUTHORITY,~~ AND
SPECIAL DISTRICT SALES AND USE
TAXES; MANAGED FOREST LAND;
ECONOMIC DEVELOPMENT SURCHARGE;
LOCAL FOOD AND BEVERAGE TAX;
LOCAL RENTAL CAR TAX; PREMIER
RESORT AREA TAXES;
STATE RENTAL VEHICLE FEE;
DRY CLEANING FEES;
~~SOUTHEASTERN REGIONAL~~
~~TRANSIT AUTHORITY FEE~~

SECTION 2180M. 77.54 (9a) (er) of the statutes is repealed.

SECTION 2183D. Subchapter V (title) of chapter 77 [precedes 77.70] of the statutes is amended to read:

CHAPTER 77
SUBCHAPTER V
COUNTY~~, TRANSIT AUTHORITY,~~ AND
SPECIAL DISTRICT SALES AND USE TAXES

SECTION 2183E. 77.708 of the statutes, as affected by 2011 Wisconsin Act .... (this act), is repealed.

SECTION 2183F. 77.708 (3) of the statutes is created to read:

77.708 **(3)** Retailers and the department of revenue may not collect a tax under sub. (1) for any transit authority created under s. 66.1039 after the effective date of this subsection .... [LRB inserts date], except that the department of revenue may collect from retailers taxes that accrued before the effective date of this subsection .... [LRB inserts date], and fees, interest, and penalties that relate to those taxes.

SECTION 2183G. 77.71 of the statutes is amended to read:

77.71 Imposition of county~~, transit authority,~~ and special district sales and use taxes. Whenever a county sales and use tax ordinance is adopted under s. 77.70~~, a transit authority resolution is adopted under s. 77.708,~~ or a special district resolution is adopted under s. 77.705 or 77.706, the following taxes are imposed:

(1) For the privilege of selling, licensing, leasing, or renting tangible personal property and the items, property, and goods specified under s. 77.52 (1) (b), (c), and (d), and for the privilege of selling, licensing, performing, or furnishing services a sales tax is imposed upon retailers at the rates under s. 77.70 in the case of a county tax~~, at the rate under s. 77.708 in the case of a transit authority tax,~~ or at the rate under s. 77.705 or 77.706 in the case of a special district tax of the sales price from the sale, license, lease, or rental of tangible personal property and the items, property, and goods specified under s. 77.52 (1) (b), (c), and (d), except property taxed under sub. (4), sold, licensed, leased, or rented at retail in the county~~,~~ or special district, ~~or transit authority's jurisdictional area,~~ or from selling, licensing, performing, or furnishing services described under s. 77.52 (2) in the county~~,~~ or special district~~, or transit authority's jurisdictional area~~.

(2) An excise tax is imposed at the rates under s. 77.70 in the case of a county tax~~, at the rate under s. 77.708 in the case of a transit authority tax,~~ or at the rate under s. 77.705 or 77.706 in the case of a special district tax of the purchase price upon every person storing, using, or otherwise consuming in the county~~,~~ or special district~~, or transit authority's jurisdictional area~~ tangible personal property, or items, property, or goods specified under s. 77.52 (1) (b), (c), or (d), or services if the tangible personal property, item, property, good, or service is subject to the state use tax under s. 77.53, except that a receipt indicating that the tax under sub. (1), (3), or (4) has been paid relieves the buyer of liability for the tax under this subsection and except that if the buyer has paid a similar local tax in another state on a

purchase of the same tangible personal property, item, property, good, or service that tax shall be credited against the tax under this subsection and except that for motor vehicles that are used for a purpose in addition to retention, demonstration, or display while held for sale in the regular course of business by a dealer the tax under this subsection is imposed not on the purchase price but on the amount under s. 77.53 (1m).

(3) An excise tax is imposed upon a contractor engaged in construction activities within the county~~,~~ or special district~~, or transit authority's jurisdictional area,~~ at the rates under s. 77.70 in the case of a county tax~~, at the rate under s. 77.708 in the case of a transit authority tax,~~ or at the rate under s. 77.705 or 77.706 in the case of a special district tax of the purchase price of tangible personal property or items, property, or goods under s. 77.52 (1) (b), (c), or (d) that are used in constructing, altering, repairing, or improving real property and that became a component part of real property in that county or special district ~~or in the transit authority's jurisdictional area~~, except that if the contractor has paid the sales tax of a county~~, transit authority,~~ or special district in this state on that tangible personal property, item, property, or good, or has paid a similar local sales tax in another state on a purchase of the same tangible personal property, item, property, or good, that tax shall be credited against the tax under this subsection.

(4) An excise tax is imposed at the rates under s. 77.70 in the case of a county tax~~, at the rate under s. 77.708 in the case of a transit authority tax,~~ or at the rate under s. 77.705 or 77.706 in the case of a special district tax of the purchase price upon every person storing, using, or otherwise consuming a motor vehicle, boat, recreational vehicle, as defined in s. 340.01 (48r), or aircraft, if that property must be registered or titled with this state and if that property is to be customarily kept in a county that has in effect an ordinance under s. 77.70~~, the jurisdictional area of a transit authority that has in effect a resolution under s. 77.708,~~ or in a special district that has in effect a resolution under s. 77.705 or 77.706, except that if the buyer has paid a similar local sales tax in another state on a purchase of the same property that tax shall be credited against the tax under this subsection.

SECTION 2183H. 77.73 (2) of the statutes is amended to read:

77.73 **(2)** Counties~~,~~ and special districts~~, and transit authorities~~ do not have jurisdiction to impose the tax under s. 77.71 (2) in regard to items, property, and goods under s. 77.52 (1) (b), (c), and (d), and tangible personal property, except snowmobiles, trailers, semitrailers, and all-terrain vehicles, purchased in a sale that is consummated in another county or special district in this state~~, or in another transit authority's jurisdictional area,~~ that does not have in effect an ordinance or resolution imposing the taxes under this subchapter and later brought by the buyer into the county~~,~~ or special district~~, or jurisdictional area of the transit authority~~ that has imposed a tax under s. 77.71 (2).

SECTION 2183I. 77.73 (3) of the statutes is amended to read:

77.73 **(3)** Counties~~,~~ and special districts~~, and transit authorities~~ have jurisdiction to impose the taxes under this subchapter on retailers who file, or who are required to file, an application under s. 77.52 (7) or who register, or who are required to register, under s. 77.53 (9) or (9m), regardless of whether such retailers are engaged in business in the county~~,~~ or special district, ~~or transit authority's jurisdictional area,~~ as provided in s. 77.51 (13g). A retailer who files, or is required to file, an application under s. 77.52 (7) or who registers, or is required to register, under s. 77.53 (9) or (9m) shall collect, report, and remit to the department the taxes imposed under this subchapter for all counties~~,~~ or special districts~~, and transit authorities~~ that have an ordinance or resolution imposing the taxes under this subchapter.

SECTION 2183J. 77.75 of the statutes is amended to read:

77.75 Reports. Every person subject to county~~, transit authority,~~ or special district sales and use taxes shall, for each reporting period, record that person's sales made in the county~~,~~ or special district~~, or jurisdictional area of a transit authority~~ that has imposed those taxes separately from sales made elsewhere in this state and file a report as prescribed by the department of revenue.

SECTION 2183K. 77.76 (1) of the statutes is amended to read:

77.76 **(1)** The department of revenue shall have full power to levy, enforce, and collect county~~,~~ ~~transit authority,~~ and special district sales and use taxes and may take any action, conduct any proceeding, impose interest and penalties, and in all respects proceed as it is authorized to proceed for the taxes imposed by subch. III. The department of transportation and the department of natural resources may

administer the county~~, transit authority,~~ and special district sales and use taxes in regard to items under s. 77.61 (1).

SECTION 2183L. 77.76 (2) of the statutes is amended to read:

77.76 **(2)** Judicial and administrative review of departmental determinations shall be as provided in subch. III for state sales and use taxes, and no county~~, transit authority,~~ or special district may intervene in any matter related to the levy, enforcement, and collection of the taxes under this subchapter.

SECTION 2183M. 77.76 (3r) of the statutes is repealed.

SECTION 2183N. 77.76 (4) of the statutes is amended to read:

77.76 **(4)** There shall be retained by the state 1.5% of the taxes collected for taxes imposed by special districts under ss. 77.705 and 77.706 ~~and transit authorities under s. 77.708~~ and 1.75% of the taxes collected for taxes imposed by counties under s. 77.70 to cover costs incurred by the state in administering, enforcing, and collecting the tax. All interest and penalties collected shall be deposited and retained by this state in the general fund.

SECTION 2183O. 77.76 (5) of the statutes is repealed.

SECTION 2183P. 77.77 (1) of the statutes is amended to read:

77.77 **(1)** (a) The sales price from services subject to the tax under s. 77.52 (2) or the lease, rental, or license of tangible personal property and property, items, and goods specified under s. 77.52 (1) (b), (c), and (d), is subject to the taxes under this subchapter, and the incremental amount of tax caused by a rate increase applicable to those services, leases, rentals, or licenses is due, beginning with the first billing period starting on or after the effective date of the county ordinance, special district resolution, ~~transit authority resolution,~~ or rate increase, regardless of whether the service is furnished or the property, item, or good is leased, rented, or licensed to the customer before or after that date.

(b) The sales price from services subject to the tax under s. 77.52 (2) or the lease, rental, or license of tangible personal property and property, items, and goods specified under s. 77.52 (1) (b), (c), and (d)~~,~~ is not subject to the taxes under this subchapter, and a decrease in the tax rate imposed under this subchapter on those services first applies, beginning with bills rendered on or after the effective date of the repeal or sunset of a county ordinance~~,~~ or special district resolution~~, or transit authority resolution~~ imposing the tax or other rate decrease, regardless of whether the service is furnished or the property, item, or good is leased, rented, or licensed to the customer before or after that date.

SECTION 2183Q. 77.77 (3) of the statutes is amended to read:

77.77 **(3)** The sale of building materials to contractors engaged in the business of constructing, altering, repairing or improving real estate for others is not subject to the taxes under this subchapter, and the incremental amount of tax caused by the rate increase applicable to those materials is not due, if the materials are affixed and made a structural part of real estate, and the amount payable to the contractor is fixed without regard to the costs incurred in performing a written contract that was irrevocably entered into prior to the effective date of the county ordinance, special district resolution, ~~transit authority resolution,~~ or rate increase or that resulted from the acceptance of a formal written bid accompanied by a bond or other performance guaranty that was irrevocably submitted before that date.

SECTION 2183R. 77.78 of the statutes is amended to read:

77.78 Registration. No motor vehicle, boat, snowmobile, recreational vehicle, as defined in s. 340.01 (48r), trailer, semitrailer, all-terrain vehicle or aircraft that is required to be registered by this state may be registered or titled by this state unless the registrant files a sales and use tax report and pays the county tax~~, transit authority tax,~~ and special district tax at the time of registering or titling to the state agency that registers or titles the property. That state agency shall transmit those tax revenues to the department of revenue.

SECTION 2187D. Subchapter XIII (title) of chapter 77 [precedes 77.997] of the statutes is repealed.

SECTION 2187F. 77.9971 of the statutes is repealed.

SECTION 2187H. 77.9972 of the statutes is repealed.

SECTION 2187J. 77.9973 of the statutes is renumbered 77.9973 (1).

SECTION 2187L. 77.9973 of the statutes, as affected by 2011 Wisconsin Act ... (this act), is repealed.

SECTION 2187N. 77.9973 (2) of the statutes is created to read:

77.9973 **(2)** Retailers and the department of revenue may not collect fees under this subchapter for the southeastern regional transit authority after the effective date of this subsection .... [LRB inserts date], except that the department of revenue may collect from retailers fees that accrued before the effective date of this subsection .... [LRB inserts date], and fees, interest, and penalties that relate to those taxes.

SECTION 2237E. 85.062 (3) (c) of the statutes is repealed.

SECTION 2237M. 85.063 (3) (b) 1. of the statutes is amended to read:

85.063 **(3)** (b) 1. Upon completion of a planning study under sub. (2), or, to the satisfaction of the department, of a study under s. 85.022, a political subdivision in a county~~, or a transit authority created under s. 66.1039,~~ that includes the urban area may apply to the department for a grant for property acquisition for an urban rail transit system.

SECTION 2237O. 85.064 (1) (b) of the statutes is amended to read:

85.064 **(1)** (b) "Political subdivision" means any city, village, town, county, or transit commission organized under s. 59.58 (2) or 66.1021 or recognized under s. 66.0301~~, or transit authority created under s. 66.1039~~ within this state ~~or the southeastern regional transit authority under s. 59.58 (7)~~.

SECTION 3182G. 345.05 (1) (ag) of the statutes is repealed.

SECTION 3182R. 345.05 (2) of the statutes is amended to read:

345.05 **(2)** A person suffering any damage proximately resulting from the negligent operation of a motor vehicle owned and operated by a municipality ~~or authority~~, which damage was occasioned by the operation of the motor vehicle in the course of its business, may file a claim for damages against the municipality ~~or authority~~ concerned and the governing body of the municipality~~, or the board of directors of the authority,~~ may allow, compromise, settle and pay the claim. In this subsection, a motor vehicle is deemed owned and operated by a municipality ~~or authority~~ if the vehicle is either being rented or leased, or is being purchased under a contract whereby the municipality ~~or authority~~ will acquire title.

SECTION 3471M. 611.11 (4) (a) of the statutes is amended to read:

611.11 **(4)** (a) In this subsection, "municipality" has the meaning given in s. 345.05 (1) (c)~~, but also includes any transit authority created under s. 66.1039~~.

SECTION 3567M. 2009 Wisconsin Act 28, section 9150 (1) is repealed.

(Section in question in italics here – EAF)

2009 WISCONSIN ACT 28 SECTION 9150. Nonstatutory provisions; Transportation.

(1) TRANSIT AUTHORITIES.

(b) Initial terms of Dane County regional transit authority. Notwithstanding the length of terms specified for members of the board of directors of the Dane County transit authority under section 66.1039 (2) (b) and (3) (a) of the statutes, as created by this act, the initial terms for the members appointed under section 66.1039 (3) (c) 1. and 4. of the statutes, as created by this act, shall be two years.

(c) Initial terms of Chippewa Valley regional transit authority. Notwithstanding the length of terms specified for members of the board of directors of the Chippewa Valley regional transit authority under section 66.1039 (2) (c) and (3) (a) of the statutes, as created by this act, the initial terms shall be 2 years for each of the following:

1. One of the members appointed under section 66.1039 (3) (d) 1. b. of the statutes, as created by this act.

2. One of the members appointed under section 66.1039 (3) (d) 1. c. of the statutes, as created by this act, if applicable.

3. Each member appointed under section 66.1039 (3) (d) 1. d. of the statutes, as created by this act.

(d) Initial terms of Chequamegon Bay regional transit authority. Notwithstanding the length of terms specified for members of the board of directors of the Chequamegon Bay regional transit authority under section 66.1039 (2) (e) and (3) (a) of the statutes, as created by this act, the initial terms shall be 2 years for each of the following:

1. One member from each county appointed under section 66.1039 (3) (f) 1. b. of the statutes, as created by this act.

2. Each of the members appointed under section 66.1039 (3) (f) 1. c. of the statutes, as created by this act.

SECTION 9148. Nonstatutory provisions; Transportation.

(1) CERTIFICATES OF TITLE. Notwithstanding chapter 342 of the statutes, as affected by this act, beginning on the effective date of this subsection, the department of transportation may, for 6 months after the effective date of this subsection, issue and deliver certificates of title under applicable provisions of chapter 342 of the statutes that are in effect on the day before the effective date of this subsection.

(3u) DISSOLUTION AND WINDING DOWN OF TRANSIT AUTHORITIES.

(a) Any authority created under section 66.1039, 2009 stats., is dissolved on the effective date of this paragraph.

(b) The authority under section 59.58 (7), 2009 stats., is dissolved on the effective date of this paragraph.

(c) After the effective date of this paragraph, the counties of Kenosha, Racine, and Milwaukee, and all members of the governing body of the authority under section 59.58 (7) of the statutes, shall begin the process of winding down the authority and shall complete the process by the time the authority is dissolved as provided in paragraph (b). All assets and liabilities of the authority under section 59.58 (7), 2009 stats., including any accumulated moneys received from the fees imposed under subchapter XIII of chapter 77 of the statutes, shall become the assets and liabilities of the counties of Kenosha, Racine, and Milwaukee and shall be divided and distributed as follows:

1. Fifty percent to Milwaukee County.
2. Twenty-five percent to Kenosha County.
3. Twenty-five percent to Racine County.

SECTION 9448. Effective dates; Transportation.

(1) CERTIFICATES OF TITLE. The treatment of sections 218.0171 (2) (c) and (cm) 2., 218.23 (1), 342.13 (1), 342.15 (1) (a) and (c) and (5), 342.20 (1), 342.22 (1) (intro.) and (2), and 342.23 (2) (a) and (b) and (4) of the statutes, the renumbering and amendment of sections 342.09 (1) of the statutes, and the creation of section 342.09 (1) (b) of the statutes and SECTIONS 9148 (1) and 9348 (2) of this act take effect on January 1, 2012.

(2) IDENTIFICATION CARD RENEWALS. The repeal and recreation of sections 343.20 (2) (a) and 343.50 (4) and (6) of the statutes takes effect on July 1, 2011, on the day after publication, or on the date on which the creation of section 343.165 of the statutes by 2007 Wisconsin Act 20 takes effect, whichever is latest.

(4) REAL ID NONCOMPLIANT OPERATOR'S LICENSES AND IDENTIFICATION CARDS. The treatment of sections 343.03 (3r), 343.06 (1) (L), 343.10 (7) (d), 343.11 (3) (by SECTION 3150), 343.14 (3) and (3m), 343.165 (1) (intro.), (2), (3) (a), (4) (a), (c), and (d), (5), and (7), and 343.17 (3) (a) 2. and 14. of the statutes and the repeal and recreation of sections 343.17 (5) and 343.50 (1), (3), and (4g) of the statutes take effect on July 1, 2011, on the day after publication, or on the date on which the creation of section 343.165 of the statutes by 2007 Wisconsin Act 20 takes effect, whichever is latest.

(6g) SOUTHEAST WISCONSIN FREEWAY FUNDING. Section 9148 (7f) of this act takes effect on the day after publication, or retroactively to June 30, 2011, whichever is earlier.

(6u) TRANSIT AUTHORITIES.

(a) The treatment of sections 59.58 (7) (e) (intro.), (i), and (j) and 66.1039 (4) (s) 1. of the statutes, the renumbering of section 77.9973 of the statutes, and the creation of sections 77.708 (3) and 77.9973 (2) of the statutes and SECTION 9148 (3u) (c) of this act take effect on the 10th day after the day of publication.

(b) The treatment of sections 20.566 (1) (gc) and (gh), 20.835 (4) (gc) and (gh), 32.02 (11), 32.05 (1) (a), 32.07 (2), 40.02 (28), 59.58 (6), 66.0301 (1) (a) (by Section 1720b), 66.0903 (1) (d), 67.01 (5), 70.11 (2), 71.05 (1) (c) 9., 71.26 (1) (b), 71.26 (1m) (j), 71.45 (1t) (j), chapter 77 (title) (by Section 2177m), 77.54 (9a) (er), subchapter V (title) of chapter 77, 77.71, 77.73 (2) and (3), 77.75, 77.76 (1), (2), (3r), (4), and (5), 77.77 (1) and (3), 77.78, subchapter XIII (title) of chapter 77, 77.9971, 77.9972, 85.062 (3) (c), 85.063 (3) (b) 1., 85.064 (1) (b), 111.70 (1) (j), 345.05 (1) (ag), 345.05 (2), and 611.11 (4) (a) of the statutes, the repeal of sections 59.58 (7), 66.1039, 77.708, and 77.9973 of the statutes, and SECTIONS 3567m and 9148 (3u) (a) and (b) take effect on the 90th day after the day of publication.

Outlook for 2025 City Budget

Information Series on the General & Library Fund Budget

Part 4: Revenue Strategies

Series Overview

Part 1: Budget Foundations

- Understanding the City's Fund structure & main components of the Operating Budget

Part 2: The Structural Deficit

- Internal and external factors driving the deficit

Part 3: Budget Balancing Strategies – Expenditures

- Impact of Debt Service and Personnel Costs

Part 4: Budget Balancing Strategies – Revenues

- Local Revenues, Special Charges, Property Tax

Additional topics to be determined

Part 4:
Budget Balancing Strategies – Revenues

Takeaways:

- Madison was shortchanged by 2023 State Aid Legislation
- There are a limited number of non-property tax revenues
- There are tradeoffs and equity considerations to increasing user fees and/or pursuing a property tax referendum

Madison's Revenues in Context

Comparison with 35 largest Wisconsin Cities (over 20,000 in population)

	Per Capita	Rank	Average	Median	% of Average
Federal Aid	$249	2	$78	$45	320%
General Property Taxes	$928	4	$694	$663	134%
Fines, Forfeitures, Penalties	$19	6	$13	$10	146%
Total Taxes	$1,133	6	$906	$855	125%
All Other State Aids	$59	8	$51	$33	117%
Total Intergovernmental Revenue	$432	9	$348	$306	124%
Charges for Service	$124	10	$119	$98	104%
Licenses and Permits	$41	11	$45	$36	91%
Tax Increments (TIF)	$131	14	$159	$121	83%
Total State Aid	$176	23	$256	$240	69%
Shared Revenue (includes municipal, utility, exempt property and expenditure restraint aid)	$71	25	$151	$143	47%
State Highway Aid	$46	26	$55	$53	84%
General Revenues	$1,815	5	$1,540	$1,507	118%
Total Revenues and Other Financing	$2,529	1	$1,900	$1,853	133%

2022 County and Municipal Revenues and Expenditures – Department of Revenue Bulletin No. 120

General State Aid

Total State Aid = $46 million

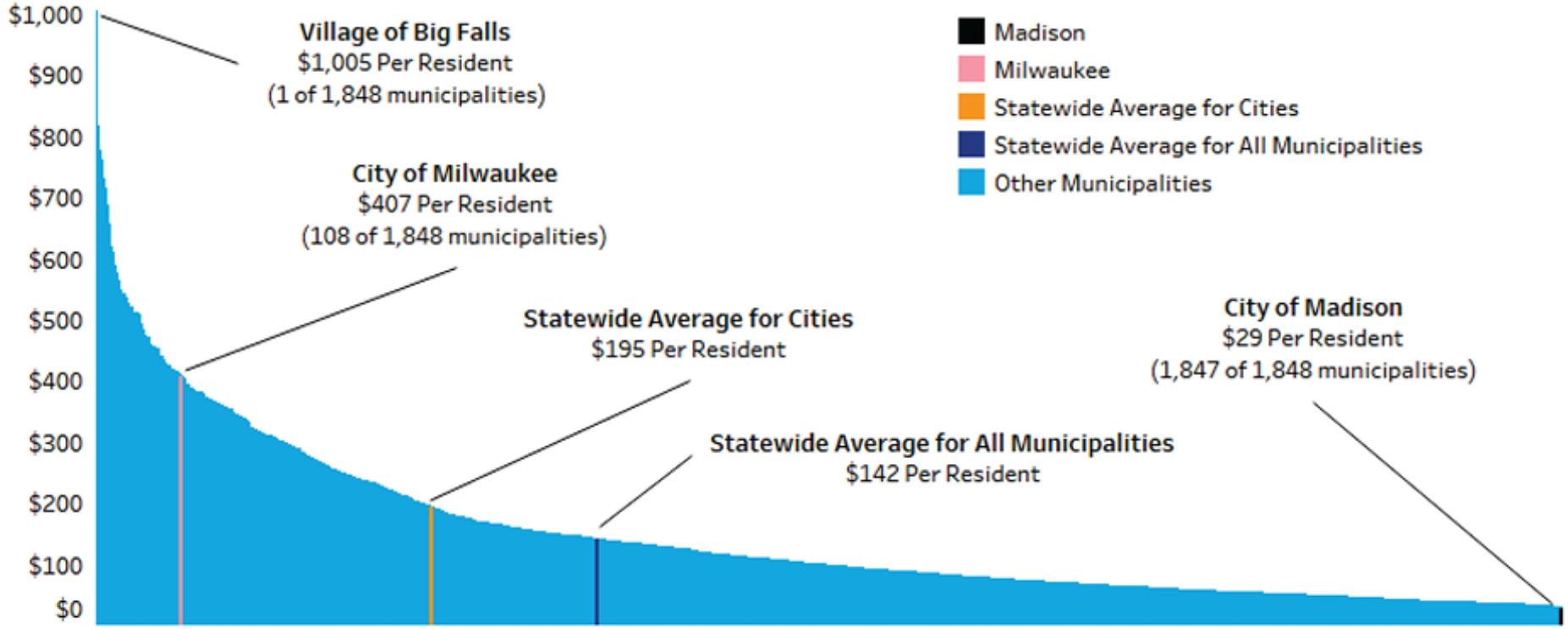
Revenue	2024 Budget
General Transportation Aid	$13.3 million
Municipal Aid (Shared Revenue)	$8.1 million
Municipal Services Program	$8.0 million
Expenditure Restraint Incentive Program	$6.9 million
Exempt Property Aid (computer, personal, utility)	$6.3 million
Fire Insurance Dues	$1.7 million
Recycling	$0.8 million
Video Provider Aid (offset capped cable franchise fees)	$0.5 million
Total	$45.6 million

Excludes state transit aid ($17 million) which is deposited in the Metro Transit enterprise fund.

Madison received lowest per capita increase from 2023 State Aid Legislation

Figure 11: Madison Now Second Lowest Among 1,848 Wisconsin Municipalities in Key Form of State Aid

Total state per capita county and municipal aid following the legislation known as Act 12, by municipality



Sources: Wisconsin Department of Administration, Legislative Fiscal Bureau, and WPF calculations

[Wisconsin Policy Forum, City of Madison Budget Brief]

City has limited non-property tax revenues

- Local Revenues
  - Charges for services (e.g., ambulance fees)
  - Licenses and Permits (e.g., building permits)
  - Fines and Forfeitures (e.g., parking violations)
  - Other (e.g., room taxes, investment earnings)
- Total local revenues = $55 million
  - $27 million would require about a 50% increase in all local revenues

Top 10 Local Revenues

Total Local Revenue = $55 million (excludes $8.7 million of one-time ARPA and TID revenue)

Revenue	2024 Budget	Comments
Ambulance Fee	$11.4 million	
Room Tax (30% general fund share)	$6.4 million	70% must be spent on tourism marketing
Water Utility Payment-In-Lieu-of-Taxes (PILOT)	$6.4 million	Formula set by state
Investment Earnings	$6.0 million	Tied to interest rates and city cash balances
Building Permits	$5.7 million	Can’t exceed cost of issuance
Parking Violations	$4.0 million	
Cable Franchise Fees	$1.8 million	At maximum allowed by state
Engineering Service Charges	$1.5 million	Tied to development activity
Parking Utility PILOT	$1.5 million	Based on assessed value and tax rate
Clerk’s Licenses (e.g., alcohol establishment)	$1.1 million	Some license types are capped under state law
All Others	$9.5 million	Approximately 35 different revenue types
Total	$55.3 million	

Room Tax

Room Tax is the largest single local revenue source ($20 million/year). State law requires that at least 70% be used for tourism-related activities; 30% for general fund. Collected from hotels, vacation rentals, etc. for transient occupancy stays of 30 days or less. Authorized and defined by state law, which sets a maximum rate of 8%, unless there is outstanding debt for construction or renovation of a convention center. Paid primarily by non-residents.

- Current rate = 10% of occupancy charge (last increased in 2018)
- 2023 Collections = $20.4 million
- Yield: Each 1 percentage point (10% of total) = $2 million
  - $1.4 million for tourism marketing
  - $0.6 million for general fund

Comparables:

- Brookfield (city) – 10.5%
- Milwaukee – 10%
- Green Bay – 10%
- Middleton – 8%
- Monona – 8%
- Sun Prairie – 7%
- Fitchburg – 7%
- Verona – 7%
- Waunakee – 5%

Ambulance Fees

Paid for conveyance from scene to medical facility; two-thirds of trips paid by Medicare with fixed amount – fee increases do not generate revenue on those trips. Most non-Medicare trips paid by private insurance. City has waiver program based on income and household size.

- Current fee level = $1,410 per conveyance (last increased in 2022)
- 2023 Collections = $11.4 million
- Yield: $100 fee increase = $700,000
- New state Ground Emergency Medical Transport program may increase Medicaid funding to Madison by between $1 million and $3 million annually in 2025.

Surrounding communities:

- Middleton – $1,575
- Deerfield/Cottage Grove – $1,800 (ALS 2)
- Waunakee – $1,500
- Fitchburg/Verona – $1,300
- Monona – $1,200 (ALS 2)

Parking Violations

Paid violations of city ordinances related to parking restrictions. Approximately 80 different violations. Paid tickets are 25% lower than 2019; revenues are about 16% below 2019.

- 2023 Collections = $4.2 million (2019 collections = $5.0 million)

Violation Type	Fee Amount	Number Paid	Change since 2019	Last Increase
Street Sweeping Parking Restrictions	$35	24,604	Up 16%	2010
Expired Parking Meter on Street	$25	18,397	Down 4%	2014
Overtime in Two Hour Zone (8AM to 6PM)	$40	10,231	Down 60%	2018
All Others	$15 to $150	24,438	Down 35% (half of the decrease due to large drop in violations for alternate side and snow emergency zone)	~2010

Local Vehicle Registration Fee ("Wheel Tax")

Authorized under state law to raise revenues for transportation purposes. Requires adoption of an ordinance implementing the fee. Revenues collected by the Wisconsin Division of Motor Vehicles with the state annual vehicle registration original or renewal fee. Revenues deposited in Metro Transit Fund. Adopted in 2020.

- Current rate = $40 annually for each vehicle kept in city
- 2023 Collections = $6.8 million
- Yield: Each $10 = $1.7 million total

Comparables:

- Evansville -- $40
- Janesville -- $40
- Oregon -- $40
- Milwaukee (city) – $30
- Milwaukee (county) -- $30
- Dane County -- $28
- Green Bay – $20

Special Charges

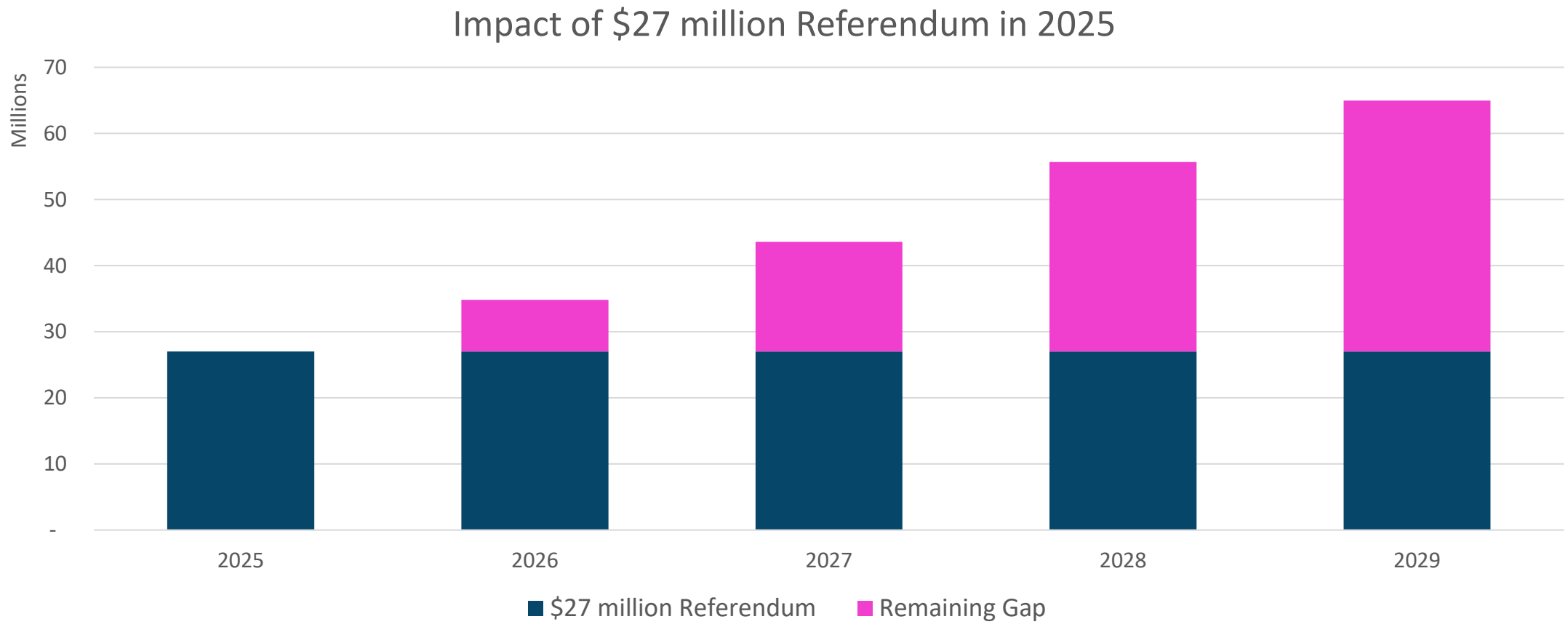
- State law allows the implementation of special charges to pay for the cost of specific services for which a “broad-based” public benefit can be identified.
- New fees for garbage collection, snow removal, fire protection, street sweeping, or storm water management do not result in net new revenue if those services were paid by the levy in 2013. If previously paid by levy, state law requires reduction in allowable levy equal to the new revenue.
- City currently has two special charges: urban forestry, resource recovery (recycling)
- Other Possible Options:
  - Transportation: Traffic Engineering, Streets Division street maintenance, Engineering, Metro subsidy (up to $30 million)
  - Library: up to $20 million
  - Parks: up to $15 million
- Each $1 per month per resident raises $1 million in revenue
- $27 million = $27 per month or $324 per year per resident

Property taxes

- Increase above levy limit requires voter approval
- Referendum ballot requires Council approval
- In even numbered years, referendum must be held at either Spring or Fall primary or general election
- Referendum allows one-time and on-going levy increases
- Increase is limited to a fixed dollar amount, not a percentage of levy each year – in other words, its share of the budget decreases each year
- $27 million = additional $284 on average value home or about 9% additional increase above levy limit; equal to 3.7% additional on total tax bill for average value home

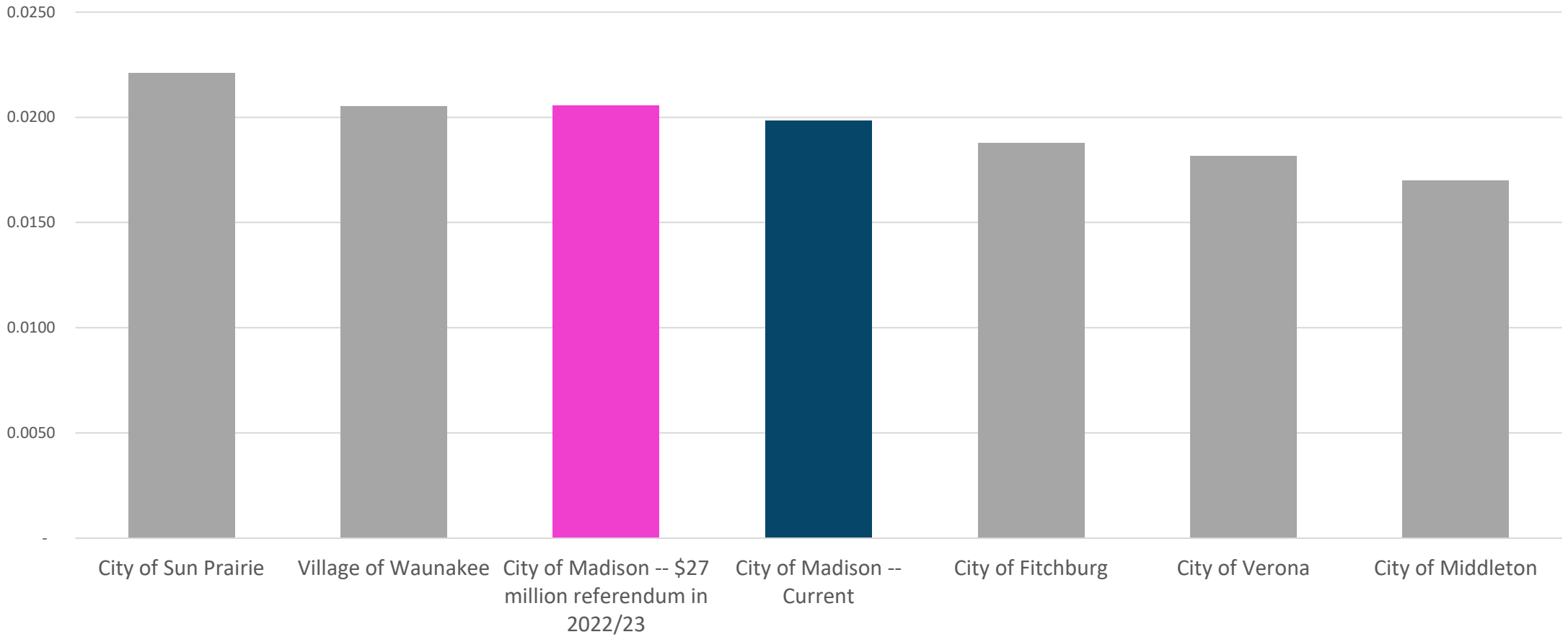
State Law Requires that Referendum be Flat Amount

Does not Grow to Offset Continuing Growth in Costs



Comparable Property Tax Rates

If $27 million referendum had occurred in 2022 tax year/2023 budget year



Reflects only a $27 million increase in property taxes; other levels of government in the city (e.g., Madison Metropolitan School District) can also increase property taxes through referendum that would also increase the tax rate.

Property Taxes Compared to User Fees and Charges

	Property Taxes	User Fees and Charges
Calculations for increases	Annual increase limited to change in value of new construction and increase in general obligation debt service; limit can be exceeded through voter referendum 2023/2024 property taxes on an average value home ($424,400) total $7,341 (all taxing jurisdictions) 2023/2024 property tax rate (net of state credits) = 1.83%	Cannot exceed cost to provide specific service State law presumption that municipality has to prove fees do not exceed cost if challenged in court
Tax deductions for property owners	Property taxes (and state income taxes) are deductible on federal income taxes up to a combined total of $10,000	Not deductible on federal income taxes
Who pays	Taxable properties	All properties, both taxable and tax-exempt

Equity Considerations:
Property Taxes Compared to User Fees and Charges

	Property Taxes	User Fees and Charges
Equity considerations	Taxes calculated as a flat percentage of value; more tax paid by higher value properties More regressive than progressive income tax (i.e., higher rates as income increases), but more progressive than flat fees	Fees assessed per property at a fixed amount Lower income property owners pay larger share of income for the fee than higher income property owners – most regressive revenue type

Equity Considerations:
Property Taxes Compared to User Fees and Charges

	Property Taxes	User Fees and Charges
Relief for payers	State constitution uniformity clause prevents differential property tax rates or targeted property tax relief programs on the tax bill State provides broad-based tax relief on the tax bill through school levy tax credit, lottery credit, first dollar credit and, to a lesser extent, through state aid to municipalities; state also provides targeted tax relief through income taxes (e.g., Homestead tax credit) City offers property tax assistance program for eligible seniors (reverse mortgage)	MadCap program offsets a portion of the cost of municipal services fees and charges for low income households Ambulance fee waiver provides relief based on income and household size

Takeaways

- **There are a limited number of non-property tax revenues**
  - The City receives $46 million from State Aid. On a per capita basis, the City receives less than most other large cities, and received the lowest per capita increase from the 2023 State Aid Legislation (Act 12)
  - The operating budget includes $55 million in local revenues, which includes charges for services, licenses and permits, fines and forfeitures, and other source (e.g. Room Tax)
  - Increasing existing fees and/ or implementing new special charges are some options for closing the budget gap; some of these changes would require additional studies to determine the cost of services
- **There are tradeoffs and equity considerations to increasing user fees and/or pursuing a property tax referendum**
  - Another option to increase revenues is to pursue a property tax referendum, which would require approval by voters.
  - There are tradeoffs between pursuing revenue increases through user fees versus charges, including differences in who pays, how amounts are calculated, and potential relief to payers. These tradeoffs should be evaluated to make a policy decision on the budget.

Next Steps

Presentation to the Full City Council on February 13, 2024 @ 6:30pm

- Presentation will summarize the 4-part budget series, provide an opportunity to ask questions, and begin discussion on the approach for 2025
- Members of the public may register to speak on this topic during Public Comment or submit written comment to allalders@cityofmadison.com
- Alders may participate in discussion during the presentation; we recommend alders review the recording prior to the Council Meeting
  - Part 1: Budget Foundations
  - Part 2: Structural Budget Deficit
  - Part 3: Expenditure Strategies
  - Part 4: Revenue Strategies
- If alders or members of the public have specific questions you would like addressed during the presentation, email citybudget@cityofmadison.com

Closing the $27 million gap will likely require multiple strategies

- As demonstrated in Part 3 of this budget series, closing the budget gap solely through expenditure reductions would require drastic actions that would cut back services to residents and have significant operational impacts
- At the same time, closing the budget gap solely through revenue increases will also have impacts on residents and taxpayers; issues related to equity and affordability must be considered
- Deciding on a path forward will require evaluating tradeoffs between strategies and may require taking multiple approaches

- Revenues
  - Create new special charges
  - Increase existing local revenues
  - Increase property tax (“levy”) through voter referendum

- Expenditures
  - Reduce all/most agencies by same percentage
  - Roll back new programs
  - Cut positions/services
  - Reduce employee compensation

Next Steps

- Continued discussions with the Council:
  - February 13 – Overview and discussion
  - March 5 – Step-by-step discussion of values, priorities and possible paths forward.
- Possible legislation to set direction for 2025 budget development
- Finance Department will develop various scenarios to help policymakers understand tradeoffs and assist with decision-making

2025 Operating Budget Update

Finance Committee
June 10, 2024

Agenda

- 2025 Operating Outlook & Long Range Forecast
  - Cost to Continue Revenue Assumptions & Expenditures
  - One-time funding
  - Budget Gap
  - Long Range outlook
  - Council Guiding Principles

Current Estimated Budget Gap

(General and Library Funds)

Estimated Expenditures = $431.4 million

Total expenses are $26.0 million (6.4%) higher than 2024 adopted budget. Major changes:

- + $14.5m: Salary + benefits increases
- + $2.7m: Metro subsidy increase
- + $500k: PHMDC subsidy
- + $5m: Placeholder for GF Debt Service
- + $1.47m: Citywide Purchased Services increases for technology costs (software maintenance contracts, PCI compliance, and credit card processing fees)
- - $1.22m: Adjusts expenses for odd-year election cycle

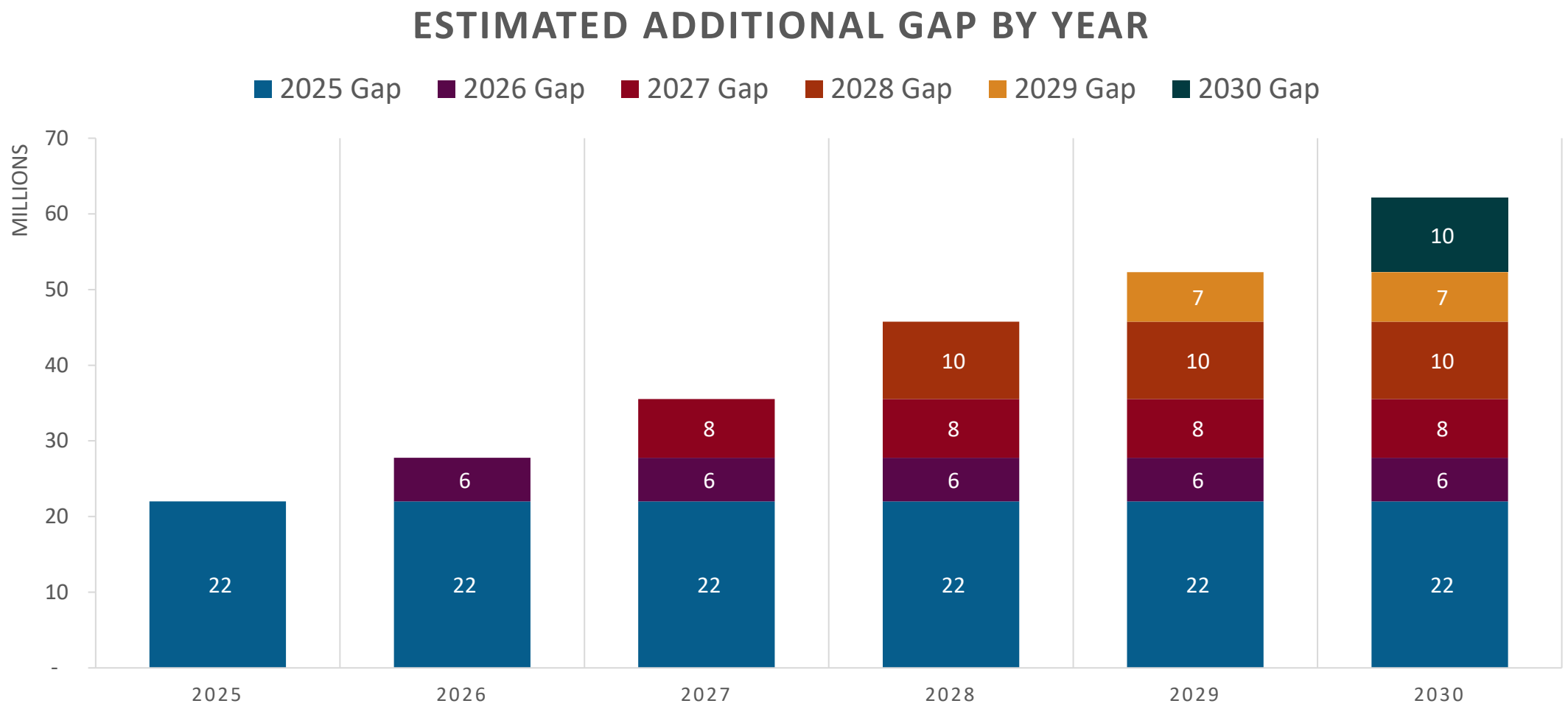
Estimated Revenues = $409.4 million

Total revenues are $4.0 million higher than the 2024 adopted budget. Assumptions:

- + $12.6m: Levy increase
- + $6.0m: Increase in interest earnings
- + $1.0m: Increase in ambulance conveyance fees
- - $17.9m: Removing one-time sources ($9.2m fund balance, $5.6m ARPA, $3.1 TID)

Current Estimate = $22.0 million

Long-Range Outlook



Cost to Continue Adjustments: Categorized Adjustments (GF + Library)

Category	Assumptions
Personnel Costs	$14.5m increase in salaries and benefits • Annualizes 6% GME increase phased in during 2024 (4% catch up effective January 2024; 2% catch up effective July 2024) • Adds 3% increase for GMEs and protective service based on negotiated agreements • General and Library funds GME 3% - $3 million includes benefits • Includes 1% step and longevity increase • Annualizes positions funded for partial year in 2024 • Includes funding for potential position reclassifications submitted to Human Resources • $2.97m placeholder for health insurance rate increases; $500k placeholder for WRS rate increases (held in direct appropriations)
Elections	• Removes $1.22m for elections ($990k election officials; $226k supplies and postage)
Direct Appropriations	• Adds $5.0m placeholder for Debt Service
Facilities & Utilities	• Adds $489k for higher gas (+15%) and electricity (+5%) costs, Building Use charges (+10%)
Technology Costs	• Adds $68,625 for PCI Compliance • Adds $1.44m for software maintenance contract increases • Adds $30,000 for credit card processing fees
ARPA	• Removes $1,225,600 transfer in to cover various CDD community agency contracts

Cost to Continue Adjustments: Categorized Adjustments (GF + Library)

Category	Assumptions
Metro Subsidy	• Adds $2.7m to Metro subsidy (2025 total: $18,225,000)
PHMDC Subsidy	• Adds $500k to PHMDC subsidy
Fleet Rate	• $1.4 million increase. Highlights: $758,000 debt; $435,000 repairs and supplies; $211,000 salaries and benefits; $207,000 decrease fuel. ($645,000 increase without debt adjustment)
Insurance & Worker's Comp	• Adds $95,500 ($485,000 increase in Insurance, $389,500 decrease in Worker's Comp)
Professional Services	• Adds $125,900 for contractual increases
Park Maintenance	• Adds $48,175 for operationalizing completed capital projects • Adds $128,900 for Mall maintenance, Door Creek Shelter & Country Grove Shelter operations
Office of Independent Monitor	• Reduces budget by $65,500 to remove one-time start-up funding.
Cost Allocation	• Updated plan increases billings to enterprise agencies by $469,000.

Cost to Continue Adjustments: Salary & Benefits Increase (GF + Library)

- 2024 Adopted Salaries & Benefits: **$253.9 million**
- 2025 Cost to Continue Salaries & Benefits: **$268.2 million**
  - Represents a **5.63% increase** over 2024 Adopted Budget

Category	Additional Amount in 2025
2025 Steps & Longevity (calculated at 1%)	**$2.0 million**
3% COLA for all employees	**$6.1 million**
Benefits (includes placeholder for 11% increase in health) • Health Insurance • Commissioned Benefits (Retiree health, accidental death and dismemberment) • WRS • FICA • Wage Insurance & VEBA	**$5.7 million** • $3.0m • $430,000 • $1.65m • $544,000 • $66,500
Reclasses; COLA and benefits for Hourly, Overtime, Premium Pay	**$500,000**

Salary Savings and Budget Efficiencies

Salary Savings

- 7.2% vacancy rate in first 5 months of 2024
- Created tiered structure in 2024 so small agencies with less turnover are not adversely impacted
  - Fewer than 20 FTEs = 0%
  - 20 – 49 FTEs = 0.5%
  - 50 – 99 FTEs = 1.0%
  - 100 – 199 FTEs = 3.0%
  - 200+ FTES = 4.0%
- 2025 salary savings = $5.6m in GF + Library (3.2% of perm wages)

Budget Efficiencies

- Actual underspend varies by agency, but citywide average for last 3 years is 3.8%
- Cost-to-continue includes 2024 1% “savings” -- $3.2 million

What options does the City have?

The operating budget must be balanced. How much we spend (expenditures) cannot be more than the money we bring (revenues).



Reduce Expenditures

Closing the budget gap through cuts alone will have significant operational impacts and will result in less services to residents.

- Reduce all/most agencies
- Cut specific programs or services
- Cut positions (layoffs) or reduce employee compensation (for example, saving $22 million would require cutting 220 positions).



Increase Revenues

The City's options for raising revenues are limited by the State. For example, we cannot levy a local sales tax or income tax.

- Create new special charges
- Increase existing local revenues (e.g. fines, fees)
- Ask voters to increase the property tax ("levy") through a voter referendum

Council Guidance on 2025 Budget

Legistar 82456, adopted April 16, 2024

Values and Priorities

1. Maintaining services to residents
2. Preventing layoffs or furloughs of city staff.
3. Maintaining wage parity for general municipal employees
4. Meeting the needs of a growing city.
5. Choosing the most progressive revenue options that consider housing affordability.

Guidance on Developing 2025 Budget

1. Evaluate service levels, staffing and fiscal impact.
2. Seek ways to increase efficiencies in operations.
3. Explore a reduction in expenditures from cost-to-continue levels that does not compromise services to residents.
4. Develop referendum language to increase property tax to meet some or all of deficit, as well as options to replace existing non-property tax revenues.
5. Prepare options other than property tax, including special charges
6. Develop a multi-year plan, including options for new, or increasing existing, fees and charges.
7. Consider the level of overall general obligation borrowing in 2025 capital budget to reduce rate of growth in property taxes
8. Develop a community engagement plan to educate the public.

Key Dates for 2025 Budget Development

(All dates in 2024)

	Capital	Operating
Kick-Off Meeting	Tuesday, March 19 11:00am	Monday, June 17 1:00pm
Agency Requests Due	Friday, April 19	Friday, July 19
Agency Briefings with Mayor's Office	May 8 – 17	August 12 – 14
Executive Budget introduced to Common Council (CC)	Tuesday, September 10	Tuesday, October 8
Finance Committee (FC) Briefings	September 16 – 17	October 14 – 15
FC Amendment Meeting	September 30	October 28
CC Amendment Week	October 30 – November 8	
CC Budget Adoption Meetings	November 12 – 14	

Detailed Calendar – June and July

Date	Activity
June 10	2025 Operating Budget Update to Finance Committee
June 17	Operating budget instructions to agencies
June 18	2025 Operating Budget Update to Council
June 24	Broad options discussion with Finance Committee
July 2	Briefing and Discussion at Council; Referendum resolution introduced
July 8	Referendum resolution discussed at Finance Committee
July 16	Referendum resolution discussion
August 6	Last scheduled Council meeting before 70-day deadline for referendum ballot resolution

City of Madison

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

Master

File Number: 83652

File ID:	83652	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/28/2024
File Name:	12941 TID 45 - 2024 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison (District 4).

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 88.

Sponsors: Michael E. Verveer And Satya V. Rhodes-Conway

Effective Date:

Attachments: 12941 Legal Description.pdf, 12941 TID 45 2024 Amendment JRB Report.pdf, 12941 TID 45 2024 Project Plan Amendment.pdf, 12941 TID 45 2024 Amendment JRB Report - Updated 6-10-24.pdf, 12941 TID 45 2024 Project Plan Amendment - Updated 6-10-24.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Maggie McClain	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	05/28/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	FINANCE COMMITTEE	06/24/2024		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 the Plan Commission						

1	FINANCE COMMITTEE	06/05/2024	Refer	PLAN COMMISSION	06/10/2024	
	Action Text:	This Resolution was Refer to the PLAN COMMISSION				
1	PLAN COMMISSION	06/10/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	06/24/2024	Pass
	Action Text:	A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.				
1	FINANCE COMMITTEE	06/24/2024	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 83652

Fiscal Note

The proposed resolution approves the second amendment to the TID 45 Project Plan. The amendment includes $2.6 million for major streets improvements in the district. No additional City appropriation required.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison (District 4).

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 45 was published in the Wisconsin State Journal on May 24 and May 31, 2024 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 45; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 10, 2024, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 45; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial

portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 45 (Capitol Square West) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 45 (Capitol Square West) is under thirty-five (35%) percent.
7. The boundaries of TID 45 (Capitol Square West) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 45 (Capitol Square West), City of Madison, is hereby adopted as of January 1, 2024 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison[1], located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;

thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;

thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;

thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;

thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;

thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium[2];

thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed[3];

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed[4];

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;

[1] Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.
[2] The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.
[3] Warranty Deed, Document Number 4824315, Dane County Registry.
[4] Warranty Deed, Document Number 1480498, Dane County Registry.

thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;

thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street,also being the said southwest line of the Public Square;

thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;

thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed[5];

thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2[6], 396 feet, more or less, to the southeast right of way of West Doty Street;

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium[7];

thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed[8], 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;

Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;

Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;

Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;

Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;

Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);

Thence southwesterly (S42°56’11”W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;

Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37’11”W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;

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[5] Warranty Deed, Document Number 5119033, Dane County Registry.
[6] State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.
[7] The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.
[8] Warranty Deed, Document Number 5119033, Dane County Registry.

Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;

Thence northwesterly (N45°17’27”W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;

Thence southwesterly (S44°42’33”W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly (N45°17’27”W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;

Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;

Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;

Thence westerly (N89°28’10”W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;

Thence northwesterly (N41°46’10”W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly (N45°37’21”E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;

Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly (N44°51’43”E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;

Thence northwesterly (N44°51’29”W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;

Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;

Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;

thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;

thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;

thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;

thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest

extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;

thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed[9], also

to the northern most east corner of Quit Claim Deed[10];

thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;

thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;

thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium[11];

thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium[12] and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;

thence southeasterly, 81 feet, more or less, to the Point of Beginning.

[9] Warranty Deed, Document Number 1554137, Dane County Registry.
[10] Quit Claim Deed, Document Number 5101030, Dane County Registry.
[11] Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.
[12] Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 45 (Capitol Square West)
2024 Project Plan Amendment
City of Madison

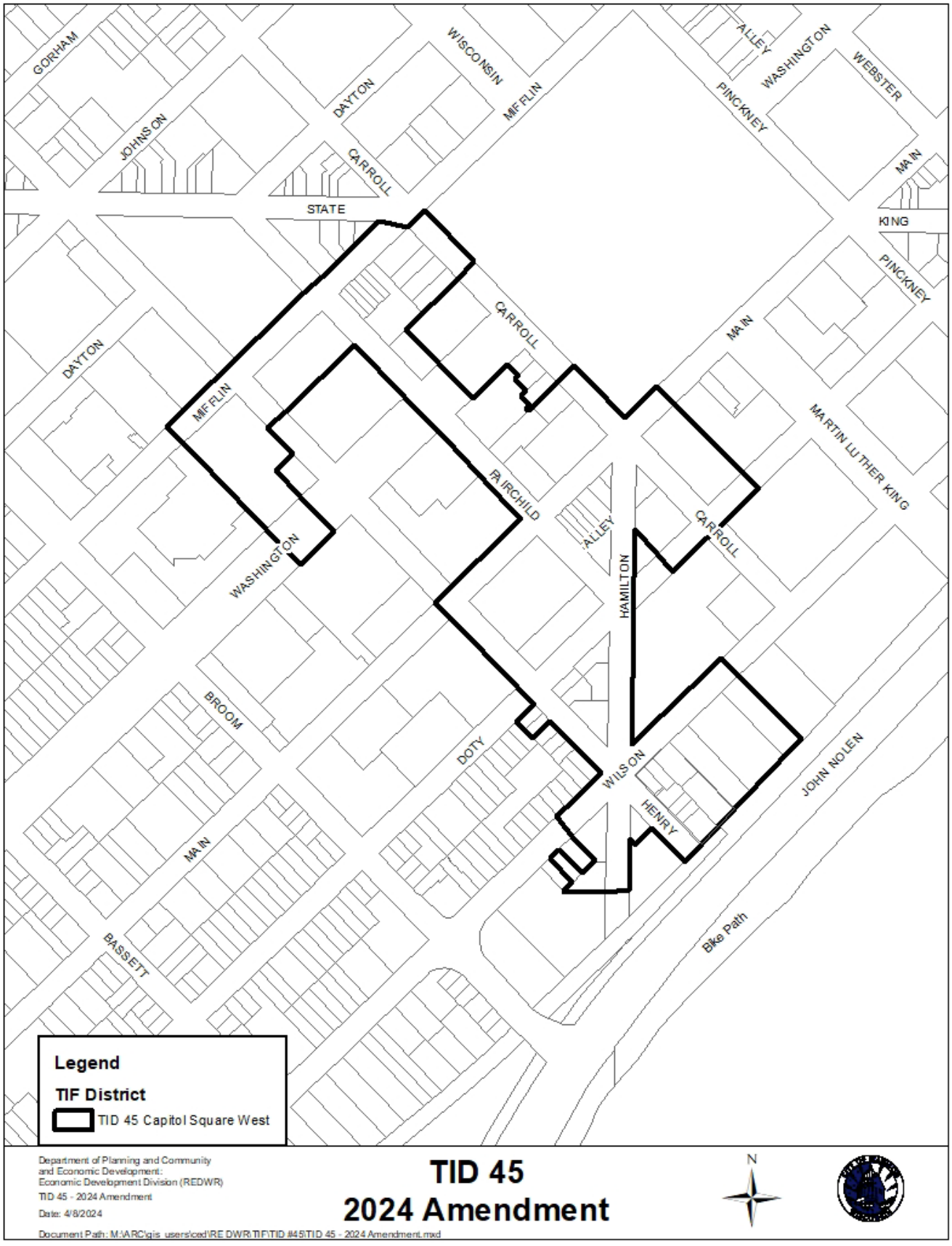
May 23, 2024

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 45 (Capitol Square West).

Summary of the TID #45 Project Plan

The map on the next page depicts the boundaries of the proposed TID #45 in the Capitol Square West area of the City of Madison:


GORHAM
JOHNSON
DAYTON
WISCONSIN
MIFFLIN
CARROLL
STATE
ALLEY
WASHINGTON
WEBSTER
PINCKNEY
MAIN
KING
MARTIN LUTHER KING
FAIRCHILD
HAMILTON
WILSON
HENRY
DOTY
BROOM
BASSETT
JOHN NOLEN
Bike Path
Legend
TIF District
TID 45 Capitol Square West
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 45 - 2024 Amendment
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TIF Law Required Information for TID Amendment Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

Amendments to the Project Plan from the 2022 Project Plan Amendment are highlighted in yellow.
Amendments to the Project Plan from the 2024 Project Plan amendment are highlighted in green.

Street Reconstruction	Proposed TIF Funded Non-Assessable Cost	Assessable Costs	Total	Time Frame
Capitol Square Reconstruction	$3,375,000	$25,000	$3,400,000	2015 - 2042
TOTAL PUBLIC IMPROVEMENTS				
Development Loans	$25,125,000		$25,125,000	2015 - 2042
Administrative and Professional Costs	$500,000		$500,000	2015 - 2042
TOTAL PROJECT COSTS	**$29,000,000**	**$25,000**	**$29,025,000**	2015 - 2042
Finance Costs	$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
Wilson St Undergrounding	$1,222,000	$0	$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	$5,778,000	$1,222,000	$7,000,000	
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$7,000,000**	**$1,222,000**	**$8,222,000**	2022-2042
Finance Costs - Amendment	$1,925,000			
TOTAL PROJECT COSTS (Orig. Plan + Amendment)	**$36,000,000**	**$1,247,000**	**$37,247,000**	2022-2042
Finance Costs – Orig. Plan + Amended	$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	$800,000	$0	$800,000	2024 - 2042
John Nolen Dr Underpass	$1,800,000	$0	$1,800,000	2024 - 2042
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$2,600,000**	**$0**	**$1,600,000**	2024 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)	**$38,600,000**	**$1,247,000**	**$39,847,000**	2022-2042
2024 Finance Costs	$715,000	$0	$715,000	2024 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **$38,600,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2023, TID 45 has generated an approximately $10.4 million of incremental revenues. Based upon the City's TIF run, using TID 45's 2023 incremental value, TIF 45 will generate an estimated $57 million of additional incremental revenue through its expiration date of 2042. The net present value of these incremental revenues is $32 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 45 of $67 million**

2. The amount of value increment when the project costs are paid in full and the district is closed.

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 27-year life is estimated at **$263,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2034.

Without any additional projects generating new incremental value, the estimated incremental value in 2034 is $208 million. The 2024 incremental value is approximately $116 million. However, the City may propose future amendments to the TID 45 project plan to fund additional development or infrastructure projects.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan amendment is at $39,847,000.

The total amount of assessable costs not to be paid for with TIF funds is $1,247,000.

The total amount of costs to be paid for with TIF funds is $38,600,000.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The certified base value of TID 45 is **$113,759,800**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2024 mill rate.

Tax Jurisdiction	2024 Mill Rate	Share of Tax Levy
City	7.10	35%
County	2.52	13%
MMSD	9.85	49%
MATC	0.66	3%
State of WI	0.0	0%
Totals*	18.28**	100%*

Source: City of Madison 2024 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $263 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 45's base value of $113,759,800 is anticipated to grow by $263 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $38.6 million of

projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 45 may close in 2034. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2034 when the TID is forecasted to be closed is estimated to be $208 million *(Note: variations are due to rounding)*.

TID 45 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $1,247,000 of the proposed $39,847,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2034 as projected, it is estimated that approximately $208 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $263 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 45 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 45.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $2 million of tax revenues for the tax parcels included in TID 45, based on the base value of $113,759,800. As stated earlier, the incremental value in 2034 at the end of the projected life of the TID is estimated at $208 million. Theoretically, if the City invested all $38.6 million of project costs in the district, which investment would leverage over $208 million; or $1 of TIF leverages approximately $5.38 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax

jurisdictions that would now share in a levy of approximately $6.8 million, or a net gain of approximately $4.8 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $38.6 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: June 16, 2015
Resolution Number: RES-15-00513 (File ID #38083)
Expenditure Deadline: June 16, 2037
TID Expiration Date: June 16, 2042

Date Amended: July 12, 2022
Resolution Number: RES-22-00484

2022 Project Plan and Boundary Amendment for

TAX INCREMENTAL FINANCE DISTRICT #45 (CAPITOL SQUARE WEST)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2024

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TAX INCREMENTAL FINANCE DISTRICT # 45
(CAPITOL SQUARE WEST)

NOTE: The 2022 Project Plan Amendment amendments are highlighted in yellow.
NOTE: The 2024 Project Plan Amendment amendments are highlighted in green.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #45–(Capitol Square West) as a blighted area TID, for the purposes of:

1)Elimination of blighting conditions;
2)Providing revitalization loans to aid redevelopment projects;
3)Rebuild infrastructure to aid in the continued revitalization of the area.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, DC (Downtown Core), and PD.

Consistency with the City of Madison Comprehensive Plan

Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Policies for Established Neighborhoods", stipulates goals and objectives that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Chapter 2: Land Use

Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.

Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.

Objectives 11 & 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Objective 59: Identify sites within the City and its planned expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 62: Retain and expand Madison's existing base of offices, research and development businesses and industrial facilities.

Objective 73: Continue to recognize Madison's downtown / campus area as a unique and important City and regional center that merits special planning and design attention.

Objective 75: Promote land use diversification and increases in development densities at selected located in Madison's downtown area.

Objective 76: Maintain and strengthen downtown Madison as a major employment, service and shopping center serving neighborhood, regional, and national and international markets.

Objective 81: Ensure efficient, safe, and convenient access to, from and within the downtown / campus area for all modes of transportation including walking, biking, transit and automobiles.

Chapter 3: Transportation

Objective 1: Plan for and provide a balanced and efficient transportation network that offers realistic and viable alternatives to automobile travel and maximizes uses of existing transportation investments (such as investments in public transit, roadway infrastructure, etc.).

Objective 2: Provide and improve transportation infrastructure – such as roadways, sidewalks, etc. – in coordination with redevelopment projects and new development, in a manner that fosters compact urban development patterns in accordance with the Land Use chapter.

Objective 15: Provide for the construction and maintenance of parking facilities as part of an integrated strategy for urban development and redevelopment. Consider the desired density of land uses, the need for parking facilities to provide safe and convenient bicycle parking, the availability and desirability of on-street parking, the special parking needs of persons with disabilities, and the impacts on the pedestrian environment in future parking planning, management, and parking facility design activities.

Chapter 5: Economic Development

Objective 1: Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.

Objective 9: Redevelop underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 15: Strengthen the economic viability of the City's major employment / commercial centers.

Objective 16: Enhance the economic vitality of Downtown Madison by retaining, expanding and locating private enterprises.

Consistency with the City of Madison Downtown Plan

The project elements proposed in the Project Plan also conform to the City of Madison Downtown Plan (the "Downtown Plan") as adopted by the Common Council on July 12, 2012. The Downtown Plan identifies objectives and recommendations that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Objective 2.1 – Promote and grow Downtown as an important regional employment center by positioning it as a premier location for the formation and expansion of the basic sector businesses, including knowledge-based and creative industries, that will retain and attract new Downtown jobs.

Recommendation 9 – Promote Downtown business development by providing suitable sites and supporting infrastructure within the planned employment and mixed-use locations recommended in (the) Downtown Plan.

Recommendation 10 – Provide suitable locations for the development of larger, taller office developments, including government offices and mixed use office developments.

Recommendation 11 – Provide a wide range of office and commercial spaces to meet different business needs as recommended in (the) Downtown Plan. This could include, for example, attractive new and renovated class A, B, and C space, loft and flex buildings, live/work opportunities, and allowing some employment uses on the upper stories of mixed-use retail buildings.

Recommendation 12 – Recognize parking availability as a constraint on Downtown business development and work to address diverse parking needs.

Objective 2.2 – Enhance the economic value of the Downtown by encouraging high value projects that add employment and enhance property values.

Objective 2.4 – Encourage higher density infill redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Recommendation 17 – Guide development to locations recommended in (the Downtown) Plan for buildings of corresponding height and scale.

Objective 2.7 – Create a vibrant, engaging Downtown business environmental, where employers want to locate, workers want to work, and creativity and entrepreneurship are fostered and nurtured.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements

*Capitol Square Reconstruction (Main St., Pinckney St, Carroll St, Mifflin St.)	**$3,400,000**
Wilson St Undergrounding	**$1,222,000**
Hamilton / Broom St Stormwater	**$7,000,000**
2022 Subtotal	**$8,222,000**
West Washington & Henry St resurfacing	**$800,000**
John Nolen Drive Underpass	**$1,800,000**
2024 Subtotal	**$2,600,000**

**NOTE: The Capitol Square Reconstruction is proposed to be completed through the use of the so called "1/2 Mile Rule". This requires separate Joint Review Board approval prior to this project being authorized and funded by TID #45.*

~~**Total Public Works Improvements**~~	~~**$3,400,000**~~
~~**2022 Total Public Works Improvements**~~	~~**$11,622,000**~~
2024 Total Public Works Improvements	**$14,222,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost: $25,125,000

Updated Development Loans – 2022

To date, the following projects have been authorized and provided TIF assistance in the form of development loans:

AT&T Building	$2,050,000
Anchor Bank Building	$13,317,000
Subtotal – Loans Authorized as of 2022	$15,367,000
Estimated Cost – Original Plan	$25,125,000
Less: Subtotal Loans Authorized as of 2022	($15,367,000)
Balance of Development Loan Authority	**$9,758,000**

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #45 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #45 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #45, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

~~**TOTAL: $29,025,000**~~
TOTAL: $37,247,000

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $29,000,000 of estimated project costs and an estimated $7,990,000 financing cost.

Updated Financing Costs – 2022

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Approximately $1,222,000 of the $8,222,000 of project costs for this amendment is assessable to adjacent property owners. Therefore, staff estimates that in the event the City of Madison borrows funds to pay for the remainder of capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $7,000,000 of estimated TIF-eligible project costs and an estimated $1,925,000 financing cost.

Total Financing Cost (Original Plan and 2022 Amendment) $9,915,000

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

Street Reconstruction	**Proposed TIF Funded Non-Assessable Cost**	**Assessable Costs**	**Total**	**Time Frame**
Capitol Square Reconstruction	$3,375,000	$25,000	$3,400,000	2015 - 2042
TOTAL PUBLIC IMPROVEMENTS				
Development Loans	$25,125,000		$25,125,000	2015 - 2042
Administrative and Professional Costs	$500,000		$500,000	2015 - 2042
TOTAL PROJECT COSTS	**$29,000,000**	**$25,000**	**$29,025,000**	2015 - 2042
Finance Costs	$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	**Proposed TIF Funded Non-Assessable Cost**	**Non-TIF Assessable Costs**	**Total**	**Time Frame**
Wilson St Undergrounding	$1,222,000	$0	$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	$5,778,000	$1,222,000	$7,000,000	
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$7,000,000**	**$1,222,000**	**$8,222,000**	2022-2042
Finance Costs - Amendment	$1,925,000			
TOTAL PROJECT COSTS (Orig. Plan + Amendment)	**$36,000,000**	**$1,247,000**	**$37,247,000**	2022-2042
Finance Costs – Orig. Plan + Amended	$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	$800,000	$0	$800,000	2024 - 2042
John Nolen Dr Underpass	$1,800,000	$0	$1,800,000	2024 - 2042
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$2,600,000**	**$0**	**$1,600,000**	2024 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)	**$38,600,000**	**$1,247,000**	**$39,847,000**	2022-2042
2024 Finance Costs	$715,000	$0	$715,000	2024 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2037. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately ~~$29,025,000~~ ~~$37,247,000~~ $39,847,000**.** It is anticipated that ~~$25,000~~ $1,247,000 of the project costs will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The ~~**$29,000,000**~~ ~~**$36,000,000**~~ **$38,600,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2042. The anticipated development for TID #45 includes two planned projects and one project under consideration. The first is the redevelopment of the Anchor Bank building at the corner of West Main St and South Carroll St. Urban Land Interests (ULI) intends to develop this site into 186,000 gross SF of office space, approximately 100 apartments, 43,000 SF of commercial and retail space, 2,400 SF of storage, and 548 stalls of underground parking. The estimated incremental value of this project is approximately $84,700,000

The second project is Hovde Property's renovation of the AT&T Building located at 316 West Washington Avenue. The estimated incremental value of this project is approximately $20,997,000. The developer has estimated that this project will create 45-50 living wage jobs during the construction phase and upon completion and full occupancy, there will be 443 jobs in the building. This is an increase of 400 jobs over the building's current occupancy. This project is a major building renovation, including but not limited to:

- Installing new windows on floors 1-10;
- Installing a new curtain wall along with West Washington Ave façade;
- New storefront entrance and canopy on west Washington Ave;
- Plaza upgrades;
- Complete rebuild of five operating elevators;
- Complete interior demolition of floors 6-10 to rebuild as white box space for future tenants;
- Renovation of loading docks;
- Parking and loading dock improvements to include adding ADA parking stalls and structural slab repairs.

Hovde Properties is also considering the new construction of approximately 100,000 square feet office and commercial space, with potential for a new Wisconsin Historical Museum, upon property it owns at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

Estimated Incremental Value of All TIF Generators

ULI	$84,700,000
AT&T (Hovde) Project	$20,997,000
Mifflin / Carroll St (Hovde) Project	$25,000,000
TOTAL Estimated Value of all TIF Generators	$130,697,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$130,697,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$79,000,000.** The present value of the total incremental revenues that are anticipated to be generated is **$29,000,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #45 may, therefore, be less than the amount shown in the Project Plan.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from this development project and economic growth or value appreciation within the amended territory, over the remaining life of the TID, is estimated to be **$62,788,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated.in the proposed project plan amendment.

Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000. The present value of the total incremental values that are anticipated to be generated in this TID amendment is $7,000,000.

As of the 12/31/2023, TID 45 had an incremental value of $116,526,000. The TID is generating approximately $2,300,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt, along with these additional $2,600,000 of costs in approximately eight (8) years.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$7,990,000**.

Staff estimates that TID increment could support interest payments on capital borrowing for the proposed project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is **$1,925,000**. Therefore, the total finance cost to borrow $36,000,000 for the original project plan and the proposed amendment is estimated at $9,915,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2024 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is $715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of $38,600,000 are $10,630,000.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is part of the “Downtown Districts”, as identified in the City of Madison Comprehensive Plan. The TID lies in the Downtown Core and State Street District portions of the Downtown District. Descriptions of these uses and their densities can be found in Volume II, Chapter 2 of the City’s Comprehensive Plan, at this link:

http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf

The City further refined the densities and uses in the Downtown area with the adoption of the Downtown Plan, found at this link:

http://www.cityofmadison.com/neighborhoods/downtownPlan/pdf/Downtown_Plan.pdf

TID #45 is a blighted area TID. An independent survey of conditions (“blight study”) found that 52.75% of the parcels by area in TID #45 were found to be blighted as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #45 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development

The Potential Areas for Development include the Anchor Bank building, the AT&T Building, and the properties at the intersection of State Street, Mifflin St, and Carroll St. The development on this site is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, the estimated $84.7 million Anchor Bank redevelopment project (186,000 square feet of office space, 43,000 square feet of commercial space and 100 market rate apartments) at 25 West Main and $20,997,000 (141,000 square feet of office space and 11,000 square feet of first floor retail space) redevelopment project at 316 West Washington (formerly the AT&T property) are anticipated to be completed by 2017.

In addition, there is a potential to develop approximately 100,000 square feet of office and commercial space, with potential for a new Wisconsin Historical Museum, upon property located at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately $259,000,000. This growth is estimated to generate approximately $79,000,000 of tax increment over the life of the district.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000. Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison[1], located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;
thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;
thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;
thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;
thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;
thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium[2];
thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed[3];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed[4];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;
thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street,also being the said southwest line of the Public Square;
thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;
thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed[5];
thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2[6], 396 feet, more or less, to the southeast right of way of West Doty Street;

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[1] Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.
[2] The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.
[3] Warranty Deed, Document Number 4824315, Dane County Registry.
[4] Warranty Deed, Document Number 1480498, Dane County Registry.
[5] Warranty Deed, Document Number 5119033, Dane County Registry.
[6] State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium[7];
thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed[8], 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;
Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;
Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;
Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;
Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;
Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);
Thence southwesterly (S42°56'11"W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;
Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37'11"W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence northwesterly (N45°17'27"W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;
Thence southwesterly (S44°42'33"W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northwesterly (N45°17'27"W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;
Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;
Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;
Thence westerly (N89°28'10"W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;
Thence northwesterly (N41°46'10"W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northeasterly (N45°37'21"E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

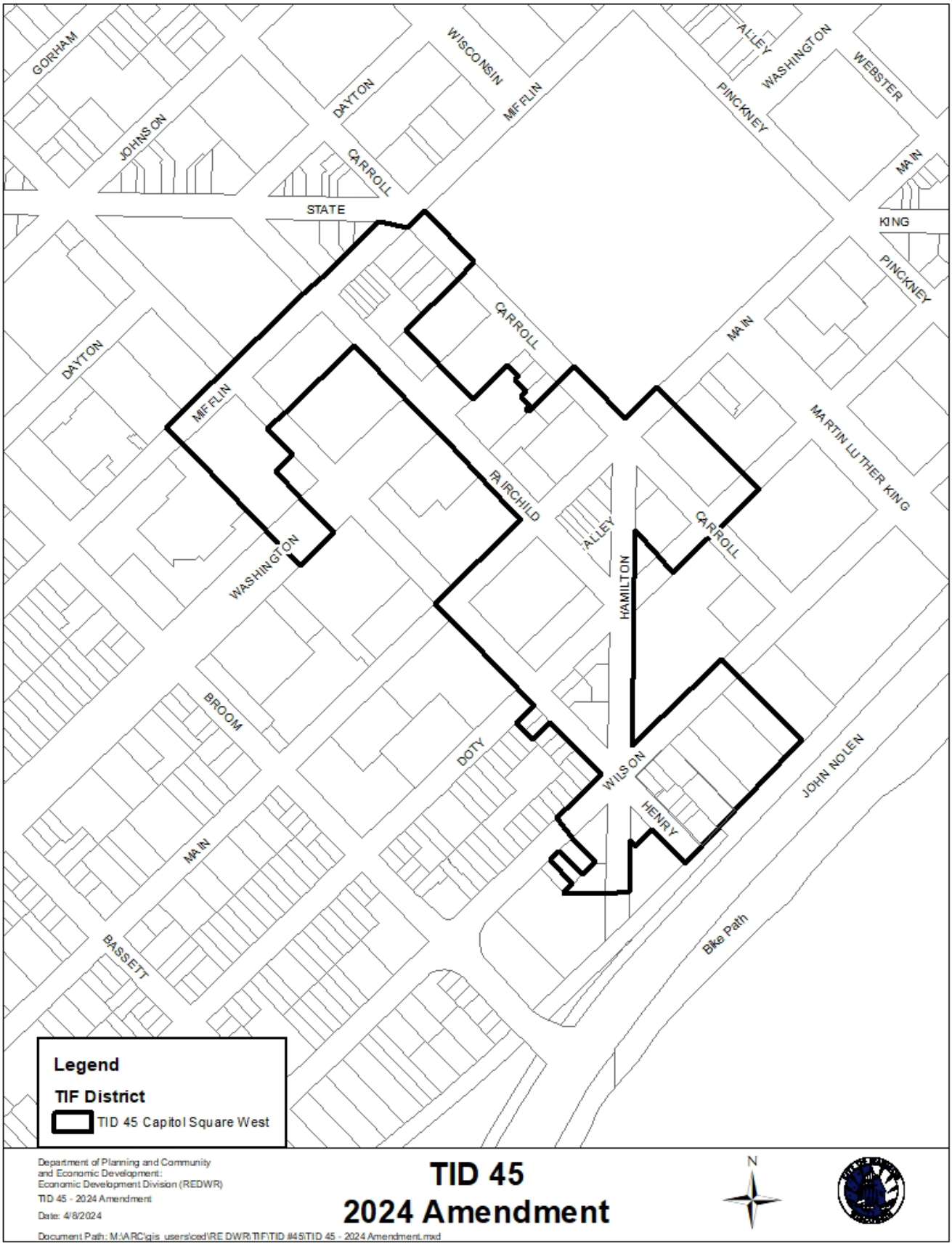
[7] The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.
[8] Warranty Deed, Document Number 5119033, Dane County Registry.

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;
Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly (N44°51'43"E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;
Thence northwesterly (N44°51'29"W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;
Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;
Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;
Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;
thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;
thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;
thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;
thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;
thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed[9], also to the northern most east corner of Quit Claim Deed[10];
thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;
thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;
thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium[11];
thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium[12] and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

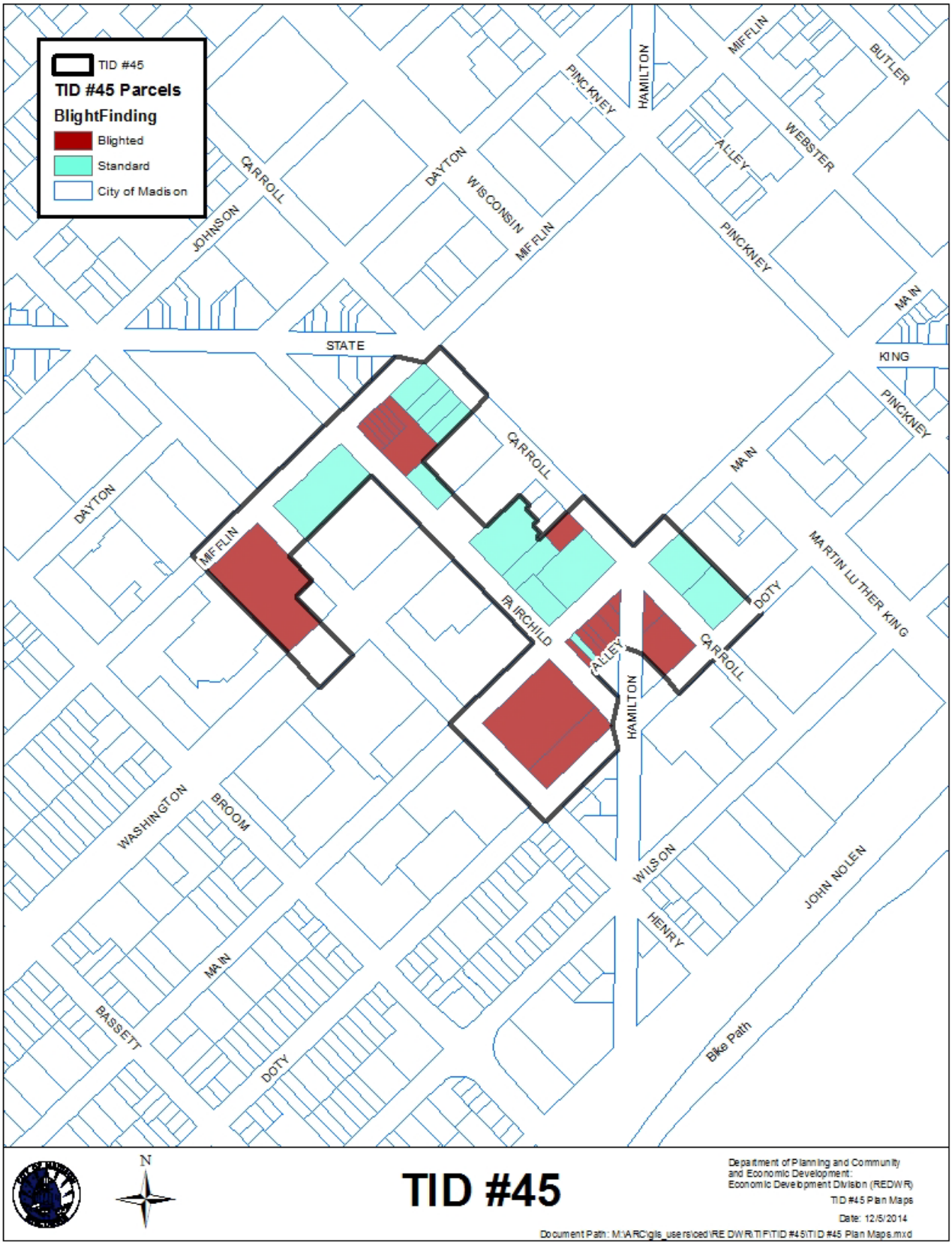
[9] Warranty Deed, Document Number 1554137, Dane County Registry.
[10] Quit Claim Deed, Document Number 5101030, Dane County Registry.
[11] Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.
[12] Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

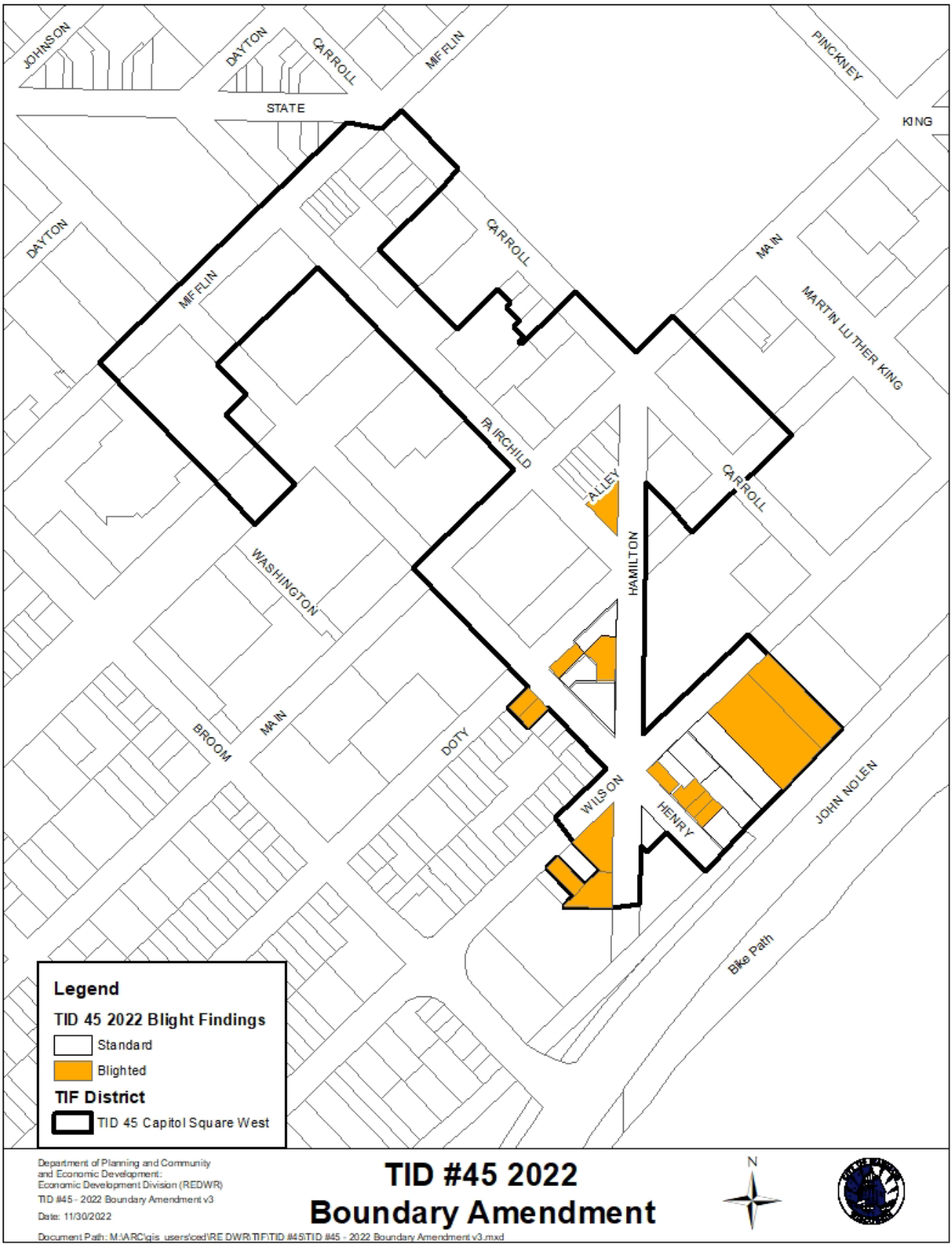
thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;
thence southeasterly, 81 feet, more or less, to the Point of Beginning.

District Boundary



Existing Conditions (Blight Maps)

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JOHN NOLEN
Bike Path
Legend
TID 45 2022 Blight Findings
Standard
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TIF District
TID 45 Capitol Square West
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #45 - 2022 Boundary Amendment v3
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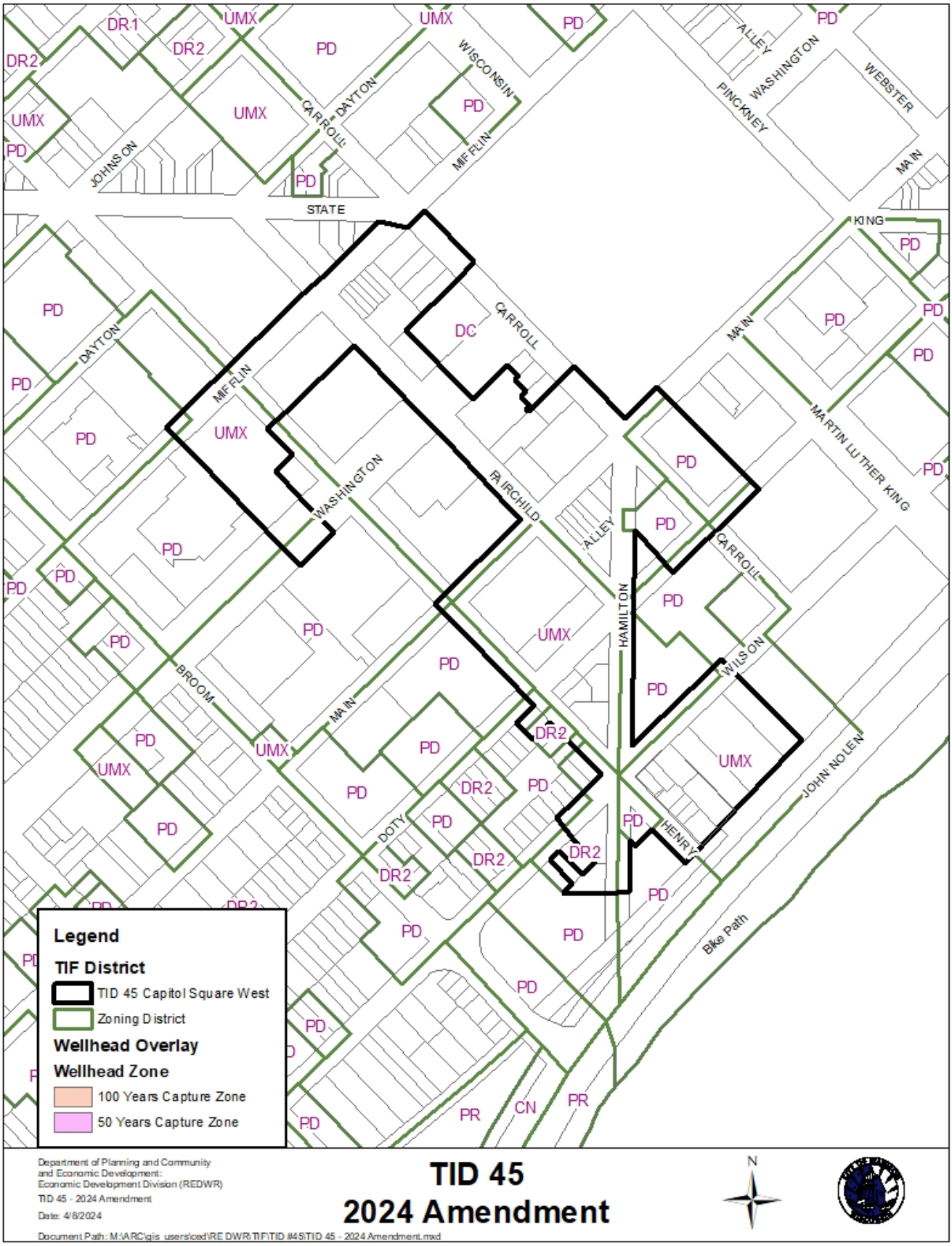
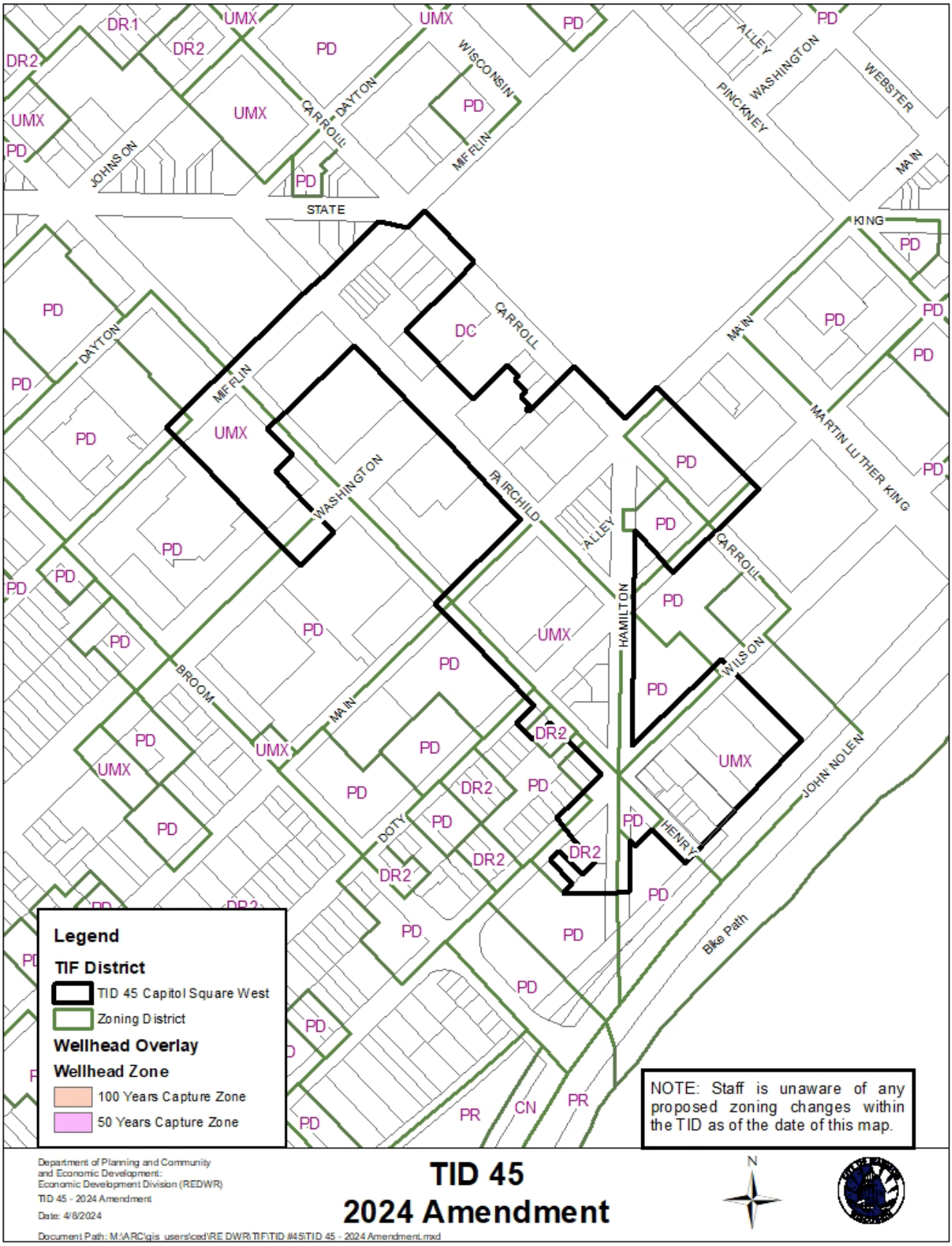
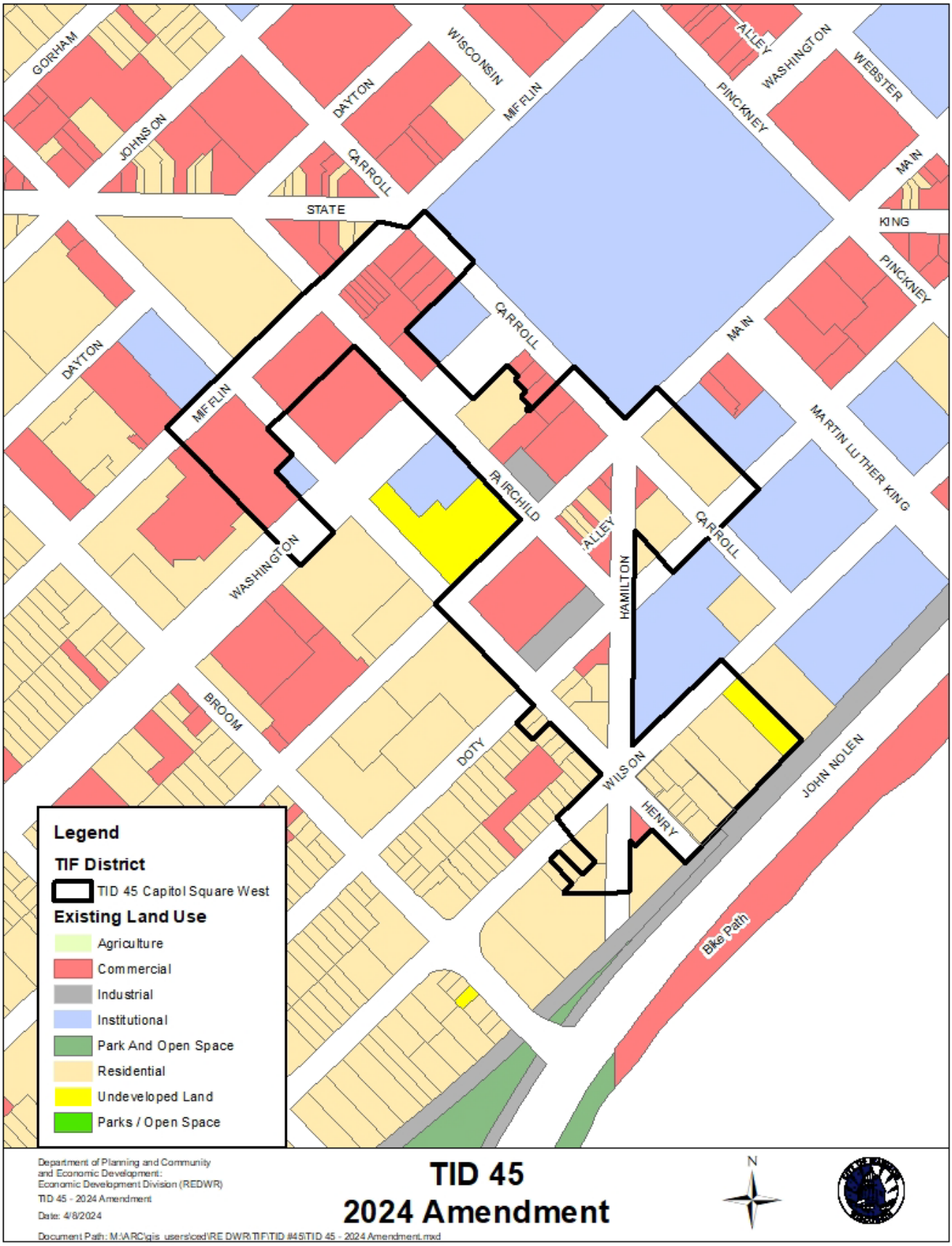
Existing Zoning



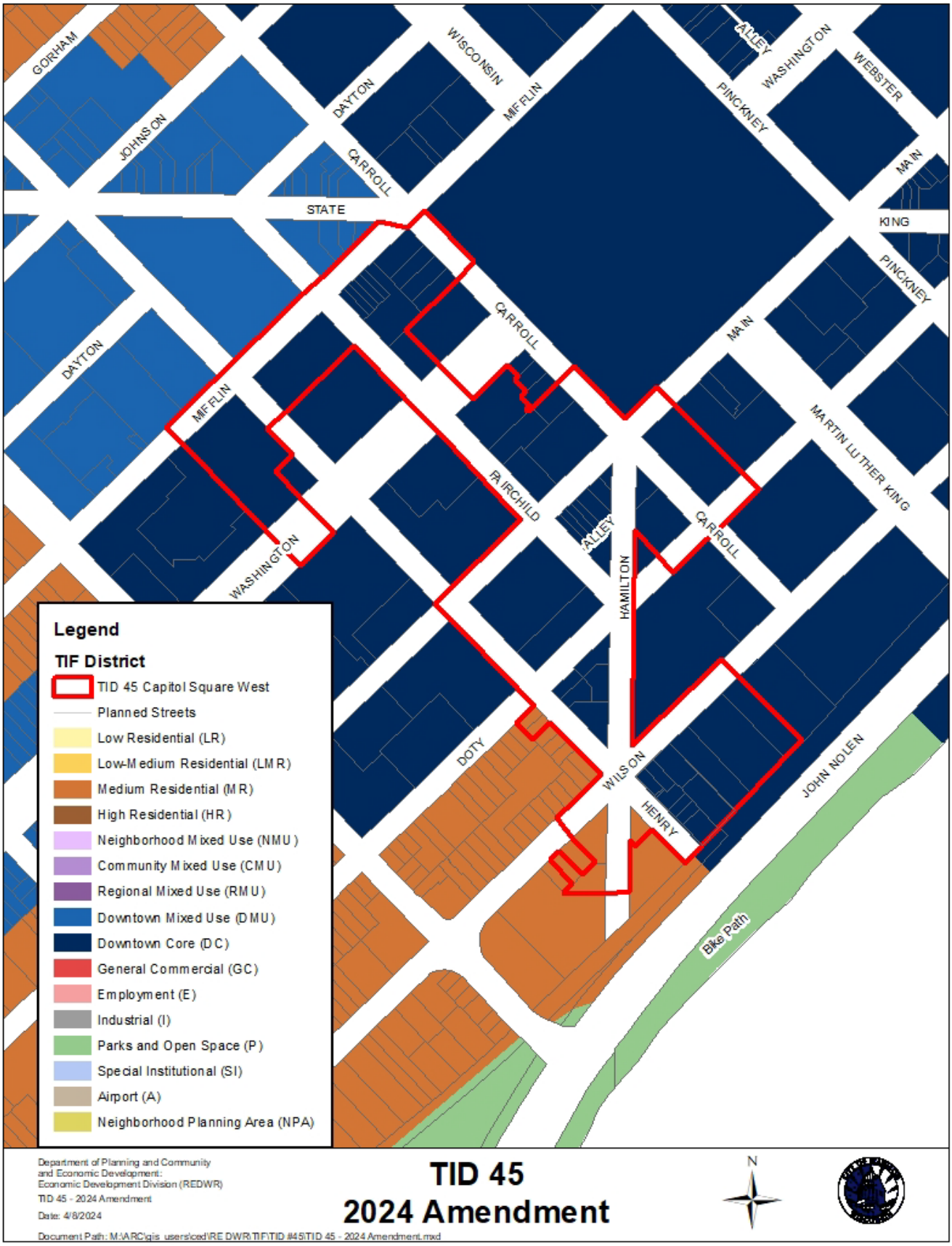
Proposed Zoning



Existing Land Use



Proposed Land Use



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PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 45 - City of Madison (Capitol Square West)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 45, City of Madison, Wisconsin, dated July 12, 2022, with a proposed amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 45 (Capitol Square West)
2024 Project Plan Amendment
City of Madison

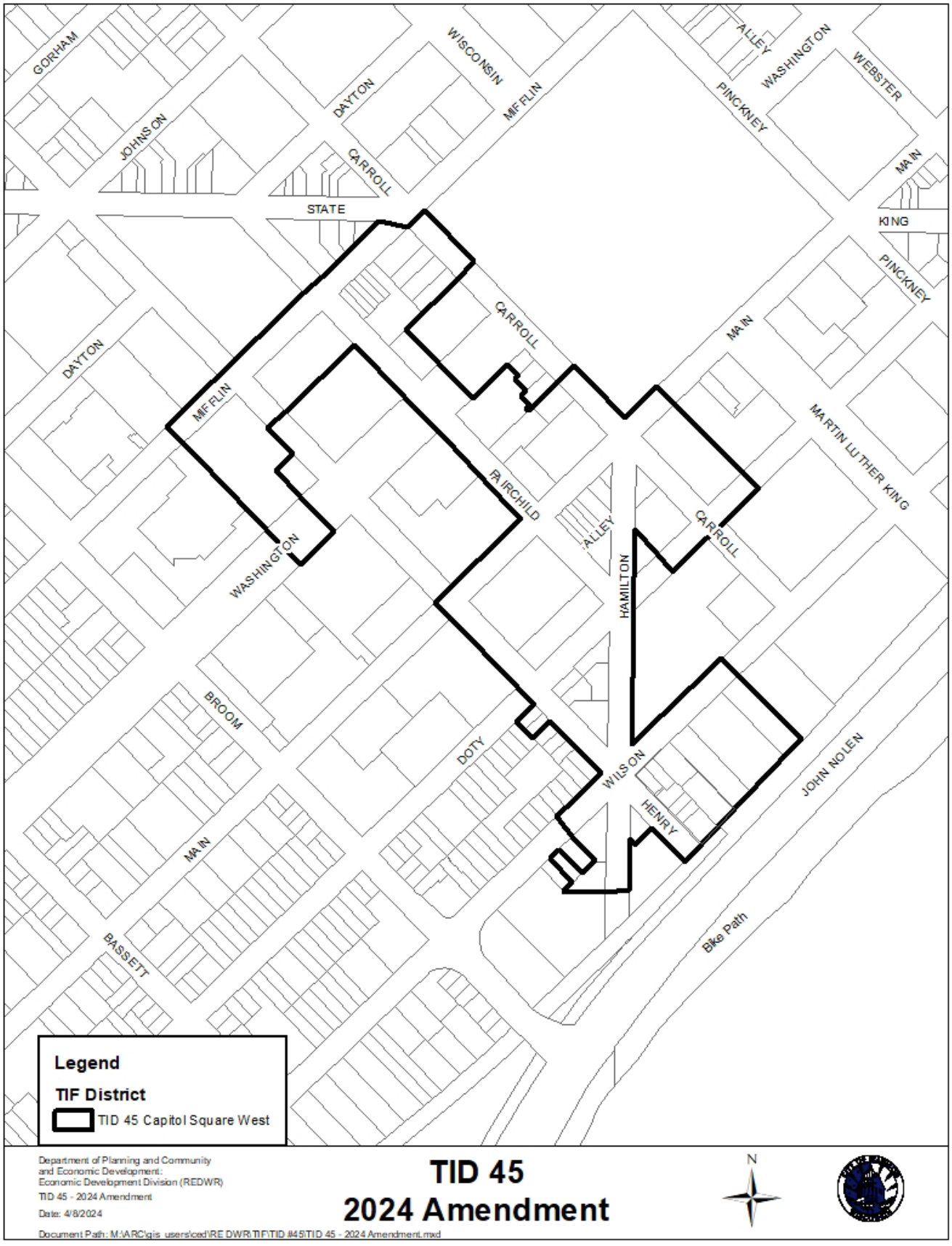
May 23, 2024

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 45 (Capitol Square West).

Summary of the TID #45 Project Plan

The map on the next page depicts the boundaries of the proposed TID #45 in the Capitol Square West area of the City of Madison: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MIFFLIN
MARTIN LUTHER KING
FAIRCHILD
ALLEY
CARROLL
WASHINGTON
HAMILTON
BROOM
DOTY
WILSON
HENRY
JOHN NOLEN
MAIN
BASSETT
Bike Path
Legend
TIF District
TID 45 Capitol Square West
Department of Planning and Community
and Economic Development:
Economic Development Division (REDWR)
TID 45 - 2024 Amendment
Date: 4/8/2024
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TID 45
2024 Amendment
N

TIF Law Required Information for TID Amendment Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

Amendments to the Project Plan from the 2022 Project Plan Amendment are highlighted in yellow.
Amendments to the Project Plan from the 2024 Project Plan amendment are highlighted in green.

Street Reconstruction	Proposed TIF Funded Non-Assessable Cost	Assessable Costs	Total	Time Frame
Capitol Square Reconstruction	$3,375,000	$25,000	$3,400,000	2015 - 2042
TOTAL PUBLIC IMPROVEMENTS				
Development Loans	$25,125,000		$25,125,000	2015 - 2042
Administrative and Professional Costs	$500,000		$500,000	2015 - 2042
TOTAL PROJECT COSTS	**$29,000,000**	**$25,000**	**$29,025,000**	2015 - 2042
Finance Costs	$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
Wilson St Undergrounding	$1,222,000	$0	$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	$5,778,000	$1,222,000	$7,000,000	
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$7,000,000**	**$1,222,000**	**$8,222,000**	2022-2042
Finance Costs - Amendment	$1,925,000			
TOTAL PROJECT COSTS (Orig. Plan + Amendment)	**$36,000,000**	**$1,247,000**	**$37,247,000**	2022-2042
Finance Costs – Orig. Plan + Amended	$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	$800,000	$0	$800,000	2024 - 2042
John Nolen Dr Underpass	$1,800,000	$0	$1,800,000	2024 - 2042
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$2,600,000**	**$0**	**$2,600,000 ~~1,600,000~~**	2024 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)	**$38,600,000**	**$1,247,000**	**$39,847,000**	2022-2042
2024 Finance Costs	$715,000	$0	$715,000	2024 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **$38,600,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2023, TID 45 has generated an approximately $10.4 million of incremental revenues. Based upon the City's TIF run, using TID 45's 2023 incremental value, TIF 45 will generate an estimated $57 million of additional incremental revenue through its expiration date of 2042. The net present value of these incremental revenues is $32 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 45 of $67 million**

2. The amount of value increment when the project costs are paid in full and the district is closed.

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 27-year life is estimated at **$263,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2034.

Without any additional projects generating new incremental value, the estimated incremental value in 2034 is $208 million. The 2024 incremental value is approximately $116 million. However, the City may propose future amendments to the TID 45 project plan to fund additional development or infrastructure projects.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan amendment is at $39,847,000.

The total amount of assessable costs not to be paid for with TIF funds is $1,247,000.

The total amount of costs to be paid for with TIF funds is $38,600,000.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The certified base value of TID 45 is **$113,759,800**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2024 mill rate.

Tax Jurisdiction	2024 Mill Rate	Share of Tax Levy
City	7.10	35%
County	2.52	13%
MMSD	9.85	49%
MATC	0.66	3%
State of WI	0.0	0%
Totals*	18.28**	100%*

Source: City of Madison 2024 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $263 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 45's base value of $113,759,800 is anticipated to grow by $263 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $38.6 million of

projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 45 may close in 2034. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2034 when the TID is forecasted to be closed is estimated to be $208 million *(Note: variations are due to rounding)*.

TID 45 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $1,247,000 of the proposed $39,847,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2034 as projected, it is estimated that approximately $208 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $263 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 45 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 45.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $2 million of tax revenues for the tax parcels included in TID 45, based on the base value of $113,759,800. As stated earlier, the incremental value in 2034 at the end of the projected life of the TID is estimated at $208 million. Theoretically, if the City invested all $38.6 million of project costs in the district, which investment would leverage over $208 million; or $1 of TIF leverages approximately $5.38 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax

jurisdictions that would now share in a levy of approximately $6.8 million, or a net gain of approximately $4.8 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $38.6 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: June 16, 2015
Resolution Number: RES-15-00513 (File ID #38083)
Expenditure Deadline: June 16, 2037
TID Expiration Date: June 16, 2042

Date Amended: July 12, 2022
Resolution Number: RES-22-00484

2022 Project Plan and Boundary Amendment for

TAX INCREMENTAL FINANCE DISTRICT #45 (CAPITOL SQUARE WEST)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2024

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TAX INCREMENTAL FINANCE DISTRICT # 45
(CAPITOL SQUARE WEST)

NOTE: The 2022 Project Plan Amendment amendments are highlighted in yellow.
NOTE: The 2024 Project Plan Amendment amendments are highlighted in green.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #45–(Capitol Square West) as a blighted area TID, for the purposes of:

1)Elimination of blighting conditions;
2)Providing revitalization loans to aid redevelopment projects;
3)Rebuild infrastructure to aid in the continued revitalization of the area.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, DC (Downtown Core), and PD.

Consistency with the City of Madison Comprehensive Plan

Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Policies for Established Neighborhoods", stipulates goals and objectives that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Chapter 2: Land Use

Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.

Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.

Objectives 11 & 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Objective 59: Identify sites within the City and its planned expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 62: Retain and expand Madison's existing base of offices, research and development businesses and industrial facilities.

Objective 73: Continue to recognize Madison's downtown / campus area as a unique and important City and regional center that merits special planning and design attention.

Objective 75: Promote land use diversification and increases in development densities at selected located in Madison's downtown area.

Objective 76: Maintain and strengthen downtown Madison as a major employment, service and shopping center serving neighborhood, regional, and national and international markets.

Objective 81: Ensure efficient, safe, and convenient access to, from and within the downtown / campus area for all modes of transportation including walking, biking, transit and automobiles.

Chapter 3: Transportation

Objective 1: Plan for and provide a balanced and efficient transportation network that offers realistic and viable alternatives to automobile travel and maximizes uses of existing transportation investments (such as investments in public transit, roadway infrastructure, etc.).

Objective 2: Provide and improve transportation infrastructure – such as roadways, sidewalks, etc. – in coordination with redevelopment projects and new development, in a manner that fosters compact urban development patterns in accordance with the Land Use chapter.

Objective 15: Provide for the construction and maintenance of parking facilities as part of an integrated strategy for urban development and redevelopment. Consider the desired density of land uses, the need for parking facilities to provide safe and convenient bicycle parking, the availability and desirability of on-street parking, the special parking needs of persons with disabilities, and the impacts on the pedestrian environment in future parking planning, management, and parking facility design activities.

Chapter 5: Economic Development

Objective 1: Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.

Objective 9: Redevelop underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 15: Strengthen the economic viability of the City's major employment / commercial centers.

Objective 16: Enhance the economic vitality of Downtown Madison by retaining, expanding and locating private enterprises.

Consistency with the City of Madison Downtown Plan

The project elements proposed in the Project Plan also conform to the City of Madison Downtown Plan (the "Downtown Plan") as adopted by the Common Council on July 12, 2012. The Downtown Plan identifies objectives and recommendations that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Objective 2.1 – Promote and grow Downtown as an important regional employment center by positioning it as a premier location for the formation and expansion of the basic sector businesses, including knowledge-based and creative industries, that will retain and attract new Downtown jobs.

Recommendation 9 – Promote Downtown business development by providing suitable sites and supporting infrastructure within the planned employment and mixed-use locations recommended in (the) Downtown Plan.

Recommendation 10 – Provide suitable locations for the development of larger, taller office developments, including government offices and mixed use office developments.

Recommendation 11 – Provide a wide range of office and commercial spaces to meet different business needs as recommended in (the) Downtown Plan. This could include, for example, attractive new and renovated class A, B, and C space, loft and flex buildings, live/work opportunities, and allowing some employment uses on the upper stories of mixed-use retail buildings.

Recommendation 12 – Recognize parking availability as a constraint on Downtown business development and work to address diverse parking needs.

Objective 2.2 – Enhance the economic value of the Downtown by encouraging high value projects that add employment and enhance property values.

Objective 2.4 – Encourage higher density infill redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Recommendation 17 – Guide development to locations recommended in (the Downtown) Plan for buildings of corresponding height and scale.

Objective 2.7 – Create a vibrant, engaging Downtown business environmental, where employers want to locate, workers want to work, and creativity and entrepreneurship are fostered and nurtured.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements

*Capitol Square Reconstruction (Main St., Pinckney St, Carroll St, Mifflin St.)	**$3,400,000**
Wilson St Undergrounding	**$1,222,000**
Hamilton / Broom St Stormwater	**$7,000,000**
2022 Subtotal	**$8,222,000**
West Washington & Henry St resurfacing	**$800,000**
John Nolen Drive Underpass	**$1,800,000**
2024 Subtotal	**$2,600,000**

**NOTE: The Capitol Square Reconstruction is proposed to be completed through the use of the so called "1/2 Mile Rule". This requires separate Joint Review Board approval prior to this project being authorized and funded by TID #45.*

~~**Total Public Works Improvements**~~	~~**$3,400,000**~~
~~**2022 Total Public Works Improvements**~~	~~**$11,622,000**~~
2024 Total Public Works Improvements	**$14,222,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost: $25,125,000

Updated Development Loans – 2022

To date, the following projects have been authorized and provided TIF assistance in the form of development loans:

AT&T Building	$2,050,000
Anchor Bank Building	$13,317,000
Subtotal – Loans Authorized as of 2022	$15,367,000
Estimated Cost – Original Plan	$25,125,000
Less: Subtotal Loans Authorized as of 2022	($15,367,000)
Balance of Development Loan Authority	**$9,758,000**

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #45 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #45 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #45, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

~~**TOTAL: $29,025,000**~~
TOTAL: $37,247,000

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $29,000,000 of estimated project costs and an estimated $7,990,000 financing cost.

Updated Financing Costs – 2022

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Approximately $1,222,000 of the $8,222,000 of project costs for this amendment is assessable to adjacent property owners. Therefore, staff estimates that in the event the City of Madison borrows funds to pay for the remainder of capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $7,000,000 of estimated TIF-eligible project costs and an estimated $1,925,000 financing cost.

Total Financing Cost (Original Plan and 2022 Amendment) $9,915,000

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

Street Reconstruction	**Proposed TIF Funded Non-Assessable Cost**	**Assessable Costs**	**Total**	**Time Frame**
Capitol Square Reconstruction	$3,375,000	$25,000	$3,400,000	2015 - 2042
TOTAL PUBLIC IMPROVEMENTS				
Development Loans	$25,125,000		$25,125,000	2015 - 2042
Administrative and Professional Costs	$500,000		$500,000	2015 - 2042
TOTAL PROJECT COSTS	**$29,000,000**	**$25,000**	**$29,025,000**	2015 - 2042
Finance Costs	$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	**Proposed TIF Funded Non-Assessable Cost**	**Non-TIF Assessable Costs**	**Total**	**Time Frame**
Wilson St Undergrounding	$1,222,000	$0	$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	$5,778,000	$1,222,000	$7,000,000	
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$7,000,000**	**$1,222,000**	**$8,222,000**	2022-2042
Finance Costs - Amendment	$1,925,000			
TOTAL PROJECT COSTS (Orig. Plan + Amendment)	**$36,000,000**	**$1,247,000**	**$37,247,000**	2022-2042
Finance Costs – Orig. Plan + Amended	$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	$800,000	$0	$800,000	2024 - 2042
John Nolen Dr Underpass	$1,800,000	$0	$1,800,000	2024 - 2042
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$2,600,000**	**$0**	**$2,600,000** ~~**1,600,000**~~	2024 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)	**$38,600,000**	**$1,247,000**	**$39,847,000**	2022-2042
2024 Finance Costs	$715,000	$0	$715,000	2024 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2037. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately ~~$29,025,000~~ ~~$37,247,000~~ $39,847,000**.** It is anticipated that ~~$25,000~~ $1,247,000 of the project costs will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The ~~**$29,000,000**~~ ~~**$36,000,000**~~ **$38,600,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2042. The anticipated development for TID #45 includes two planned projects and one project under consideration. The first is the redevelopment of the Anchor Bank building at the corner of West Main St and South Carroll St. Urban Land Interests (ULI) intends to develop this site into 186,000 gross SF of office space, approximately 100 apartments, 43,000 SF of commercial and retail space, 2,400 SF of storage, and 548 stalls of underground parking. The estimated incremental value of this project is approximately $84,700,000

The second project is Hovde Property's renovation of the AT&T Building located at 316 West Washington Avenue. The estimated incremental value of this project is approximately $20,997,000. The developer has estimated that this project will create 45-50 living wage jobs during the construction phase and upon completion and full occupancy, there will be 443 jobs in the building. This is an increase of 400 jobs over the building's current occupancy. This project is a major building renovation, including but not limited to:

- Installing new windows on floors 1-10;
- Installing a new curtain wall along with West Washington Ave façade;
- New storefront entrance and canopy on west Washington Ave;
- Plaza upgrades;
- Complete rebuild of five operating elevators;
- Complete interior demolition of floors 6-10 to rebuild as white box space for future tenants;
- Renovation of loading docks;
- Parking and loading dock improvements to include adding ADA parking stalls and structural slab repairs.

Hovde Properties is also considering the new construction of approximately 100,000 square feet office and commercial space, with potential for a new Wisconsin Historical Museum, upon property it owns at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

Estimated Incremental Value of All TIF Generators

ULI	$84,700,000
AT&T (Hovde) Project	$20,997,000
Mifflin / Carroll St (Hovde) Project	$25,000,000
TOTAL Estimated Value of all TIF Generators	$130,697,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$130,697,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$79,000,000.** The present value of the total incremental revenues that are anticipated to be generated is **$29,000,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #45 may, therefore, be less than the amount shown in the Project Plan.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from this development project and economic growth or value appreciation within the amended territory, over the remaining life of the TID, is estimated to be **$62,788,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated.in the proposed project plan amendment.

Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000. The present value of the total incremental values that are anticipated to be generated in this TID amendment is $7,000,000.

As of the 12/31/2023, TID 45 had an incremental value of $116,526,000. The TID is generating approximately $2,300,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt, along with these additional $2,600,000 of costs in approximately eight (8) years.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$7,990,000**.

Staff estimates that TID increment could support interest payments on capital borrowing for the proposed project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is **$1,925,000**. Therefore, the total finance cost to borrow $36,000,000 for the original project plan and the proposed amendment is estimated at $9,915,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2024 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is $715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of $38,600,000 are $10,630,000.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is part of the “Downtown Districts”, as identified in the City of Madison Comprehensive Plan. The TID lies in the Downtown Core and State Street District portions of the Downtown District. Descriptions of these uses and their densities can be found in Volume II, Chapter 2 of the City’s Comprehensive Plan, at this link:

http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf

The City further refined the densities and uses in the Downtown area with the adoption of the Downtown Plan, found at this link:

http://www.cityofmadison.com/neighborhoods/downtownPlan/pdf/Downtown_Plan.pdf

TID #45 is a blighted area TID. An independent survey of conditions (“blight study”) found that 52.75% of the parcels by area in TID #45 were found to be blighted as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #45 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development

The Potential Areas for Development include the Anchor Bank building, the AT&T Building, and the properties at the intersection of State Street, Mifflin St, and Carroll St. The development on this site is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, the estimated $84.7 million Anchor Bank redevelopment project (186,000 square feet of office space, 43,000 square feet of commercial space and 100 market rate apartments) at 25 West Main and $20,997,000 (141,000 square feet of office space and 11,000 square feet of first floor retail space) redevelopment project at 316 West Washington (formerly the AT&T property) are anticipated to be completed by 2017.

In addition, there is a potential to develop approximately 100,000 square feet of office and commercial space, with potential for a new Wisconsin Historical Museum, upon property located at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately $259,000,000. This growth is estimated to generate approximately $79,000,000 of tax increment over the life of the district.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000. Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison[1], located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;
thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;
thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;
thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;
thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;
thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium[2];
thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed[3];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed[4];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;
thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street,also being the said southwest line of the Public Square;
thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;
thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed[5];
thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2[6], 396 feet, more or less, to the southeast right of way of West Doty Street;

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[1] Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.
[2] The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.
[3] Warranty Deed, Document Number 4824315, Dane County Registry.
[4] Warranty Deed, Document Number 1480498, Dane County Registry.
[5] Warranty Deed, Document Number 5119033, Dane County Registry.
[6] State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium[7];
thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed[8], 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;
Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;
Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;
Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;
Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;
Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);
Thence southwesterly (S42°56'11"W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;
Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37'11"W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence northwesterly (N45°17'27"W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;
Thence southwesterly (S44°42'33"W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northwesterly (N45°17'27"W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;
Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;
Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;
Thence westerly (N89°28'10"W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;
Thence northwesterly (N41°46'10"W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northeasterly (N45°37'21"E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

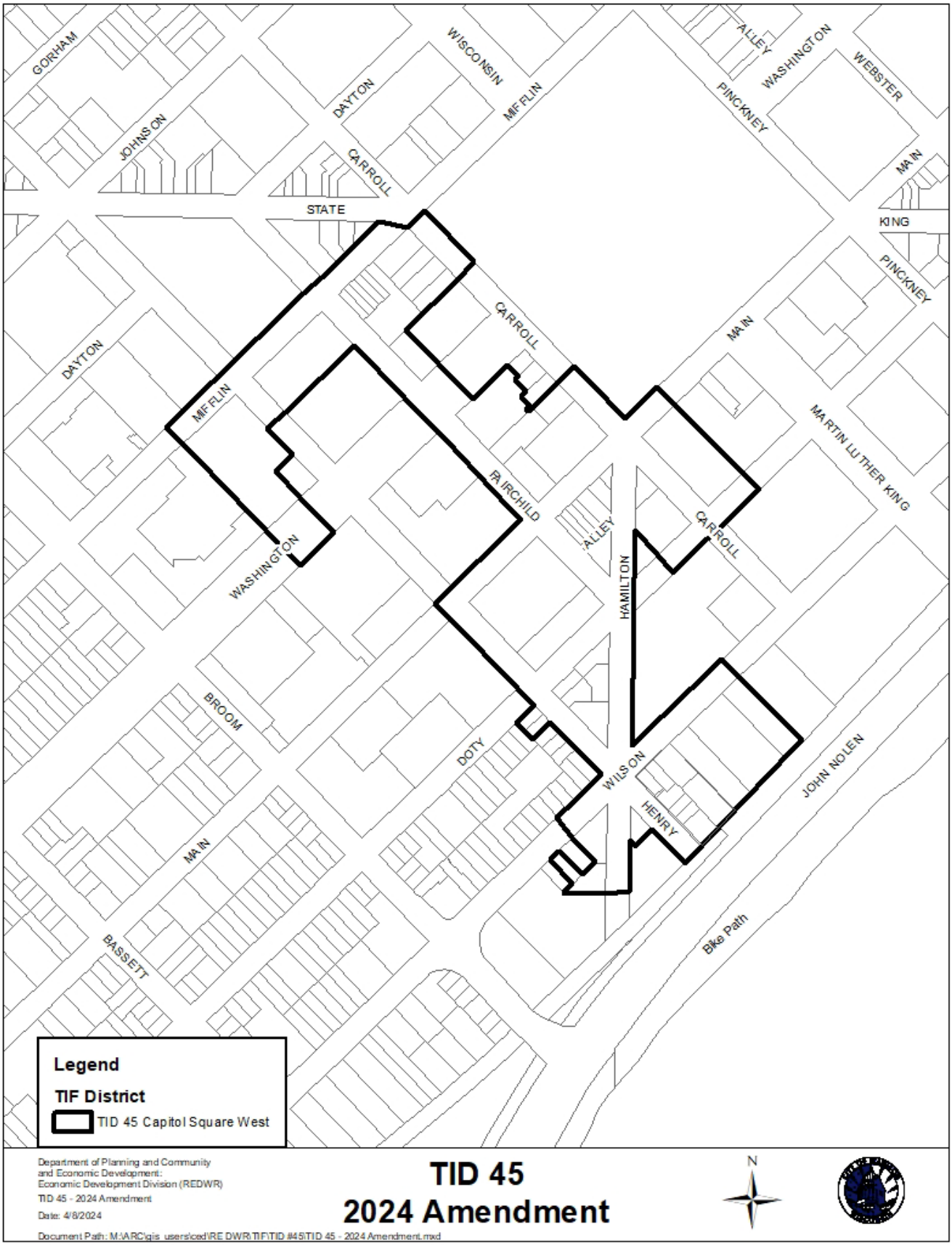
[7] The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.
[8] Warranty Deed, Document Number 5119033, Dane County Registry.

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;
Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly (N44°51'43"E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;
Thence northwesterly (N44°51'29"W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;
Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;
Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;
Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;
thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;
thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;
thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;
thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;
thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed[9], also to the northern most east corner of Quit Claim Deed[10];
thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;
thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;
thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium[11];
thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium[12] and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

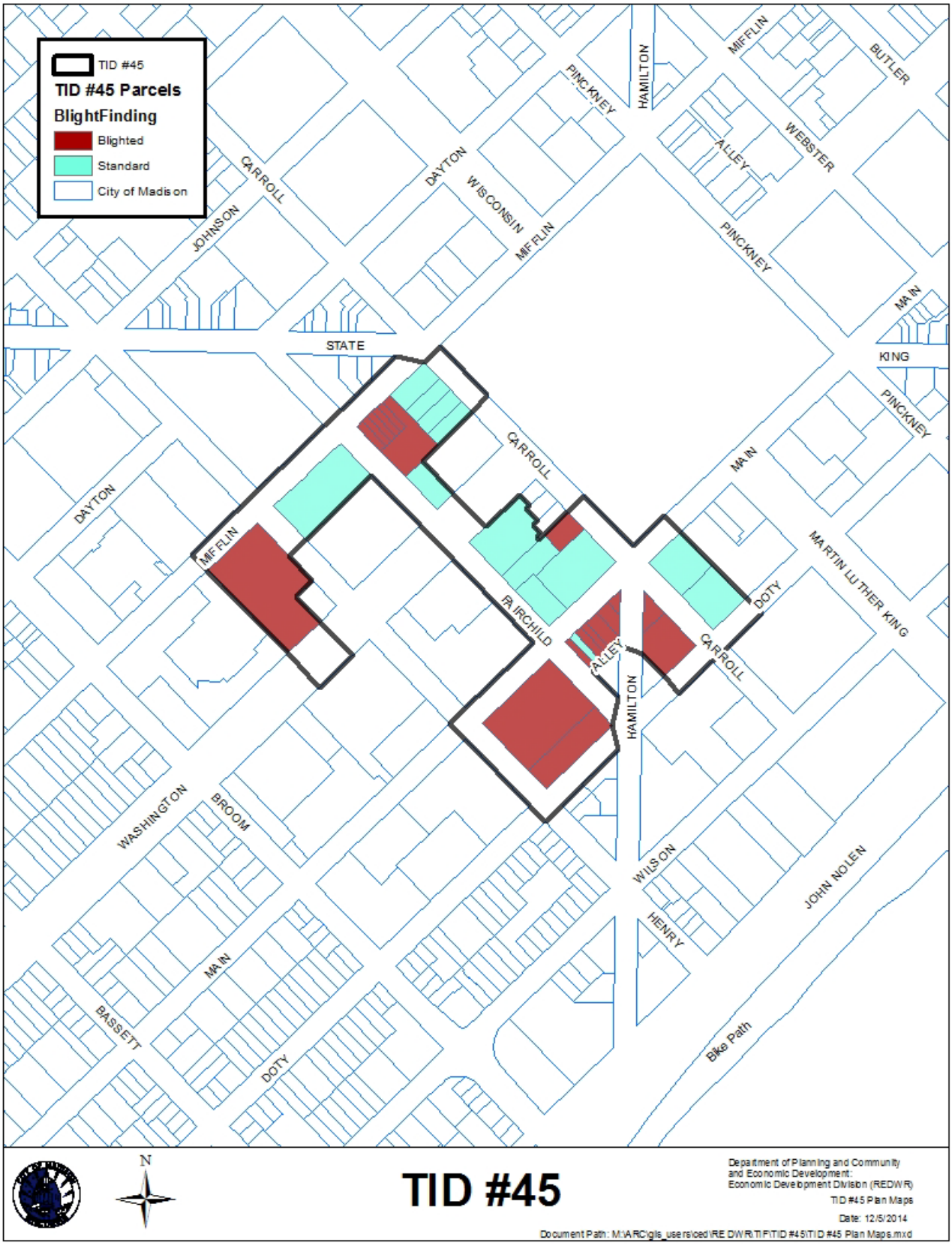
[9] Warranty Deed, Document Number 1554137, Dane County Registry.
[10] Quit Claim Deed, Document Number 5101030, Dane County Registry.
[11] Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.
[12] Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

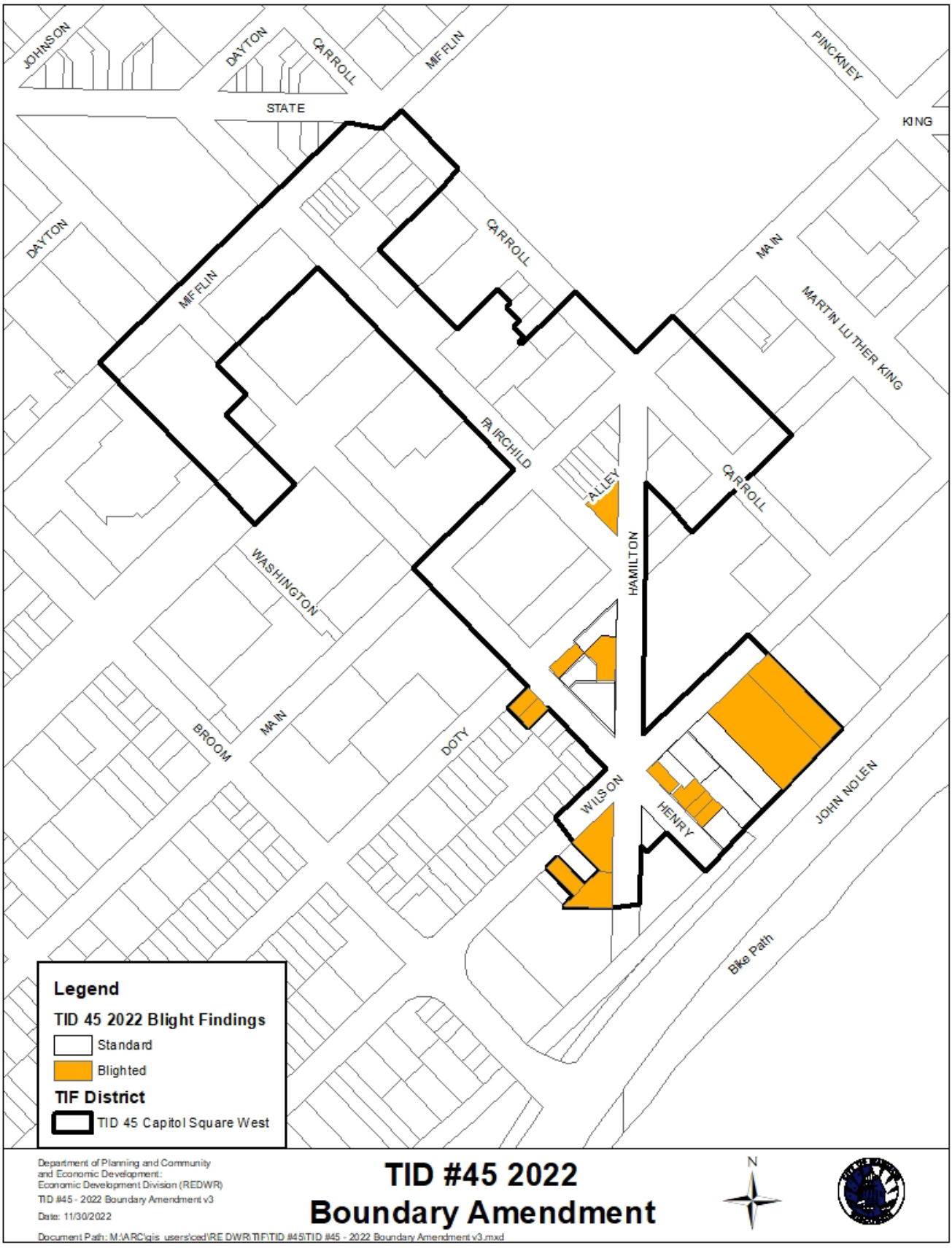
thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;
thence southeasterly, 81 feet, more or less, to the Point of Beginning.

District Boundary



Existing Conditions (Blight Maps)

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JOHN NOLEN
Bike Path
Legend
TID 45 2022 Blight Findings
Standard
Blighted
TIF District
TID 45 Capitol Square West
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #45 - 2022 Boundary Amendment v3
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Boundary Amendment
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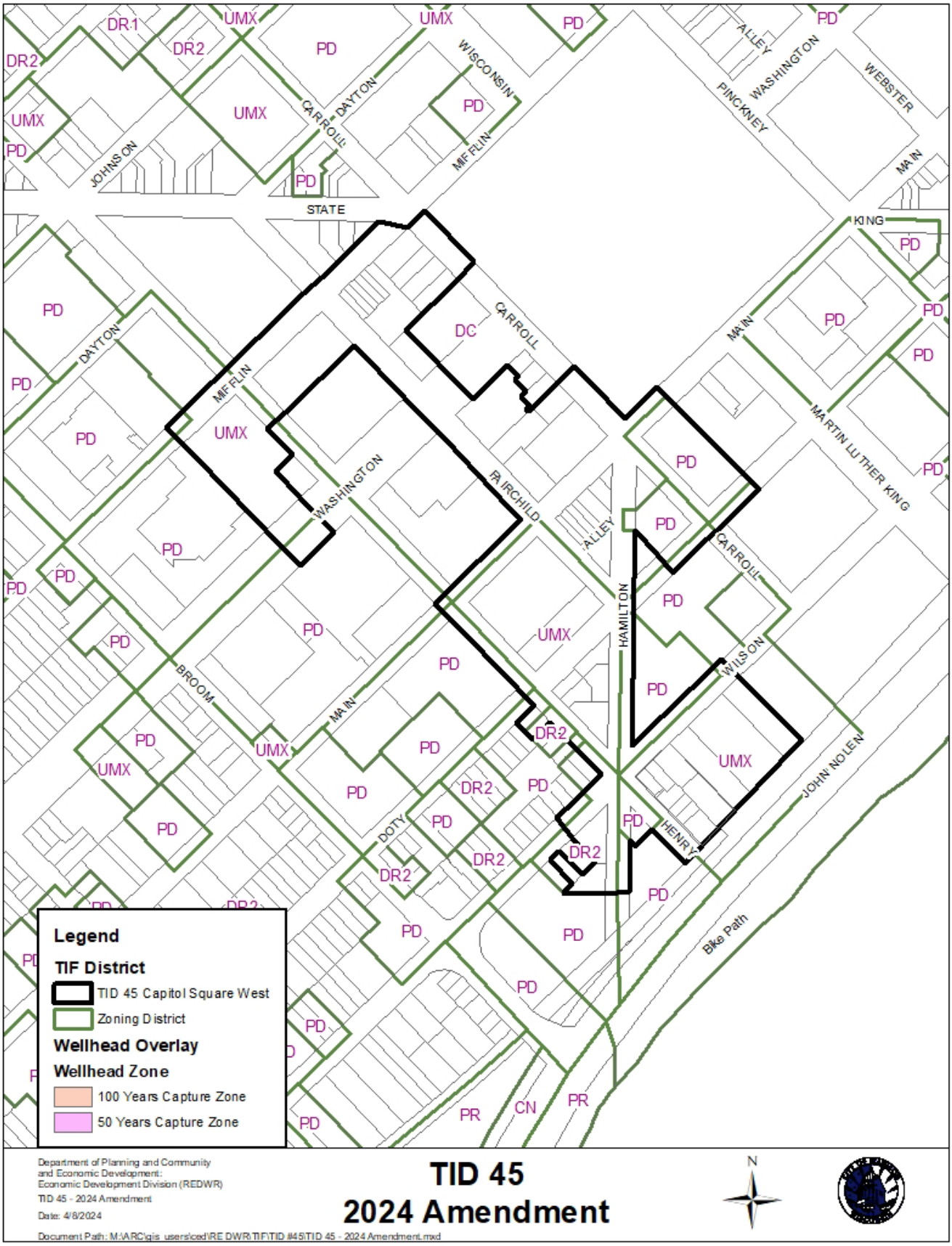
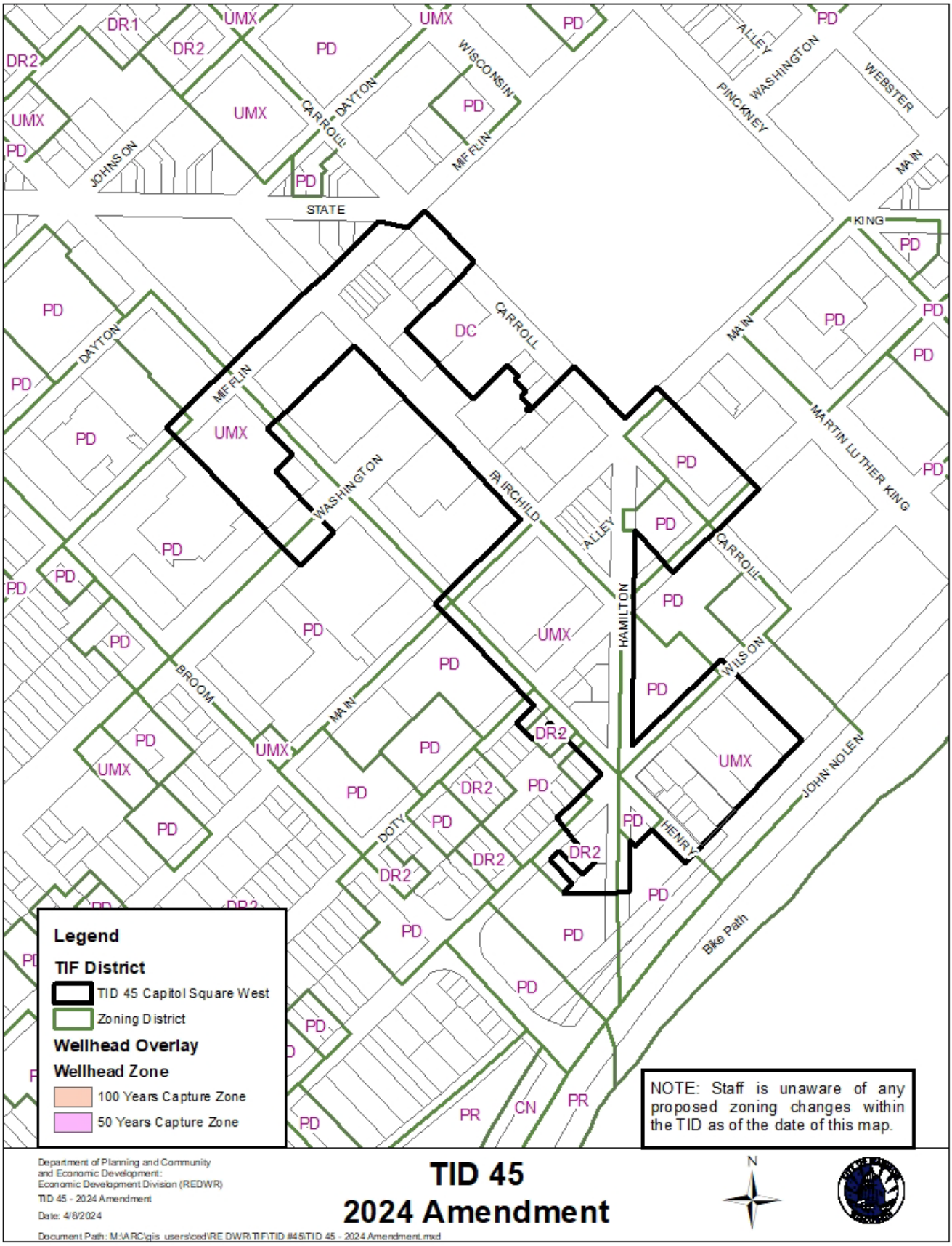
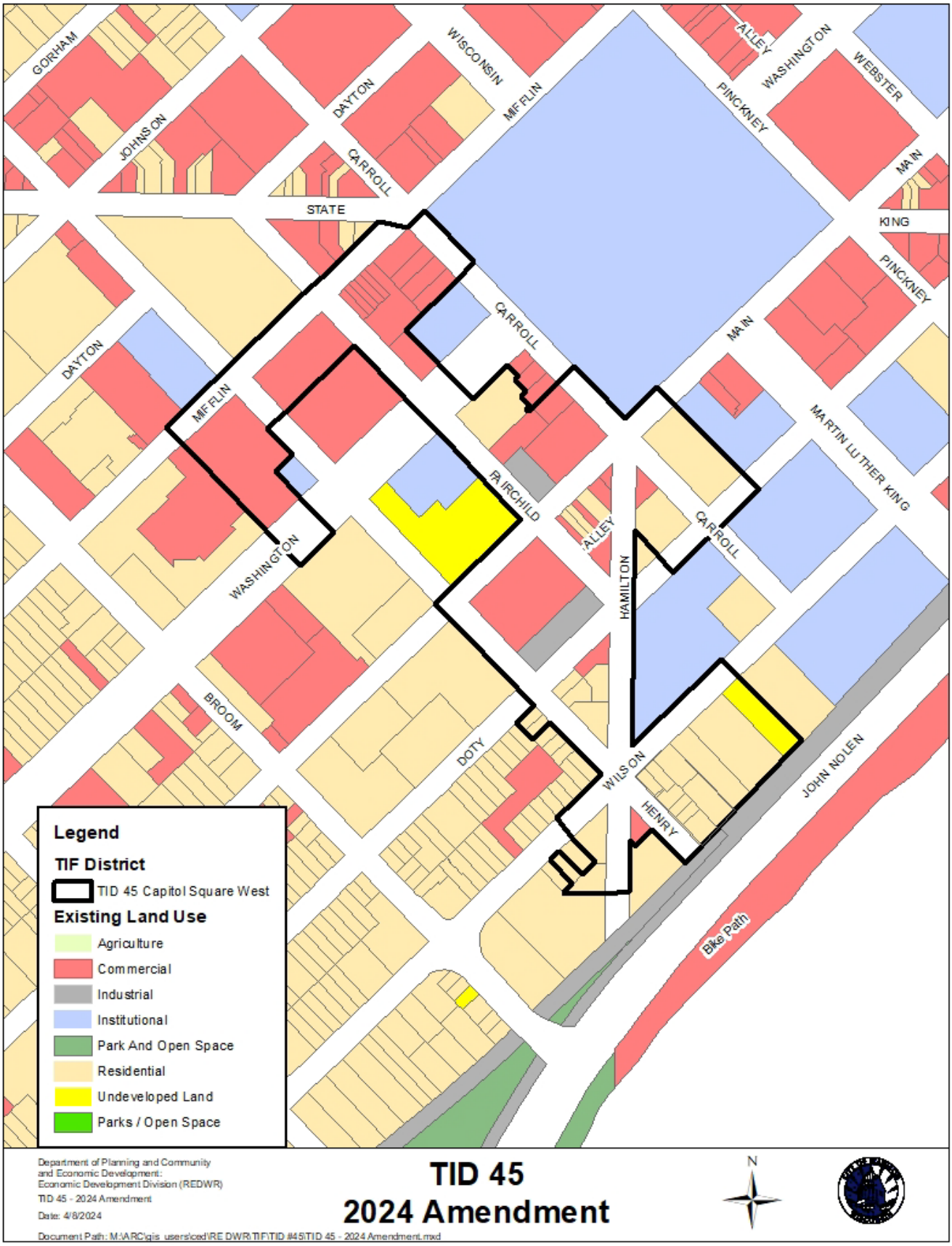
Existing Zoning



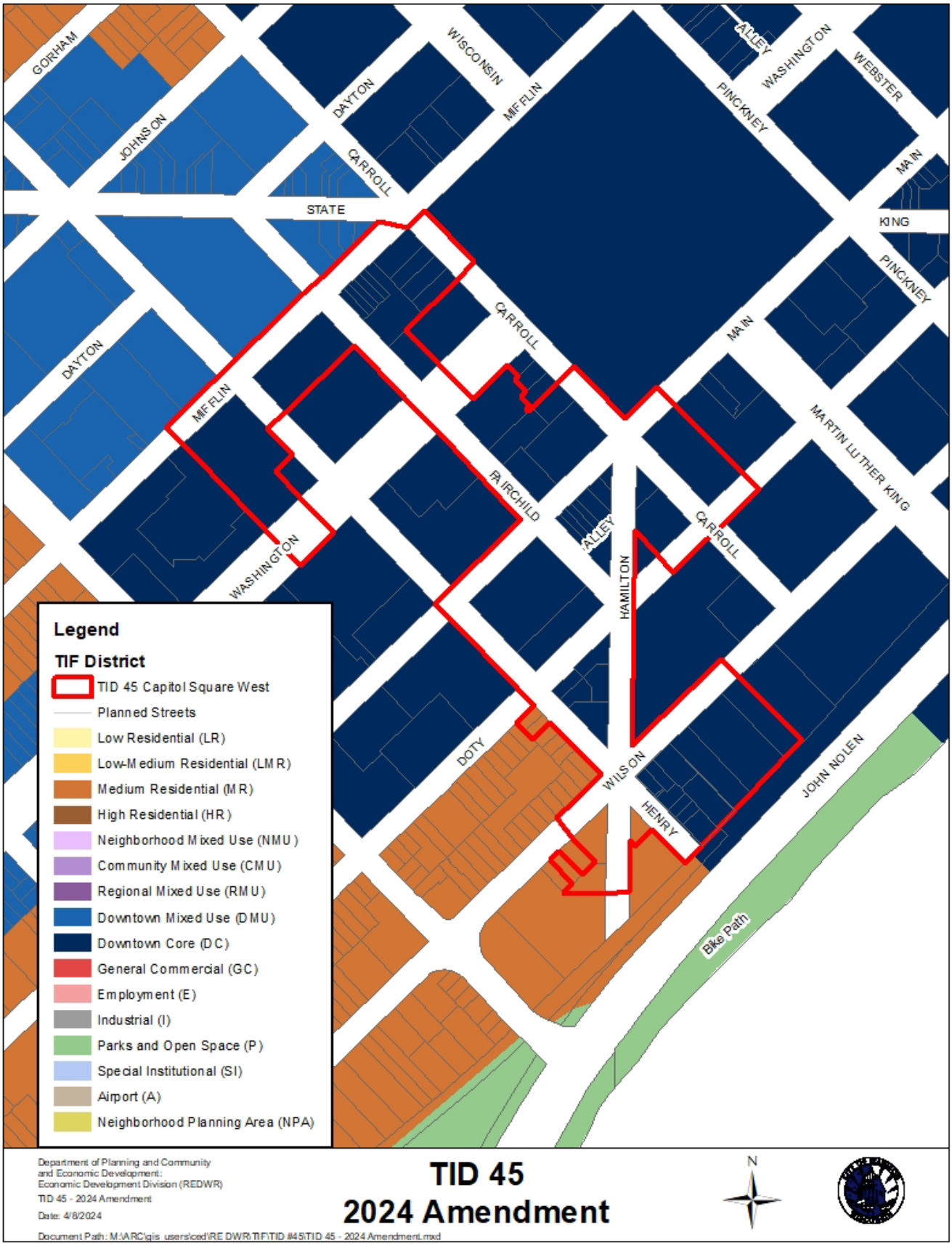
Proposed Zoning



Existing Land Use



Proposed Land Use



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PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 45 - City of Madison (Capitol Square West)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 45, City of Madison, Wisconsin, dated July 12, 2022, with a proposed amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 83653

File ID:	83653	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/28/2024
File Name:	12939 TID 48 - 2024 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison (District 4, District 8, District 13).

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 89.

Sponsors: Tag Evers, Michael E. Verveer And Satya V. Rhodes-Conway

Effective Date:

Attachments: 12939 Legal Description.pdf, 12939 TID 48 2024 Amendment JRB Report.pdf, 12939 TID 48 Regent St 2024 Project Plan Amendment.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Maggie McClain	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	05/28/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	FINANCE COMMITTEE	06/24/2024		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 the Plan Commission						
1	FINANCE COMMITTEE	06/05/2024	Refer	PLAN COMMISSION	06/10/2024		
	Action Text: This Resolution was Refer to the PLAN COMMISSION						

1	PLAN COMMISSION	06/10/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	06/24/2024	Pass

Action Text: A motion was made by Guequierre, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	06/24/2024	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 83653

Fiscal Note

The proposed resolution approves an amendment to the TID 48 Project Plan. The amendment includes $6.6 million for flood mitigation on Regent Street and $10.0 million in grants to CDA Revitalization work at the Triangle Redevelopment. No additional City appropriation required.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison (District 4, District 8, District 13).

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 48 was published in the Wisconsin State Journal on May 24 and May 31, 2024 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 48; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 10, 2024, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 48; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suited for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does

not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 48 (Regent St) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 48 (Regent St) is under thirty-five (35%) percent.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.
9. The boundaries of TID 48 (Regent St) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and Boundary for TID 48 (Regent St), City of Madison, is hereby adopted as of January 1, 2024 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Northwest ¼, the Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Southeast ¼'s of Section 22 along with the Southwest ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼'s of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;

Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;

Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;

Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;

Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;

Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;

Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;

Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;

Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);

Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks' Addition to Madison recorded in Volume A Page 7;

Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks'Addition to Madison;

Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks' Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;

Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;

Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;

Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;

Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;

Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;

Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;

Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;

Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;

Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;

Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;

Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;

Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;

Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;

Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;

Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;

Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;

Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;

Thence easterly approximately 8.5 feet to the center of said vacated alley;

Thence southerly along the center of said vacated alley approximately 6.5;

Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;

Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;

Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;

Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);

Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;

Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;

Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;

Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;

Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;

Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);

Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;

Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;

Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;

Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;

Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;

Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;

Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;

Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;

Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;

Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;

Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;

Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;

Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren's Addition to the City of Madison;

Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren's Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;

Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;

Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;

Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;

Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;

Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;

Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;

Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;

Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;

Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;

Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;

Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;

Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;

Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;

Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;

Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;

Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;

Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;

Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighmy-Ramsay Co's Addition;

Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;

Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);

Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;

Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;

Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;

Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;

Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;

Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning.**

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 48 (Regent St)
2024 Project Plan Amendment
City of Madison

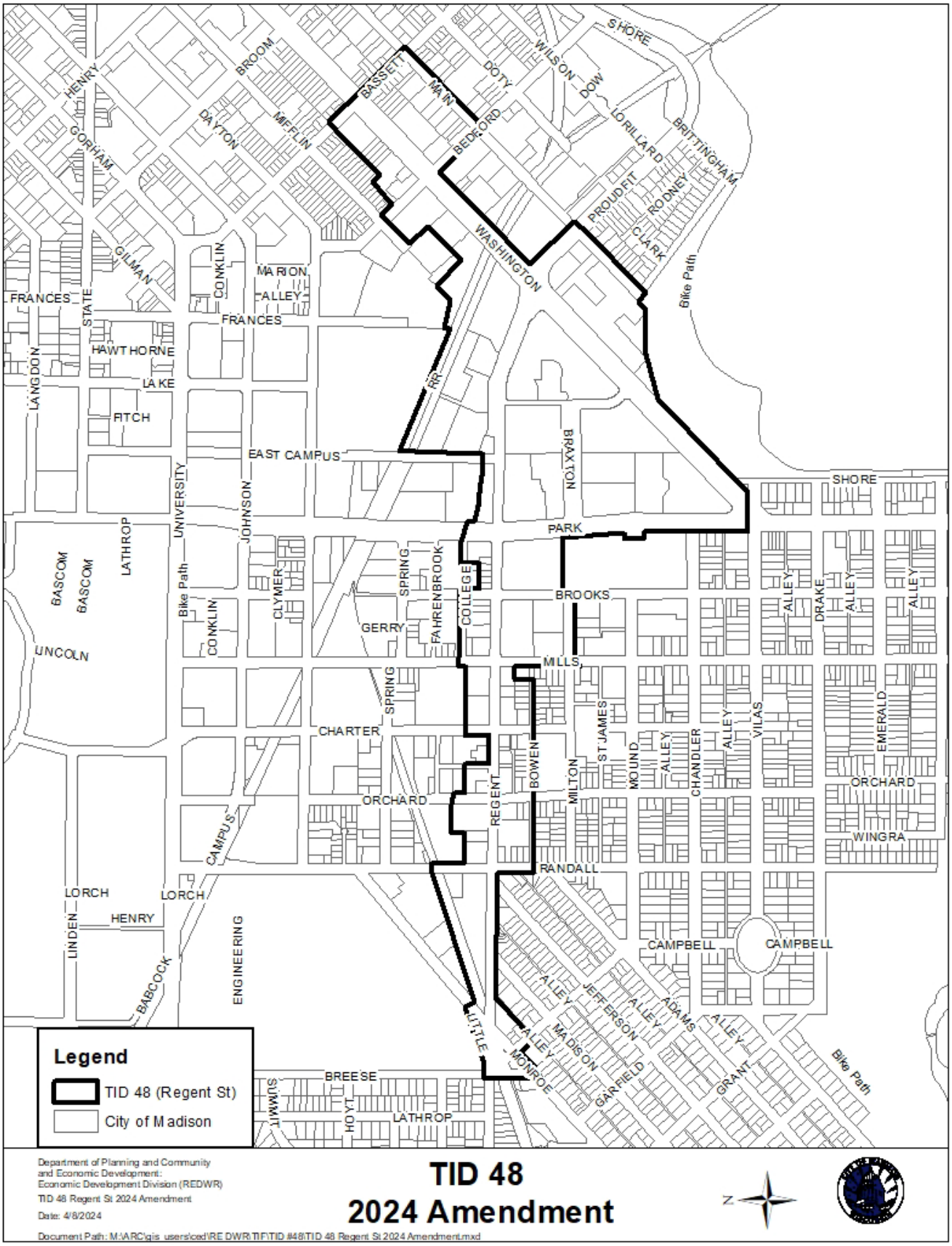
May 23, 2024

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 48 (Regent St).

Summary of the TID #48 Project Plan

The map on the next page depicts the boundaries of the proposed TID #48 in the Regent St and West Washington Ave area of the City of Madison:


Legend
TID 48 (Regent St)
City of Madison
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 48 Regent St 2024 Amendment
Date: 4/8/2024
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TID 48
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RODNEY
CLARK
WASHINGTON
Bike Path
RR
BROOM
HENRY
GORHAM
DAYTON
MIFFLIN
GILMAN
CONKLIN
MARION
ALLEY
FRANCES
STATE
HAWTHORNE
LAKE
LANGDON
FITCH
EAST CAMPUS
UNIVERSITY
JOHNSON
BRAXTON
PARK
BROOKS
SHORE
ALLEY
DRAKE
LATHROP
BASCOM
BASCOM
Bike Path
CONKLIN
CLYMER
SPRING
FAHRENBROOK
COLLEGE
GERRY
LINCOLN
MILLS
SPRING
CHARTER
ORCHARD
CAMPUS
REGENT
BOWEN
MILTON
ST JAMES
MOUND
ALLEY
CHANDLER
ALLEY
VILAS
EMERALD
ORCHARD
WINGRA
RANDALL
LORCH
LORCH
HENRY
LINDEN
BABCOCK
ENGINEERING
CAMPBELL
CAMPBELL
ALLEY
JEFFERSON
ALLEY
ADAMS
ALLEY
LITTLE
ALLEY
MADISON
MONROE
GARFIELD
GRANT
Bike Path
BREESE
SUMMIT
HOYT
LATHROP

TIF Law Required Information for TID Amendment Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

Amendments to the Project Plan from the First (2024) Project Plan Amendment are highlighted in yellow.

2024 Project Plan Amendment Costs (Revised and Restated)				
TID #48	**Proposed TIF Funded Non-Assessable Cost**	**Assessable/ Non-Project Costs**	**Total**	**Time Frame**
Total Public Improvements				
~~E Campus Mall~~	~~$495,000~~	~~$55,000~~	~~$550,000~~	~~2021 - 2036~~
W. Main Bike Blvd	$115,000	$13,000	$128,000	2021 - 2036
Regent (Breese to West Washington Ave)	$6,612,000	$735,000	$7,347,000	2021 - 2036
~~Park (College to Vilas)~~	~~$3,321,000~~	~~$369,000~~	~~$3,690,000~~	~~2021 - 2036~~
~~West Washington (Regent to Park)~~	~~$3,712,000~~	~~$412,000~~	~~$4,124,000~~	~~2021 - 2036~~
Regent St Box Culvert	$6,600,000	$0	$6,600,000	2024 - 2036
TOTAL PUBLIC IMPROVEMENTS	**$13,327,000**	**~~$1,584,000~~ $748,000**	**~~$15,839,000~~ $14,075,000**	2024 - 2036
CDA Revitalization				
Bayview Triangle Redevelopment Grant to CDA	$5,000,000	$0	$5,000,000	2024 - 2036
Bayview Triangle Geothermal Grant to CDA	$5,000,000	$10,000,000	$15,000,000	2024 - 2036
Total CDA	**$10,000,000**	**$10,000,000**	**$20,000,000**	**2024 - 2036**
Administrative and Professional Costs	$500,000	$0	$500,000	2021 - 2036
Total Project costs (including original Project Plan and 2024 Amendment)	**$23,827,000**	**$10,748,000**	**$34,575,000**	2024 - 2036
Finance Costs (Financing costs for Original project plan and 2024 Amendment)	**$6,552,000**	**$0**	**$6,552,000**	**2021 - 2036**

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **$23,827,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Based upon the City's TIF run, TID 48 will generate an estimated $78,488,000 of incremental revenue through its expiration date of 2041. The net present value of these incremental revenues is $ 40 million.

2. The amount of value increment when the project costs are paid in full and the district is closed.

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at **$421,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2033.

Without any additional projects generating new incremental value, the estimated incremental value in 2033 is $359 million. The 2024 incremental value is approximately $124 million. However, the City may propose future amendments to the TID 48 project plan to fund additional development or infrastructure projects.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan amendment is estimated at $34,575,000.

The total amount of assessable / non-TIF project costs to be paid for with other funding sources is $10,748,000.

The total amount of costs to be paid for with TIF funds is $23,827,000.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The certified base value of TID 48 is **$240,896,200**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2024 mill rate.

Tax Jurisdiction	2024 Mill Rate	Share of Tax Levy
City	7.10	35%
County	2.52	13%
MMSD	9.85	49%
MATC	0.66	3%
State of WI	0.0	0%
Totals*	18.28**	100%*

Source: City of Madison 2024 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $421 million. The benefits of these potential projects are: sharing new equalized value growth, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 48's base value of $240,896,200 is anticipated to grow by $421 million at the end of the 20-year life of the TID. Assuming that the City incurs all of the $23 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 48 may close in 2033. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2033 when the TID is forecasted to be closed is estimated to be $359 million *(Note: variations are due to rounding)*.

TID 36 is a mixed-use TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $10,748,000 of the proposed $34,575,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2033 as projected, it is estimated that approximately $359 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately $421 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 48 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 48.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $4.3 million of tax revenues for the tax parcels included in TID 48, based on the base value of $240,896,200. As stated earlier, the incremental value in 2033 at the end of the projected life of the TID is estimated at $359 million. Theoretically, if the City invested all $23 million of project costs in the district, which investment would leverage over $3559 million; or $1 of TIF leverages approximately $15.60 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $10.8 million, or a net gain of approximately $6.5 million as a result of TIF.

   In turn, the anticipated tax increments over the life of the district are estimated to support $23 million of public investment. This investment will further enhance the area, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: July 20, 2021
Resolution Number: RES-21-00511
Expenditure Deadline: July 20, 2036
TID Expiration Date: July 20, 2041

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 48 (REGENT ST)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2024

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TAX INCREMENTAL FINANCE DISTRICT # 48
(REGENT ST)

NOTE: Amendments to the Project Plan from the First Amendment are highlighted in yellow.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #48–(Regent St) as a mixed-use TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into infrastructure projects to assist with the redevelopment of CDA owned housing in the "Triangle" area, bounded by Regent St, West Washington Ave, and South Park St.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, PD, DR2, TR-U1, TR-C4, CI, TE, TSS, TR-V1, and CC-T. These zoning districts are suitable for mixed-use development.

Consistency with the City of Madison Comprehensive Plan

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 48 include, but are not limited to, the following:

Land Use and Transportation:

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

Strategies:
- Ensure all populations benefit from the City's transportation investments.
- Facilitate compact growth to reduce the development of farmland.

Neighborhoods and Housing

Goal: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Strategies:
- Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

Newly Platted Residential

Less than 35 percent, by area, of the real property within TID 48, is land proposed for newly platted residential use (there is no land in TID 48 proposed for newly platted residential use). None of the project costs are for newly platted residential use so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements
The City intends to complete multiple public works projects in TID 48. These projects include:

~~*East Campus Mall:~~	~~$495,000~~
West Main Bike Blvd:	$115,000
Regent St:	$6,612,000
Regent St Box Culvert	$6,600,000
~~*Park St (Chandler to Vilas):~~	~~$3,321,000~~
~~*West Washington Ave:~~	~~$3,711,000~~[1]
Estimated Cost:	**~~$14,255,000~~ $13,327,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The CDA intends to continue the redevelopment of the CDA owned Triangle / Bayview public housing development.

The 2024 Project Plan Amendment proposes to make grants totaling $10,000,000 to the CDA to utilize in the redevelopment of the Bayview Triangle public housing project and constructing geothermal.

Bayview Triangle Redevelopment (GRANT to CDA)	$5,000,000[2]
Bayview Triangle Geothermal (GRANT TO CDA)	$5,000,000[3]

[1] NOTE: Those items with a "*" were cut in the 2024 project plan amendment. The East Campus Mall project will be funded through the Bayview / Triangle redevelopment project using LIHTC funds, instead of TIF funds. The Park St (Chandler to Vilas) and West Washington Ave projects were eliminated as costs from the project plan entirely.
[2] The 2024 Project Plan Amendment intends for a $5,000,000 grant to the CDA Triangle / Bayview project, for the purpose of replacing housing lost due to redevelopment in the Triangle, to be funded by G.O. borrowing.
[3] As noted in the tables below, the 2024 Project Plan Amendment commits $5,000,000 of TIF funds from TID 48 to this project, with the remaining $10,000,000 of funding coming from LIHTC equity funds associated with the Bayview Triangle redevelopment.

Estimated Cost:	**$10,000,000**

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost $0

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #48 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #48 for one year to benefit affordable housing and to improve housing stock. The Bayview affordable housing project, outlined below, may require financial assistance. If the Bayview project, or any other affordable housing project, is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, the City will propose an amendment to this project plan and seek the necessary approvals form the Joint Review Board.

Estimated Cost: $0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 48, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

Total Cost	**~~$14,755,000~~ $23,827,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all the $23,827,000 ~~14,755,000~~ of estimated project costs and an estimated $~~4,000,000~~$6,552,000 financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

~~TID #48~~	~~Proposed TIF Funded Non-Assessable Cost~~	~~Assessable/ Non-Project Costs~~	~~Total~~	~~Time Frame~~
~~**Total Public Improvements**~~				
~~E Campus Mall~~	~~$495,000~~	~~$55,000~~	~~$550,000~~	~~2021 - 2036~~
~~W. Main Bike Blvd~~	~~$115,000~~	~~$13,000~~	~~$128,000~~	~~2021 - 2036~~
~~Regent (Breese to West Washington Ave)~~	~~$6,612,000~~	~~$735,000~~	~~$7,347,000~~	~~2021 - 2036~~
~~Park (College to Vilas)~~	~~$3,321,000~~	~~$369,000~~	~~$3,690,000~~	~~2021 - 2036~~
~~West Washington (Regent to Park)~~	~~$3,712,000~~	~~$412,000~~	~~$4,124,000~~	~~2021 - 2036~~
~~**TOTAL PUBLIC IMPROVEMENTS**~~	~~**$14,255,000**~~	~~**$1,584,000**~~	~~**$15,839,000**~~	~~2021 - 2036~~
~~Administrative and Professional Costs~~	~~$500,000~~	~~-~~	~~$500,000~~	~~2021 - 2036~~
~~**TOTAL PROJECT COSTS**~~	~~**$14,755,000**~~	~~**$1,584,000**~~	~~**$16,639,000**~~	~~2021 - 2036~~
~~Finance Costs (Financing costs for entire project plan)~~	~~$4,057,000~~	~~$0~~	~~$4,057,000~~	~~2021 - 2036~~

2024 Project Plan Amendment Costs (Revised and Restated)				
TID #48	**Proposed TIF Funded Non-Assessable Cost**	**Assessable/ Non-Project Costs**	**Total**	**Time Frame**
Total Public Improvements				
~~E Campus Mall~~	~~$495,000~~	~~$55,000~~	~~$550,000~~	~~2021 - 2036~~
W. Main Bike Blvd	$115,000	$13,000	$128,000	2021 - 2036
Regent (Breese to West Washington Ave)	$6,612,000	$735,000	$7,347,000	2021 - 2036
~~Park (College to Vilas)~~	~~$3,321,000~~	~~$369,000~~	~~$3,690,000~~	~~2021 - 2036~~
~~West Washington (Regent to Park)~~	~~$3,712,000~~	~~$412,000~~	~~$4,124,000~~	~~2021 - 2036~~
Regent St Box Culvert	$6,600,000	$0	$6,600,000	2024 - 2036
TOTAL PUBLIC IMPROVEMENTS	**$13,327,000**	**~~$1,584,000~~ $748,000**	**~~$15,839,000~~ $14,075,000**	2024 - 2036
CDA Revitalization				
Bayview Triangle Redevelopment Grant to CDA	$5,000,000	$0	$5,000,000	2024 - 2036
Bayview Triangle Geothermal Grant to CDA	$5,000,000	$10,000,000	$15,000,000	2024 - 2036
Total CDA	**$10,000,000**	**$10,000,000**	**$20,000,000**	**2024 - 2036**
Administrative and Professional Costs	$500,000	$0	$500,000	2021 - 2036
Total Project costs (including original Project Plan and 2024 Amendment)	**$23,827,000**	**$10,748,000**	**$34,575,000**	2024 - 2036
Finance Costs (Financing costs for Original project plan and 2024 Amendment)	**$6,552,000**	**$0**	**$6,552,000**	**2021 - 2036**

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2036. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $34,575,000 ~~16,639,000~~. There are $10,748,000 ~~1,584,000~~ of anticipated costs that will be assessable to property owners or funded through other non-TIF sources. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $10,748,000 ~~1,584,000~~ of non-TIF costs / costs that are assessable to property owners, the $23,827,000 ~~14,755,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #48 has multiple "generators" of tax increments, as described below.

- Bayview – The redevelopment of the Bayview project, owned by the Bayview Foundation, is estimated to generate $12,350,000 of incremental value in TID 48.
- 1313 Regent St – The redevelopment of this property is anticipated to generate $10,000,000 of incremental value in TID 48.
- 826 Regent St (corner of Regent and South Park St) – The redevelopment of this property and the adjacent properties is estimated to generate $20,000,000 of incremental value in TID 48.
- 500 West Washington Ave – The redevelopment of this project is estimated to generate $17,000,000 of incremental value in TID 48.

Estimate of Economic Feasibility, TIF Generators (2024 Amendment)

The 2024 TID #48 Amendment has additional "generators" of tax increments, as described below, that support additional project costs forecasted in this Project Plan Amendment. They are the following:

- 750 Regent Street – The development of 341-unit, 681-bed student housing project is estimated to generate $78,300,000 of incremental value.
- 832 Regent Street – The development of a 178-unit, 521-bed student housing project is estimated to generate $62,390,000 of incremental value.
- 531 W. Washington Avenue – The development of a 140-unit market rate apartment project is estimated to generate $26,446,000 of incremental value.
- The Triangle—The development of a 164-unit affordable housing project targeting approximately 30% Area Median Income (AMI) is estimated to generate $14,760,000 of incremental value.

Total Estimated Incremental Value – TIF Generators (2024 Amendment) $181,896,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **~~$192,000,000~~$421,149,000.** This value includes the ~~$59,000,000~~ $136,053,000 of incremental value generated from projects outlined in the original Project Plan generated between the years 2021-24, an additional $181,896,000 of estimated incremental value from new TIF generators outlined above, and $103,200,000 of estimated value appreciation over the remaining life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions in the Project Plan, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **$~~36,000,000~~$78,488,000.** The present value of the total incremental revenues that are anticipated to be generated is **$~~15,856,000~~$40,757,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) within the Project Plan and this amendment or subsequent amendments, will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 48 may, therefore, be less than the amount shown in the Project Plan or its subsequent amendments.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated **$23,827,000** capital cost, including the original project plan and 2024 First Amendment is **$6,552,000**.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Employment", "Community Mixed Use", "Medium Density Residential", and "General Commercial" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 48 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #48 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12

years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $59,000,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately $192,000,000. This growth is estimated to generate approximately $36,000,000 of tax increments over the life of the TID. The estimated present value of these tax increments is $15,856,000.

Anticipated Development – 2024 Amendment:
The actual timing of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have been already proposed or are underway in 2024, shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan, the City estimates that these TIF Generators will create an additional $181,896,000 of incremental value. The total incremental value (including estimated TIF Generators for this amendment and appreciation of property value within the TID) generated over the remaining 17 years of the district is estimated at approximately $234,376,000. This growth is estimated to generate approximately $39,353,000 of tax increments over the remaining life of the TID. The estimated present value of these tax increments is $19,186,000.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Northwest ¼, the Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Southeast ¼'s of Section 22 along with the Southwest ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼'s of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;
Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;
Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;
Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;
Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;
Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;
Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;
Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;
Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);
Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks' Addition to Madison recorded in Volume A Page 7;

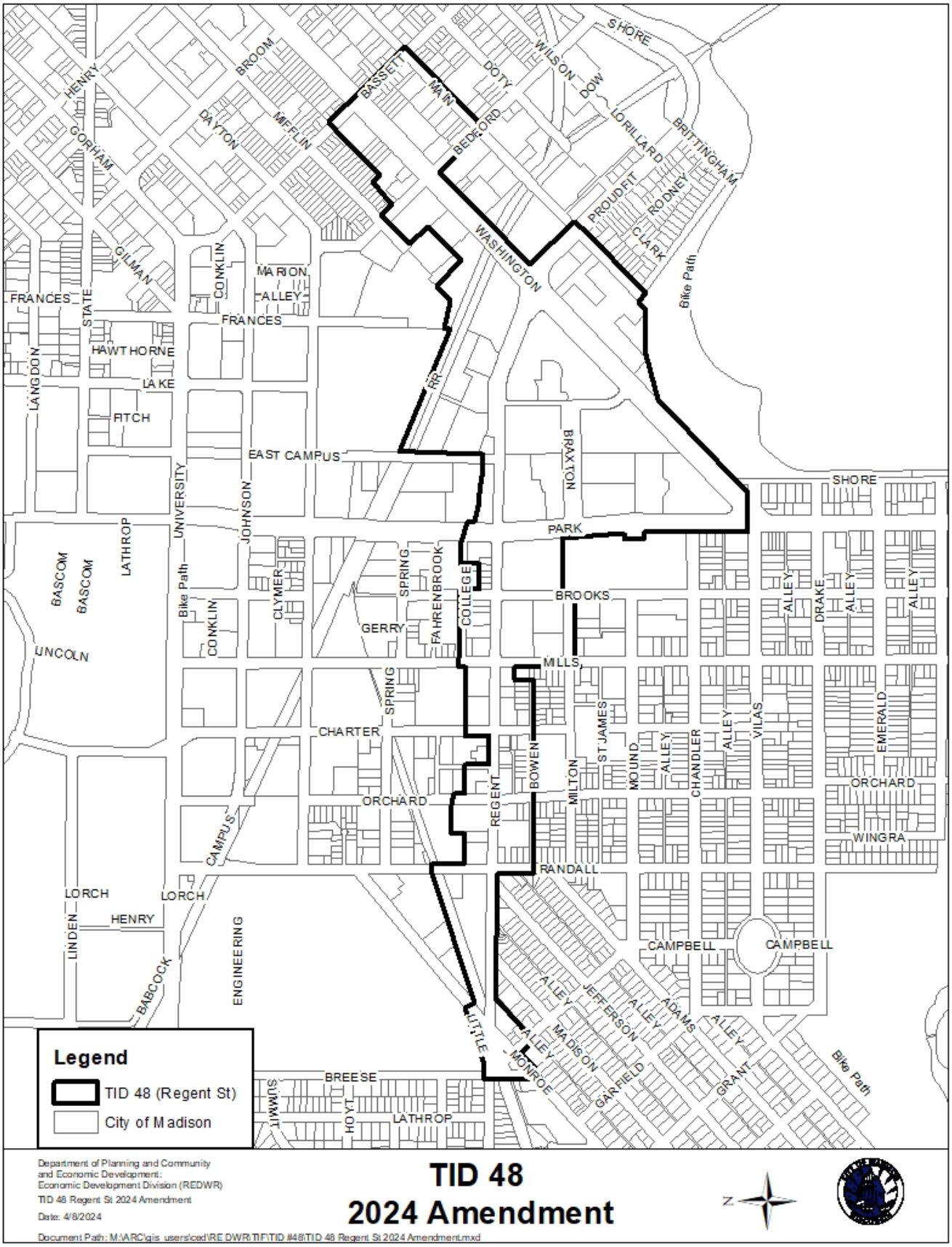
Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks'Addition to Madison;
Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks' Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;
Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;
Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;
Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;
Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;
Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;
Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;
Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;
Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;
Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;
Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;
Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;
Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;
Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;
Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;
Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;
Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;
Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;
Thence easterly approximately 8.5 feet to the center of said vacated alley;
Thence southerly along the center of said vacated alley approximately 6.5;
Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;
Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;
Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;
Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);
Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;

Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;
Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;
Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;
Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;
Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);
Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;
Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;
Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;
Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;
Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;
Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;
Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;
Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;
Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;
Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;
Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;
Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;
Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;
Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;
Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;
Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;
Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;
Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;

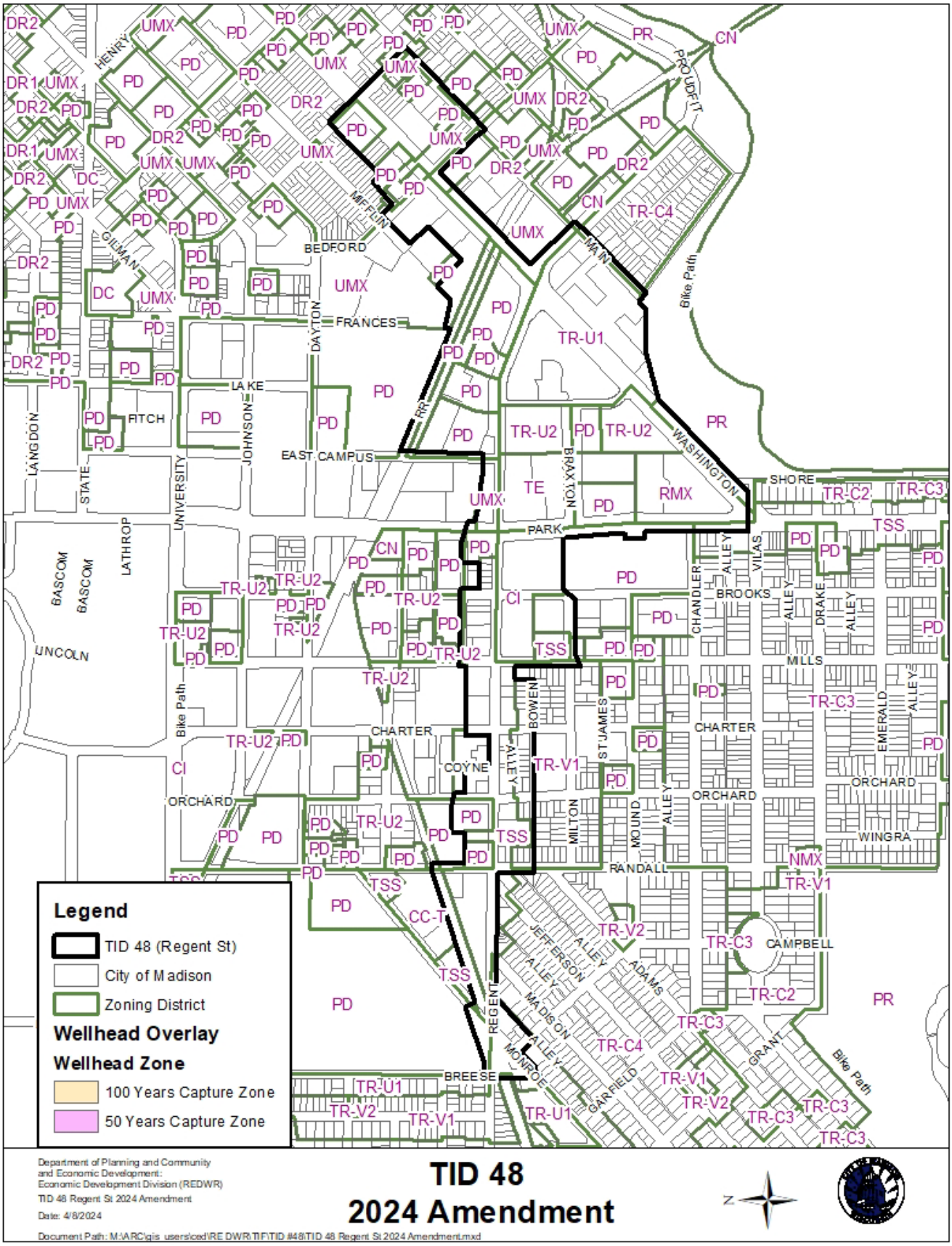
Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren's Addition to the City of Madison;
Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren's Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;
Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;
Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;
Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;
Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;
Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;
Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;
Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;
Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;
Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;
Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;
Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;
Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;
Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;
Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;
Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;
Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;
Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;
Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighmy-Ramsay Co's Addition;
Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;

Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);
Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;
Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;
Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;
Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;
Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;
Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning.**

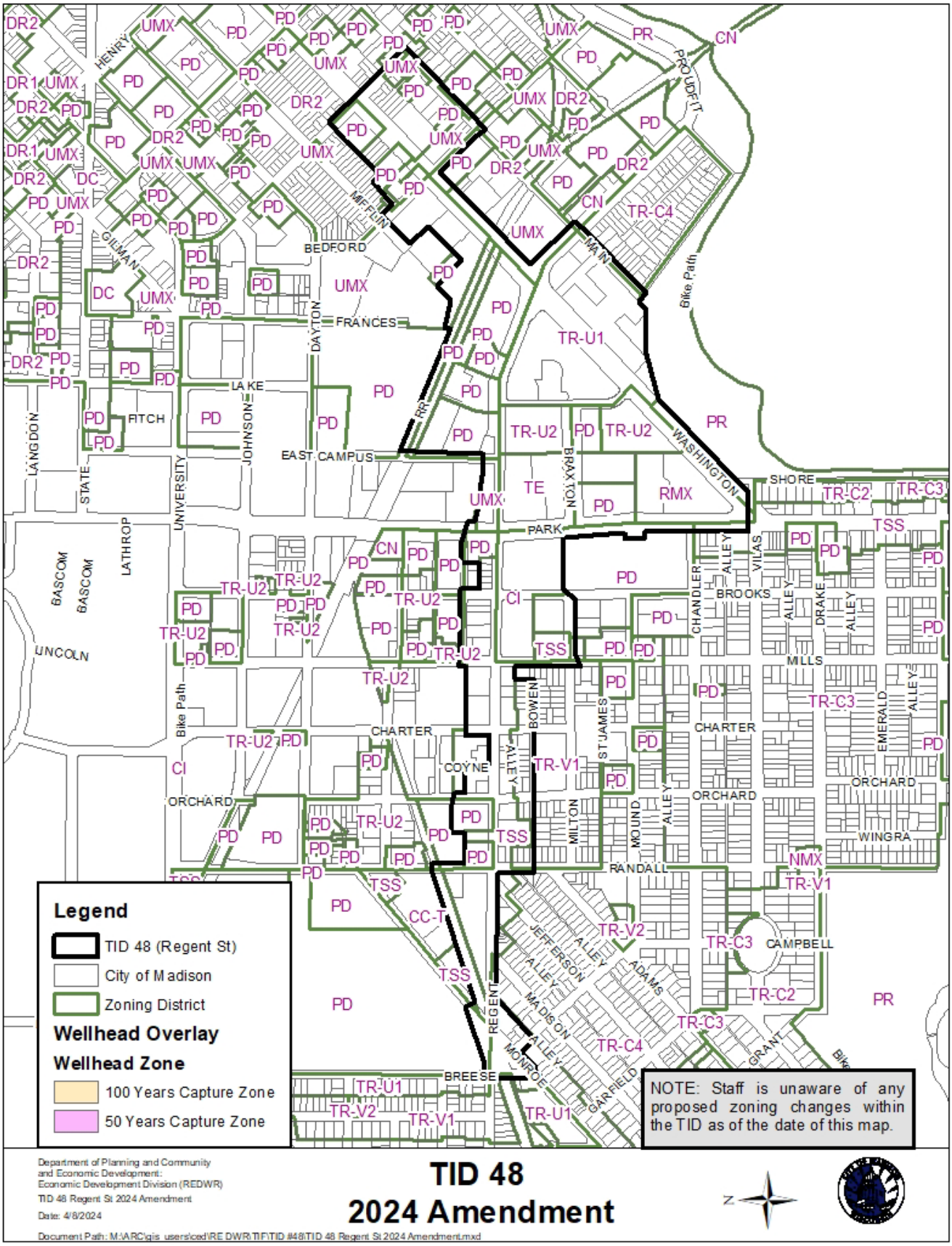
District Boundary – 2024



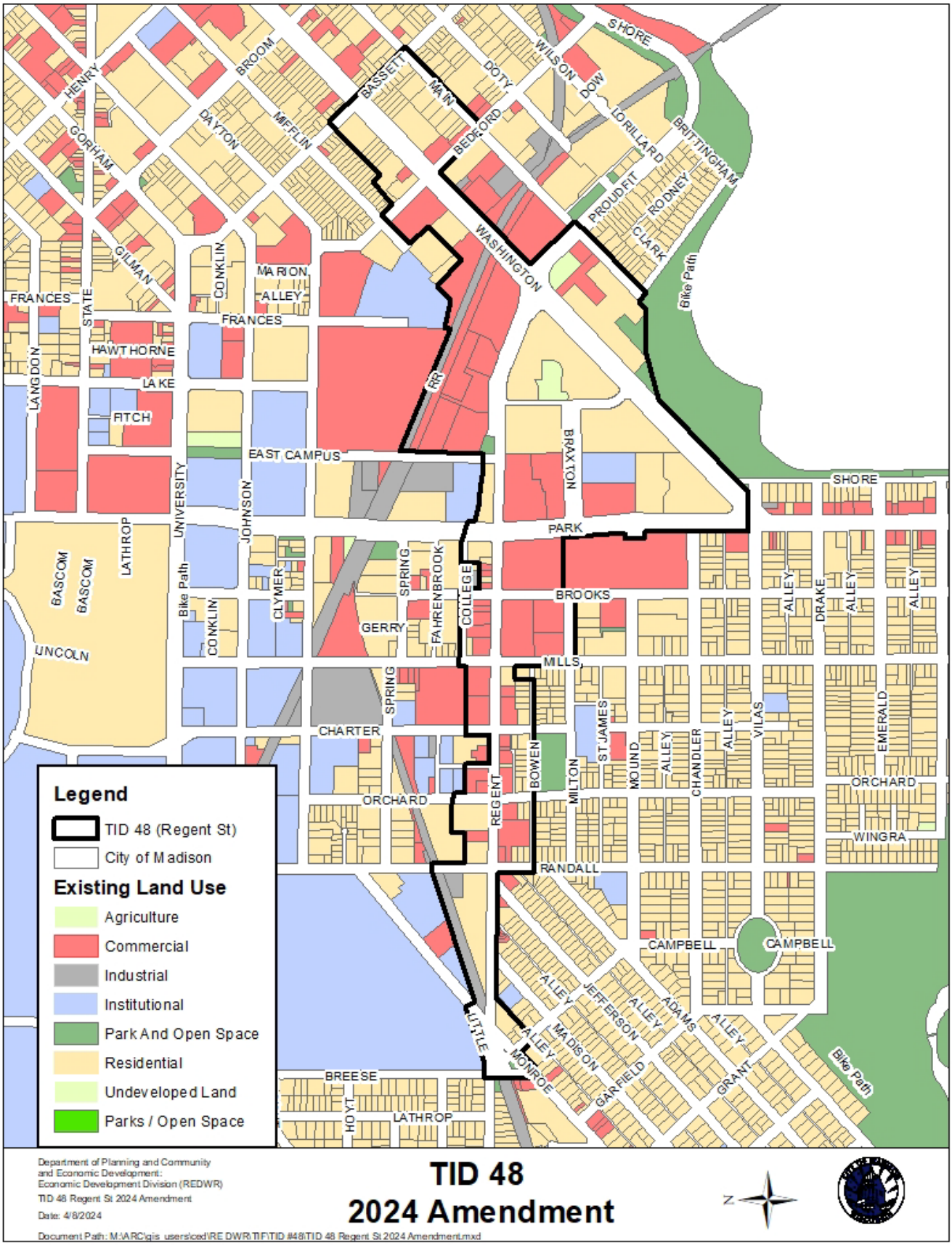
Existing Zoning – 2024



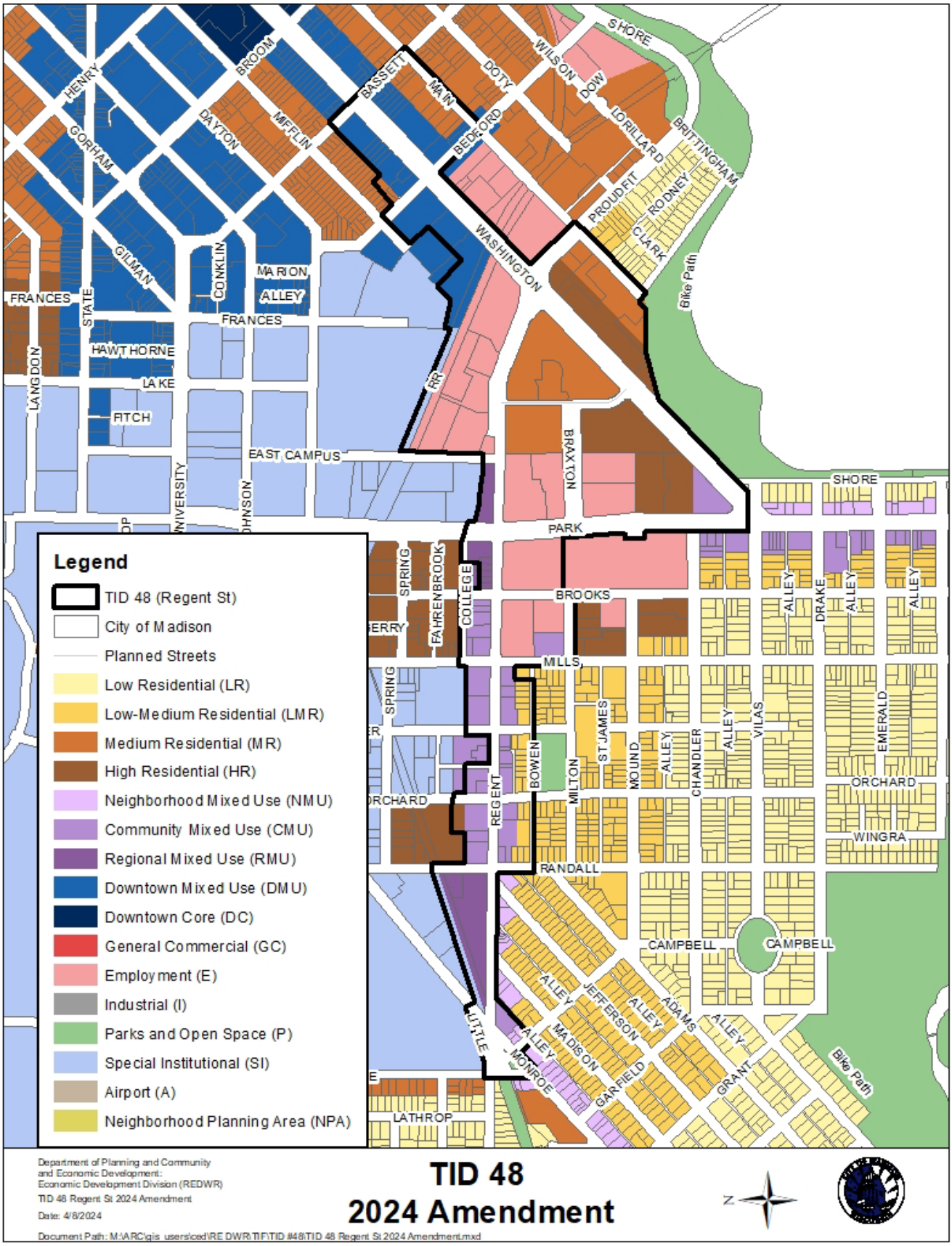
Proposed Zoning – 2024



Existing Land Use – 2024



Proposed Land Use – 2024



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PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 48 - City of Madison (Regent St)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 48, City of Madison, Wisconsin, dated July 20, 2021, with a proposed amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 83654

File ID:	83654	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/28/2024
File Name:	12936 TID 52 - 2024 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #52 (East Washington and Stoughton Rd), City of Madison (District 12).

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 90.

Sponsors: Amani Latimer Burris And Satya V. Rhodes-Conway

Effective Date:

Attachments: 12936 Legal Description.pdf, 12936 TID 52 2024 Amendment JRB Report.pdf, 12936 TID 52 2024 Project Plan Amendment.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Maggie McClain	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	05/28/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	FINANCE COMMITTEE	06/24/2024		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 the Plan Commission						
1	FINANCE COMMITTEE	06/05/2024	Refer	PLAN COMMISSION	06/10/2024		
	Action Text: This Resolution was Refer to the PLAN COMMISSION						

1	PLAN COMMISSION	06/10/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	06/24/2024	Pass

Action Text: A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	06/24/2024	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 83654

Fiscal Note

The proposed resolution approves an amendment to the TID 52 Project Plan. The amendment includes the use of $800,000 for sanitary sewer improvement in the district. No additional City appropriation required.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #52 (East Washington and Stoughton Rd), City of Madison (District 12).

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 52 was published in the Wisconsin State Journal on May 24 and May 31, 2024 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 52; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 10, 2024, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 52; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does

not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 52 (East Washington and Stoughton Rd) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 52 (East Washington and Stoughton Rd) is under thirty-five (35%) percent.
7. The boundaries of TID 52 (East Washington and Stoughton Rd) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 52 (East Washington and Stoughton Rd), City of Madison, is hereby adopted as of January 1, 2024 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

NOTE: Wetland areas are specifically excluded from inclusion within TID 52.

A parcel of land located in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, Southwest ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼ , the Northwest ¼ of the Southeast ¼, the Northeast ¼ of the Southeast ¼, the Southwest ¼ of the Northeast ¼, and the Southeast ¼ of the Northeast ¼ all of Section 32, Township 8 North, Range 10 East; and the Southwest ¼ of the Northwest ¼ and the Northwest ¼ of the Northwest ¼ all of Section 33, Township 8 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner of said Section 36, Township 8 North, Range 10 East in the City of Madison;

Thence easterly along the south line of the Southeast ¼ of said Section 32, a distance of 32.61 feet more or less to the intersection of the southerly extension of the easterly right-of-way of Rethke Avenue;

Thence northerly 153.10 feet along the said southerly extension of the easterly right-of-way of Rethke Avenue to the Southwest corner of Certified Survey Map (CSM) No. 14955 recorded as Document No. 5449278 and also lying on the northerly right-of-way of Commercial Avenue (STH 30) to the **Point of Beginning**;

Thence westerly 66 feet across Rethke Avenue to the point of intersection of the westerly right-of-way of said Rethke Avenue and the northerly right-of-way of said Commercial Avenue (STH 30);

Thence westerly 433.51 feet more or less along the said northerly right-of-way of Commercial Avenue STH 30) to the Southwest corner CSM No. 1866 recorded as Document No. 1450206;

Thence northeasterly 3.05 feet more or less along the northwesterly line of said CSM No. 1866 and the northerly right-of-way of said Commercial Avenue (STH 30);

Thence westerly 56.39 feet more or less along the northerly right-of-way of said Commercial Avenue (STH 30) being a curve to the right having a radius of 316.50 feet;

Thence northwesterly 91.19 feet more or less along the northerly right-of-way of Commercial Avenue (STH 30) to the southeasterly right-of-way of East Washington Avenue;

Thence northwesterly 515 feet more or less across East Washington Avenue to the point of intersection of the southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue according to the Burke Assessor's Plat No. 1 recorded as Document No. 593673;

Thence northeasterly 335 feet more or less along the said southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue to the most westerly corner of Outlot 36 of the said Burke Assessor's Plat No. 1;

Thence southeasterly 117 feet more or less along the southwesterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most southerly corner of said Outlot 36;

Thence northeasterly 175 feet more or less along the southeasterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 36 and being on the southwesterly right-of-way of Melvin Court;

Thence northeasterly 55.5 feet more or less across Melvin Court to most southerly corner of the northeasterly 237.28 feet of the northwesterly 133 feet of Outlot 44 of the said Burke Assessor's Plat No. 1;

Thence northeasterly 237.28 feet more or less along the southeasterly line of the said northwesterly 133 feet of Outlot 44 of the Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 44 also being a point on the southwesterly line of CSM No. 85 recorded as Document No. 1047363;

Thence southeasterly 113.5 feet more or less along the southwesterly line of said CSM No. 85 to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 66.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to a point on the northeasterly line of said CSM No. 85;

Thence northwesterly 140 feet more or less along the said northeasterly line of CSM No. 85 to the most northerly corner of said CSM No. 85;

Thence northeasterly 66.07 feet along the southeasterly line of the northwesterly 105 feet of Outlot 46 of the said Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 46;

Thence southeasterly 140 feet more or less along the said northeasterly line of said Outlot 46 of the Burke Assessor's Plat No. 1 to a point on the said northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 165.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 2971 recorded as Document No. 1592723;

Thence northwesterly 136.69 feet more or less along the northeasterly line of said Lot 2 of CSM No. 2971 to the most easterly corner of Lot 1 of said CSM No. 2971;

Thence southwesterly 99.30 feet more or less along the southeasterly line of said Lot 1 of CSM No. 2971 to the most southerly corner of said Lot 1;

Thence northwesterly 103.08 feet along the southwesterly line of said Lot 1 of CSM No. 2971 to the most westerly corner of said Lot 1;

Thence northeasterly 159.75 feet more or less along the southerly right-of-way of Ridgeway Avenue and being on the northwesterly line of said Lot 1 of CSM No. 2971 and the northwesterly line of Lot 1 of Block 1 of Brigham Plat recorded as Document No. 439757 to the most northerly corner of said Lot 1 of Block 1;

Thence southeasterly 238.6 feet more or less along the northeasterly line of said Lot 1 of Block 1 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 970.8 feet along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 1569 recorded as Document No. 1414389;

Thence northwesterly 122.29 feet more or less along the northeasterly line of said Lot 2 of CSM No. 1569 to the most northerly corner of said Lot 2;

Thence southwesterly 60.0 feet more or less along the northwesterly line of said Lot 2 of CSM No. 1569 to the most westerly corner of said Lot 2 and being on the northeasterly right-of-way of Grover Street;

Thence westerly 77 feet more or less across Grover Street to a point on the southeasterly line of the northwesterly 54 feet of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat;

Thence northwesterly 54 feet more or less along the northeasterly line of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat to a point at the intersection of the southwesterly right-of-way of Grover Street and the southeasterly right-of-way of Ridgeway Avenue;

Thence northwesterly 60 feet across Ridgeway Avenue to the intersection of the southwesterly right-of-way of Grover Street and the northwesterly right-of-way of Ridgeway Avenue being a point on the southeasterly line of Lot 12 of Block 4 of the said Brigham Plat and the northeasterly line of the southwesterly 80.8 feet of the said Lot 12 of Block 4;

Thence northeasterly 60 feet across Grover Street to the most southerly corner of Lot 1 of Block 6 of the said Brigham Plat;

Thence northeasterly 300 feet more or less along the southeasterly line of Block 6 of the said Brigham Plat to the most easterly corner of Lot 5 of Block 6 of the said Brigham Plat;

Thence northwesterly 250 feet more or less along the northeasterly line of said Lot 5 of Block 6 of Brigham Plat to the most northerly corner of said Lot 5 of Block 6 and being on the southeasterly right-of-way of Quincy Avenue;

Thence northerly 90 feet more or less crossing Carpenter Street perpendicular to the northerly right-of-way of Carpenter Street to a point on the said northerly right-of-way of Carpenter Street;

Thence easterly 161 feet more or less along the said northerly right-of-way of Carpenter Street to a point perpendicular to the said northerly right-of-way of Carpenter Street from the northeasterly corner of Lot 7 of Block 6 of the said Brigham Plat;

Thence southerly 72 feet more or less across Carpenter Street on a line perpendicular to the said northerly line of Carpenter Street from the said northeasterly corner of Lot 7 of Block 6 of Brigham Plat to the said northeasterly corner of Lot 7 of Block 6;

Thence southeasterly 154.2 feet along the northeasterly line of said Lot 7 of Block 6 of Brigham Plat to the most easterly corner of said Lot 7 of Block 6 and being on the northwesterly right-of-way of Ridgeway Avenue;

Thence southeasterly 60 feet across Ridgeway Avenue to the most northerly corner of Lot 5 of Block 5 of the said Brigham Plat;

Thence southeasterly 216 feet more or less along the northeasterly line of said Lot 5 of Block 5 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 126 feet along the northwesterly right-of-way of East Washington Avenue to the point of curvature along the northwesterly right-of-way of East Washington Avenue and the westerly right-of-way of Wright Street;

Thence northeasterly 261 feet more or less across Wright Street to the most southerly corner of CSM No. 4141 recorded as Document No. 1788402;

Thence northeasterly 375 feet more or less along the southeasterly line of said CSM No. 4141 and being along the said northwesterly right-of-way of East Washington Avenue to a point of curvature at the intersection of the said northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Reindahl Avenue;

Thence northeasterly 85 feet more or less across Reindahl Avenue to a point on the southwesterly line of Lot 1 of Block 1 of Clyde A. Gallagher's Subdivision recorded as Document No. 480653 and being at the intersection of the northeasterly right-of-way of Reindahl Avenue and the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 510.8 feet more or less along the northwesterly right-of-way of East Washington Avenue and being the southeasterly line of Lot 2 of CSM No. 14130 recorded as Document No. 5199924 and said southeasterly line extended southwesterly to the most easterly corner of said Lot 2 of CSM No. 14130 and being the intersection of the northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Schmedeman Avenue;

Thence northwesterly 233.50 feet more or less along the said southwesterly right-of-way of Schmedeman Avenue and being along the northeasterly line of said Lot 2 of CSM No. 14130 to the most northerly corner of said Lot 2 of CSM No. 14130 and being at the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the southeasterly right-of-way of Ridgeway Avenue;

Thence northwesterly 66 feet across Ridgeway Avenue to the most easterly corner of Lot 12 of Block 3 of the said Clyde A. Gallagher's Subdivision and being the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the northwesterly right-of-way of Ridgeway Avenue;

Thence northeasterly 66 feet across Schmedeman Avenue to the most southerly corner of Lot 1 of Block 4 of the said Clyde A. Gallagher's Subdivision and being the intersection of the northeasterly right-of-way of Schmedeman Avenue and the said northwesterly right-of-way of Ridgeway Avenue;

Thence northeasterly 530.66 feet along the said northwesterly right-of-way of Ridgeway Avenue also being along the southeasterly line of said Block 4 of the Clyde A. Gallagher's Subdivision, the southeasterly line of parts of Outlots 93, 94, and 95 of the said Burke Assessor's Plat No. 1 lying northwesterly of Ridgeway Avenue, and the southeasterly line of Outlots 102 and 105 of the said Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 102 and being at the intersection of the said northwesterly right-of-way of Ridgeway Avenue and the southwesterly right-of-way of Rowland Avenue;

Thence northeasterly 68 feet more or less across Rowland Avenue to the most westerly corner of Lot 3 of Rowl Plat recorded as Document No. 3553446 and being on the northeasterly right-of-way of Rowland Avenue;

Thence southeasterly 119.98 feet more or less along the said northeasterly right-of-way of Rowland Avenue and being along the southwesterly line of Lots 3 and 4 of the said Rowl Plat to the most southerly corner of said Lot 4;

Thence northeasterly 170.6 feet more or less along the southeasterly line of said Lot 4 of the Rowl Plat to the most easterly corner of said Lot 4;

Thence southeasterly 81.66 feet more or less to a point on the northerly line of Outlot 107 of the said Burke Assessor's Plat No. 1 being 4.30 feet more or less easterly of the most westerly corner of the said northerly line of Outlot 107;

Thence easterly 48 feet more or less along the northerly line of said Outlot 107 of the Burke Assessor's Plat No. 1 to a point on the westerly right-of-way of USH 51;

Thence southerly 48.7 feet along the said westerly right-of-way of USH 51 to a point of curvature at the intersection of the westerly right-of-way of USH 51 and the northwesterly right-of-way of East Washington Avenue;

Thence southeasterly 603 feet more or less across East Washington Avenue to the most easterly corner of Lot 11 of the Brigham – Lerdahl Plat recorded as Document No. 761515 and being at the intersection of the southwesterly right-of-way of USH 51 and the northwesterly right-of-way of Prairie Avenue;

Thence southeasterly 66 feet across Prairie Avenue to the most northerly corner of Outlot A of the plat of Washington Heights recorded as Document No. 829796 and being at the intersection of the southwesterly right-of-way of USH 51 and the southeasterly right-of-way of Prairie Avenue;

Thence southwesterly 746.5 feet more or less along the said southeasterly right-of-way of Prairie Avenue to a point on the northwesterly line of Lot 10 of Block 1 of the said plat of Washington Heights to the point of intersection of the southeasterly extension of the northeasterly line of Lot 9 of Block 14 of the Fourth Addition to Washington Heights recorded as Document No. 894970;

Thence northwesterly 66 feet across Prairie Avenue to the most easterly corner of said Lot 9 of Block 14 of the Fourth Addition to Washington Heights;

Thence northwesterly 184.26 feet more or less along the northeasterly line of Lots 6 and 9 of the said Fourth Addition to Washington Heights to the most northerly corner of said Lot 6 and being on the southeasterly right-of-way of Albert Court;

Thence northwesterly 50 feet across Albert Court on the northwesterly extension of the northeasterly line of said Lot 6 of the Fourth Addition to Washington Heights to a point on the northwesterly right-of-way of Albert Court;

Thence southwesterly 49.5 feet more or less along the said northwesterly right-of-way of Albert Court to the most easterly corner of Lot 3 of Block 13 of the said Fourth Addition to Washington Heights;

Thence northwesterly 116.25 feet more or less along the northeasterly line of said Lot 3 of Block 13 of the Fourth Addition to Washington Heights to the most northerly corner of said Lot 3 of Block 13;

Thence southwesterly 219.0 feet more or less along the northwesterly line of said Block 13 of the Fourth Addition to Washington Heights and said line extended southwesterly to the centerline of now vacated Mayfair Avenue;

Thence southeasterly 116.25 feet along the said centerline of the now vacated Mayfair Avenue to a point on the southwesterly extension of the southeasterly line of said Block 13 of the Fourth Addition to Washington Heights;

Thence northeasterly 33 feet along the said southwesterly extension of the southeasterly line of Block 13 of the Fourth Addition to Washington Heights to the most southerly corner of Lot 1 of Block 13 of the said Fourth Addition to Washington Heights;

Thence southeasterly 65 feet across Albert Court to the northerly corner of the southwesterly line of Lot 4 of said Block 14 of the Fourth Addition to Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;

Thence southeasterly 154.2 feet more or less along the said northeasterly right-of-way of Mayfair Avenue and being on the southwesterly line of Lots 4 and 7 of said Block 14 of the Fourth Addition to Washington Heights to the most southerly corner of the said southwesterly line of Lot 7;

Thence southeasterly 101 feet more or less across Prairie Avenue to the most northerly corner on the southwesterly line of Lot 13 of Block 1 of the said plat of Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;

Thence southwesterly 67 feet more or less across Mayfair Avenue to the most northerly corner of Lot 1 of Block 7 of the Second Addition to Washington Heights recorded as Document No. 850411 and being on the southwesterly right-of-way of Mayfair Avenue;

Thence southwesterly 338.8 feet along the northwesterly line of said Block 7 of the Second Addition to Washington Heights to the most westerly corner of Lot 6 of the said Block 7 and being the most southerly corner of Outlot 66 of the said Burke Assessor's Plat No. 1;

Thence northwesterly 237.5 feet more or less along the southwesterly line of the said Outlot 66 of the Burke Assessor's Plat No. 1 to a point which is 76.9 feet southeasterly from the most easterly corner of Outlot 65 of the said Burke Assessor's Plat No. 1 and being on the northerly extension of the westerly right-of-way of Jacobson Avenue according to Document No. 3470686;

Thence southerly 327.3 feet more or less along the said northerly extension of the westerly right-of-way of Jacobson Avenue to an angle point according to said Document No. 3470686;

Thence southwesterly 105.4 feet more or less to an angle point in said Document No. 3470686 and being on the north line of vacated Garfield Avenue;

Thence westerly 195.1 feet along the said north line of vacated Garfield Avenue and being along said Document No. 3470686 to the northeasterly corner of Document No. 1303587;

Thence westerly 181 feet more or less along the southerly line of said Document No. 1303587 to an angle point in the said southerly line;

Thence westerly 12.6 feet more or less along the southerly line of said Document No. 1303587 to a point which is the Northeast corner of the 12-foot walkway conveyed to the City of Madison as described in Document No. 969810;

Thence westerly 130 feet more or less along the northerly line of said Document No. 969810 and being on a line 5 feet northerly of the southerly line of Lot 1 of Block 3 of the Jacobson Plat recorded as Document No. 481713 to a point on the easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 79 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to the intersection of the easterly extension of the northerly line of Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition recorded as Document No. 672840;

Thence westerly 66 feet across North Fair Oaks Avenue to the Northeast corner of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition;

Thence westerly 135 feet more or less along the northerly line of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition to the Northwest corner of said Lot 5;

Thence southerly 240 feet more or less along the westerly line of Lots 2 through 5 of the said plat of Block 4 of Brigham's Fair Oaks Addition to the Southwest corner of said Lot 2;

Thence westerly 120 feet more or less along a line 200 feet northerly of and parallel with the north right-of-way line of Lexington Avenue to an angle point being approximately 120 feet west of said Lot 2 of the plat of Block 4 of Brigham's Fair Oaks Addition and 200 feet north of the northerly right-of-way of Lexington Avenue;

Thence southwesterly 101 feet more or less to the intersection of a line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue and being 152 feet more or less northerly of the northerly right-of-way of Lexington Avenue;

Thence southerly 17 feet more or less along said line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue to a point on a line lying 135 feet northerly of and parallel to the northerly right-of-way of Lexington Avenue;

Thence westerly 130 feet more or less along a line lying 135 feet northerly of and parallel with the northerly right-of-way of Lexington Avenue to an angle point;

Thence southwesterly 34.24 feet more or less along the northwesterly line of Document No. 1565833;

Thence southerly 106.50 feet more or less along the westerly line of said Document No. 1565833 the northerly right-of-way line of Lexington Avenue;

Thence southerly 66 feet across Lexington Avenue along a southerly extension of the westerly line of said Document No. 1565833 to a point on the southerly right-of-way of Lexington Avenue;

Thence westerly 74 feet more or less along the southerly right-of-way line of Lexington Avenue to a point of curvature along the said southerly right-of-way line;

Thence southwesterly 30 feet more or less along a curve to the left having a radius of 20 feet along the intersection of the southerly right-of-way Lexington Avenue and the easterly right-of-way of Powers Avenue;

Thence southerly 220 feet more or less along the said easterly right-of-way of Powers Avenue and being the northerly extension of the westerly line of the West ½ of Block 5 of Brighams Fair Oaks Addition recorded as Document No. 828233 to the Northwest corner of Lot 28 of the said West ½ of Block 5 of Brighams Fair Oaks Addition;

Thence southwesterly 69 feet more or less across Powers Avenue to a point on the westerly right-of-way of Powers Avenue and being the Southeast corner of CSM No. 10443 recorded as Document No. 3508957;

Thence westerly 171.58 feet more or less along the southerly line of said CSM No. 10443 to the Southwest corner of said CSM No. 10443 also being the Northwest corner of Lot 9 of the Plat of Block 6 – Brigham's Fair Oaks Addition recorded as Document No. 851421;

Thence southerly 182.7 feet more or less along the west line of the said Plat of Block 6 – Brigham's Fair Oaks Addition to a point on the westerly line of Lot 7 of the said Plat of Block 6 – Brigham's Fair Oaks Addition being 518.4 feet more or less from the Southwest corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition;

Thence westerly 127.9 feet to a point on the easterly right-of-way of Pinecrest Drive being 499 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;

Thence southerly 100 feet more or less along the said easterly right-of-way of Pinecrest Drive to a point being 399 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;

Thence southwesterly 58 feet more or less across Pinecrest Drive to a point on the westerly right-of-way of Pinecrest Drive and being 360 feet more or less northerly along the westerly right-of-way of Pinecrest Drive from the northerly line of Burke Avenue;

Thence westerly 148.4 feet along the southerly line of the parcel described as Parcel III in Document No. 4337298 to a point on the westerly line of Outlot 57 of the said Burke Assessor's Plat No. 1;

Thence southerly 63 feet more or less along the said westerly line of Outlot 57 of the Burke Assessor's Plat No. 1 to the Northeast corner of CSM No. 13997 recorded as Document No. 5161805;

Thence westerly 148.50 feet more or less along the northerly line of said CSM No. 13997 to the Northwest corner of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue;

Thence southerly 186.06 feet more or less along the westerly line of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue to the Southwest corner of said CSM No. 13997;

Thence easterly 167.26 feet more or less along the southerly line of said CSM No. 13997 to the Southeast corner of said CSM No. 13997 and being on the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1;

Thence southerly 107 feet more or less along the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1 to a point on the northerly right-of-way ling of Burke Avenue;

Thence easterly 154.8 feet along the northerly right-of-way of Burke Avenue to the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Pinecrest Drive;

Thence easterly 60 feet more or less across Pinecrest Drive to the intersection of the said northerly right-of-way of Burke Avenue and the easterly right-of-way of Pinecrest Drive;

Thence easterly 199.95 feet more or less along the said northerly right-of-way of Burke Avenue to the Southeast corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition and being at the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Powers Avenue;

Thence easterly 80 feet more or less across Powers Avenue to a point on the southerly line of Lot 17 of the said West ½ of Block 5 of Brighams Fair Oaks Addition and being on the northerly right-of-line of Burke Avenue;

Thence easterly 250 feet along the said northerly right-of-way line of Burke Avenue also being along the said southerly line of Lot 17 of the West ½ of Block 5 of Brighams Fair Oaks Addition and the southerly line of Lot 16 of the said East ½ of Block 5 of Brighams Fair Oaks Addition to the southeast corner of said Lot 16 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Gannon Avenue;

Thence easterly 60 feet across Gannon Avenue to the Southwest corner of Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition recorded as Document No. 621875 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of Gannon Avenue;

Thence easterly 252.15 feet along the northerly right-of-way of Burke Avenue also being along the said southerly line of said Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition and the southerly line of Lot 1 of Block 2 of the Brigham's Fair Oaks Addition recorded as Document No. 505198 to the Southeast corner of said Lot 1 of Block 2 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of North Fair Oaks Avenue;

Thence easterly 66 feet across North Fair Oaks Avenue to the Southwest corner of said Lot 1 of Block 1 of the Second Addition to Clyde A. Gallagher Park Subdivision recorded as Document No. 466355 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 60 feet across Burke Avenue to the Northwest corner of Lot 8 of Block 1 of the Outlot A of Clyde A. Gallagher Park Subdivision recorded as Document No. 611151 and being at the intersection of the southerly right-of-way of Burke Avenue and the said easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 135 feet more or less along the easterly right-of-way line of North Fair Oaks Avenue and being along the westerly line of Lots 6 through 8 of the said Outlot A of Clyde A. Gallagher Park Subdivision to a point of curvature to the northerly right-of-way of Commercial Avenue;

Thence southerly 75 feet more or less across Commercial Avenue to a point of curvature along the said easterly right-of-way of North Fair Oaks Avenue and the southerly right-of-way of Commercial Avenue;

Thence southerly 37 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to a point on the southerly line of Lot 4 of the said Outlot A of Clyde A. Gallagher Park Subdivision and being a point on the northerly right-of-way of Hwy 30;

Thence westerly 80 feet more or less across North Fair Oaks Avenue to the Southeast corner of Lot 4 of Block 1 of the said Brigham Fair Oaks Addition and being on the westerly right-of-way of North Fair Oaks Avenue;

Thence westerly 127 feet more or less along the southerly line of said Lot 4 of Block 4 of the Brigham Fair Oaks Addition to the Southwest corner of said Lot 4;

Thence southerly 20 feet more or less along the westerly line of said Block 1 of the Brigham Fair Oaks Addition to a point on the northerly right-of-way of Hwy 30;

Thence westerly 765 feet more or less along the northerly right-of-way of Hwy 30 to the Southeast corner of Lot 3 of CSM No. 1060 recorded as Document No. 1354709;

Thence westerly 114.44 feet more or less along the southerly line of said Lot 3 of CSM No. 1060 and being along the said northerly right-of-way of Hwy 30 to the Southeast corner of said Lot 1 of CSM No. 14955;

Thence westerly 224.56 feet more or less along the southerly line said Lot 1 of CSM No. 14955 recorded as Document No. 5449278 and being along the northerly right-of-way of Hwy 30 to the **Point of Beginning**.

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 52 (East Washington and Stoughton Rd)
2024 Project Plan Amendment
City of Madison

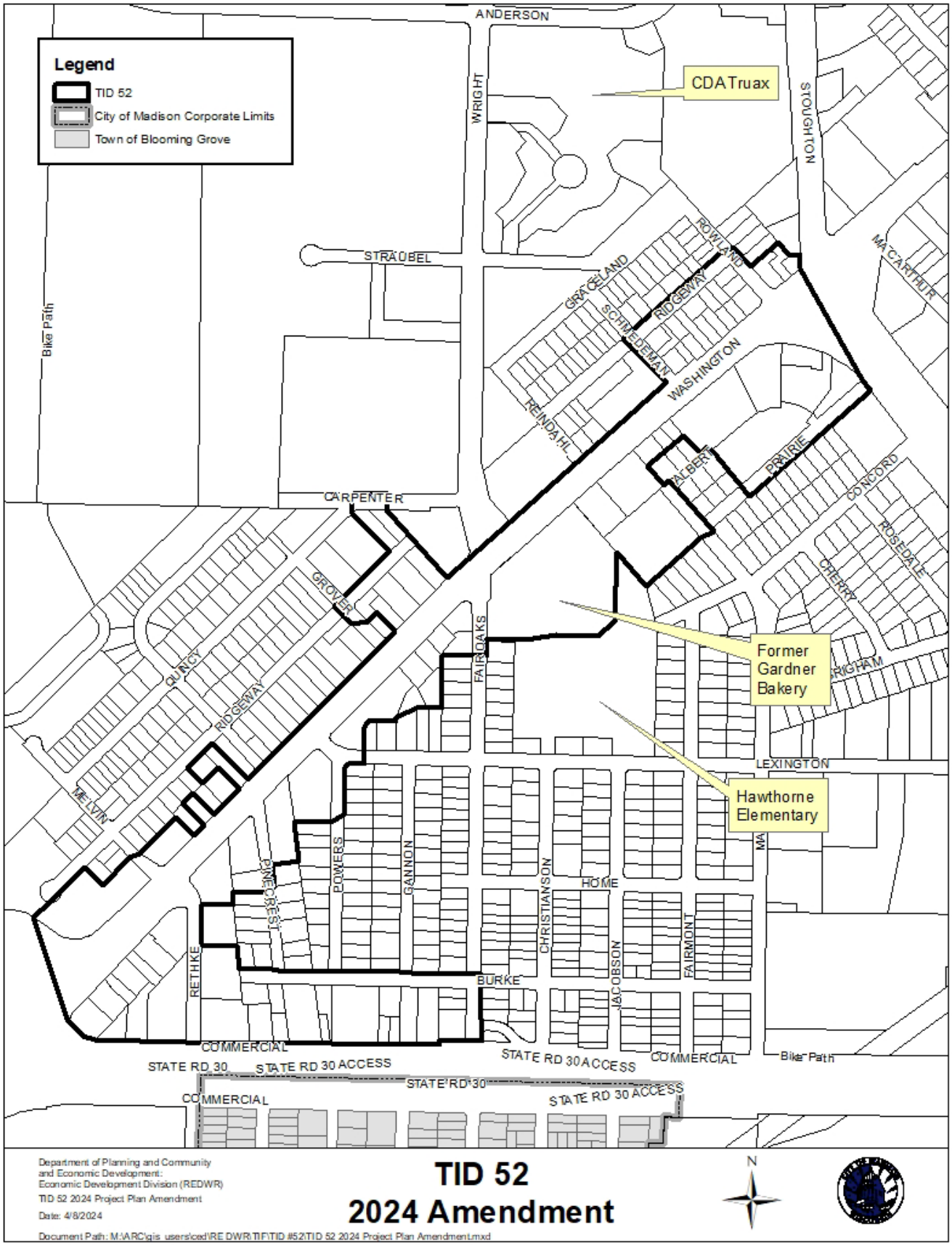
May 24, 2024

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 52 (East Washington and Stoughton Rd).

Summary of the TID #52 Project Plan

The map on the next page depicts the boundaries of the proposed TID #52 in the East Washington and Stoughton Rd area of the City of Madison


Legend
TID 52
City of Madison Corporate Limits
Town of Blooming Grove
CDA Truax
Former Gardner Bakery
Hawthorne Elementary
ANDERSON
WRIGHT
STOUGHTON
STRAUBEL
GRACELAND
ROWLAND
RIDGEWAY
SCHNEIDEMAN
WASHINGTON
MACARTHUR
REINDAHL
ALBERT
PRAIRIE
CONCORD
ROSEDALE
CHERRY
CARPENTER
GROVER
QUINCY
RIDGEWAY
MELVIN
FAIROAKS
BRIGHAM
LEXINGTON
POWERS
GANNON
PIONEER ST
CHRISTIANSON
HOME
JACOBSON
FAIRMONT
RETHKE
BURKE
COMMERCIAL
STATE RD 30
STATE RD 30 ACCESS
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TIF Law Required Information for TID Amendment Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

Amendments to the Project Plan from the First (2024) Project Plan Amendment are highlighted in yellow.

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
City Engineering	Sanitary Sewer upgrades (Commercial Ave / Hawthorne Neighborhood)	2023-2050	$1,000,000	$0	$1,000,000
CDA	CDA Truax Park Apartments (Recreational Facilities)	2023-2050	$500,000	$0	$500,000
Economic Development	Building Improvement / Façade Grants	2023-2050	$400,000	$0	$400,000
Economic Development	Commercial Ownership Assistance Program	2023-2050	$200,000	$0	$200,000
Economic Development	Small Cap TIF	2023-2050	$200,000	$0	$200,000
Economic Development	Development Loans (Gardner Bakery)	2023-2050	$2,350,000	$0	$2,350,000
Economic Development	Development Loan (Potential 3000 Block of E. Washington)	2023-24	$1,700,000	$0	$1,700,000
Admin	Professional / Admin Services	2023-2050	$532,000	$0	$500,000
TOTAL			**$6,882,000**	**$0**	**$6,882,000**
Financing Costs			**$1,892,000**	**$0**	**$1,892,000**

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
City Engineering	Sanitary Sewer Upgrades (Hwy 30 / Jacobson Ave)	2024-2050	$800,000	$0	$800,000
Total 2024 Project Plan Amendment costs		2024-2050	$800,000	$0	$800,000
TOTAL TID 52 Project Costs (Original Project Plan and 2024 Amendment)			**$7,682,000**	**$0**	**$7,682,000**
2024 Amendment Financing Costs		2024-2050	$220,000	$0	
Total Financing Costs		2024-2050	**$2,112,000**	**$0**	**$1,892,000**

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **$7,682,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Based upon the City's TIF run, TID 52 will generate an estimated $22,000,000 of incremental revenue through its expiration date of 2050. The net present value of these incremental revenues is $8.1 million.

2. The amount of value increment when the project costs are paid in full and the district is closed.

TID 52 was created in 2023, and as such, as of the drafting of this report, has yet to report any incremental value (positive or negative). Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2036.

Without any additional projects generating new incremental value, the estimated incremental value in 2036 is $57 million. However, the City may propose future

amendments to the TID 52 project plan to fund additional development or infrastructure projects.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan amendment is estimated at $7,682,000.

The total amount of assessable / non-TIF project costs to be paid for with other funding sources is $0.

The total amount of costs to be paid for with TIF funds is $7,682,000.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The certified base value of TID 52 is **$40,062,100**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2024 mill rate.

Tax Jurisdiction	2024 Mill Rate	Share of Tax Levy
City	7.10	35%
County	2.52	13%
MMSD	9.85	49%
MATC	0.66	3%
State of WI	0.0	0%
Totals*	18.28**	100%*

Source: City of Madison 2024 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $87 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 52's base value of $40,062,100 is anticipated to grow by $87 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $7.6 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 52 may close in 2036. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2036 when the TID is forecasted to be closed is estimated to be $57 million *(Note: variations are due to rounding)*.

TID 52 is a blighted area TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   None ($0) of the proposed $7,682,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2036 as projected, it is estimated that approximately $57 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $87 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 52 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 52.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $729,000 of tax revenues for the tax parcels included in TID 52, based on the base value of $40,062,100. As stated earlier, the incremental value in 2050 at the end of the projected life of the TID is estimated at $87 million. Theoretically, if the City invested all $7.6 million of project costs in the district, which investment would leverage over $87 million; or $1 of TIF leverages approximately $11.44 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $2.3 million, or a net gain of approximately $1.6 million as a result of TIF.

   In turn, the anticipated tax increments over the life of the district are estimated to support $7.6 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: July 25, 2023
Resolution Number: RES-23-00505
Expenditure Deadline: July 25, 2045
TID Expiration Date: July 25, 2050

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 52
(E. WASHINGTON & STOUGHTON RD)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2024

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TAX INCREMENTAL FINANCE DISTRICT #52
(STOUGHTON RD AND E. WASHINGTON)

NOTE: Amendments to the Project Plan from the First Amendment are highlighted in yellow.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #52–(E. Washington & Stoughton Rd) as a blighted area TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into public works improvements, affordable housing development, small business development and parks improvements.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

TID 52 is currently zoned a mix of: CC-T, SR-V2, TR-C4, SR-C3, TR-C4, TR-V1, TR-C1, and TE.

Consistency with the City of Madison Comprehensive Plan

The project elements in this Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

The City of Madison estimates that the percentage of territory devoted to retail commercial uses in TID 52 is approximately 52% of the area within TID 52.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
B. Encouraging adaptive re-use of obsolete or deteriorating property.
C. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.

I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Half Mile Rule

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 52. This will allow funds from TID 52 to be spent within a half mile of TID 52.

Public Works Improvements

The City intends to complete multiple public works projects in TID 52. These projects, led by City Engineering and Parks agencies, are listed below. The project costs below are total costs inclusive of non-TIF and other funding sources. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Project	Description	Total Cost (including TIF and non-TIF funds)
City Engineering	Sanitary Sewer Upgrades (Commercial Ave / Hawthorne Neighborhood)	1,000,000
City Engineering	Sanitary Sewer Upgrades (Hwy 30 / Jacobson Ave)	800,000

~~**Estimated Cost:** $1,000,000~~
Estimated Cost: **$1,800,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Consistent with the City's Hawthorne Truax neighborhood plan that includes the Truax Park Apartments, the CDA anticipates making improvements to the recreational amenities and facilities at this CDA owned and operated property.

Project	Description	Total Cost (including TIF and non-TIF funds)
CDA Truax Park Apartments Recreation Facilities	Recreation Facilities	500,000

Estimated Cost: **$500,000**

Economic and Community Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Land Banking / Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Small Business Assistance

In order to assist small businesses in and around TID 52, the City may provide additional funding to the existing Commercial Ownership Assistance program, Façade Grant Program, and Building Improvement Grant Program, as well as extend the existing Small Cap TIF program that is currently in use in TID 39.

Project	Description	Total Cost (including TIF and non-TIF funds)
Small Business	Building Improvement / Façade Grants	400,000
COA	Commercial Ownership Assistance Program	200,000
Small Cap TIF	Small Cap TIF	200,000
Development Loans	Former Gardner Bakery project	2,350,000
Development Loans	Potential 3000 Block E. Washington	1,700,000

Estimated Cost: **$4,850,000**

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 52 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 52 for one year to benefit affordable housing and to improve housing stock. The City may in the future use TIF funds to develop a small cap homeownership program, provide funding for owner occupied affordable housing, provide home buyer assistance, expand the City's current rental rehab program, and provide financial assistance to additional affordable rental housing.

Estimated Cost: **$0**

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 52, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: **$532,000**

~~**Total Cost (including TIF and non-TIF / Assessable Costs) $6,882,000**~~
Total Cost (including TIF and non-TIF / Assessable Costs) $7,682,000

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay **$6,882,000** of TIF-eligible project costs and an estimated **$1,892,000** financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan.

The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. New costs, not included in this Project Plan, that are identified over time shall require a project plan amendment. **There are $0 in assessable, non-project costs.**

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
City Engineering	Sanitary Sewer upgrades (Commercial Ave / Hawthorne Neighborhood)	2023-2050	$1,000,000	$0	$1,000,000
CDA	CDA Truax Park Apartments (Recreational Facilities)	2023-2050	$500,000	$0	$500,000
Economic Development	Building Improvement / Façade Grants	2023-2050	$400,000	$0	$400,000
Economic Development	Commercial Ownership Assistance Program	2023-2050	$200,000	$0	$200,000
Economic Development	Small Cap TIF	2023-2050	$200,000	$0	$200,000
Economic Development	Development Loans (Gardner Bakery)	2023-2050	$2,350,000	$0	$2,350,000
Economic Development	Development Loan (Potential 3000 Block of E. Washington)	2023-24	$1,700,000	$0	$1,700,000
Admin	Professional / Admin Services	2023-2050	$532,000	$0	$500,000
TOTAL			**$6,882,000**	**$0**	**$6,882,000**
Financing Costs			**$1,892,000**	**$0**	**$1,892,000**

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
City Engineering	Sanitary Sewer Upgrades (Hwy 30 / Jacobson Ave)	2024-2050	$800,000	$0	$800,000
Total 2024 Project Plan Amendment costs		2024-2050	$800,000	$0	$800,000
TOTAL TID 52 Project Costs (Original Project Plan and 2024 Amendment)			**$7,682,000**	**$0**	**$7,682,000**
2024 Amendment Financing Costs		2024-2050	$220,000	$0	
Total Financing Costs		2024-2050	**$2,112,000**	**$0**	**$1,892,000**

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs, outlined herein, may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures in TID 52 must be made by December 31, 2045. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is ~~$6,882,000~~ $7,682,000. There are no ($0) anticipated costs that will be assessable to property owners or funded through other sources such as State and Federal grants. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no ($0) costs that are assessable to property owners or will be funded from non-TIF sources such as state and/or

federal sources, **the $6,882,000 balance of the TIF-eligible project costs (i.e. net of assessable costs and costs paid for by state and/or federal sources) represents the authorized TIF Capital Budget for this Project Plan**.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #52 has one generator of tax increments, as described below:

Former Gardner Bakery Site—Developer proposes to construct 245 affordable housing units, 2,000 SF of commercial and 282 structured parking stalls at the former Gardner Bakery site at in 2023.Total Incremental Value: $21,380,000

Potential 3000 Block of E. Washington—Developer is considering the construction of approximately 190 affordable housing units at a former car dealership property at 3100 E. Washington Avenue. The estimated incremental value is $17,880,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$87,901,000.** This value includes the **$38,460,000 of incremental value** generated from the projects outlined above, along with an additional **$49,441,000** of value appreciation over the life of the TID.

Since a significant amount of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$22,038,000.** The present value of the total incremental revenues that are anticipated to be generated is ~~**$6,882,000**~~ **$8,100,000.** This is sufficient to pay for the $7,682,000 of proposed project costs in the 2024 project plan amendment.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 52 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost to borrow the total project costs of $7,682,000 ~~$6,882,000~~ is ~~**$1,892,000**~~ **$2,112,000**.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Employment", "Community Mixed Use", "Low Density Residential", "Medium Density Residential", and "General Commercial" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 52 is a blighted area TID, as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #52 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that the TIF generator will create **$38,468,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 27-year life of the district is estimated at approximately **$87,901,000**. This growth is estimated to generate approximately **$22,038,000** of tax increments over the life of the TID. The estimated present value of these tax increments is ~~**$6,882,000**~~ **$8,100,000**. This is sufficient to pay for the $7,682,000 of project costs in TID 52.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

NOTE: Wetland areas are specifically excluded from inclusion within TID 52.

A parcel of land located in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, Southwest ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼ , the Northwest ¼ of the Southeast ¼, the Northeast ¼ of the Southeast ¼, the Southwest ¼ of the Northeast ¼, and the Southeast ¼ of the Northeast ¼ all of Section 32, Township 8 North, Range 10 East; and the Southwest ¼ of the Northwest ¼ and the Northwest ¼ of the Northwest ¼ all of Section 33, Township 8 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the South Quarter corner of said Section 36, Township 8 North, Range 10 East in the City of Madison;
Thence easterly along the south line of the Southeast ¼ of said Section 32, a distance of 32.61 feet more or less to the intersection of the southerly extension of the easterly right-of-way of Rethke Avenue;
Thence northerly 153.10 feet along the said southerly extension of the easterly right-of-way of Rethke Avenue to the Southwest corner of Certified Survey Map (CSM) No. 14955 recorded as Document No. 5449278 and also lying on the northerly right-of-way of Commercial Avenue (STH 30) to the **Point of Beginning**;

Thence westerly 66 feet across Rethke Avenue to the point of intersection of the westerly right-of-way of said Rethke Avenue and the northerly right-of-way of said Commercial Avenue (STH 30);
Thence westerly 433.51 feet more or less along the said northerly right-of-way of Commercial Avenue STH 30) to the Southwest corner CSM No. 1866 recorded as Document No. 1450206;
Thence northeasterly 3.05 feet more or less along the northwesterly line of said CSM No. 1866 and the northerly right-of-way of said Commercial Avenue (STH 30);
Thence westerly 56.39 feet more or less along the northerly right-of-way of said Commercial Avenue (STH 30) being a curve to the right having a radius of 316.50 feet;
Thence northwesterly 91.19 feet more or less along the northerly right-of-way of Commercial Avenue (STH 30) to the southeasterly right-of-way of East Washington Avenue;
Thence northwesterly 515 feet more or less across East Washington Avenue to the point of intersection of the southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue according to the Burke Assessor's Plat No. 1 recorded as Document No. 593673;
Thence northeasterly 335 feet more or less along the said southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue to the most westerly corner of Outlot 36 of the said Burke Assessor's Plat No. 1;
Thence southeasterly 117 feet more or less along the southwesterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most southerly corner of said Outlot 36;
Thence northeasterly 175 feet more or less along the southeasterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 36 and being on the southwesterly right-of-way of Melvin Court;
Thence northeasterly 55.5 feet more or less across Melvin Court to most southerly corner of the northeasterly 237.28 feet of the northwesterly 133 feet of Outlot 44 of the said Burke Assessor's Plat No. 1;
Thence northeasterly 237.28 feet more or less along the southeasterly line of the said northwesterly 133 feet of Outlot 44 of the Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 44 also being a point on the southwesterly line of CSM No. 85 recorded as Document No. 1047363;
Thence southeasterly 113.5 feet more or less along the southwesterly line of said CSM No. 85 to a point on the northwesterly right-of-way of East Washington Avenue;
Thence northeasterly 66.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to a point on the northeasterly line of said CSM No. 85;
Thence northwesterly 140 feet more or less along the said northeasterly line of CSM No. 85 to the most northerly corner of said CSM No. 85;
Thence northeasterly 66.07 feet along the southeasterly line of the northwesterly 105 feet of Outlot 46 of the said Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 46;
Thence southeasterly 140 feet more or less along the said northeasterly line of said Outlot 46 of the Burke Assessor's Plat No. 1 to a point on the said northwesterly right-of-way of East Washington Avenue;
Thence northeasterly 165.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 2971 recorded as Document No. 1592723;
Thence northwesterly 136.69 feet more or less along the northeasterly line of said Lot 2 of CSM No. 2971 to the most easterly corner of Lot 1 of said CSM No. 2971;
Thence southwesterly 99.30 feet more or less along the southeasterly line of said Lot 1 of CSM No. 2971 to the most southerly corner of said Lot 1;
Thence northwesterly 103.08 feet along the southwesterly line of said Lot 1 of CSM No. 2971 to the most westerly corner of said Lot 1;
Thence northeasterly 159.75 feet more or less along the southerly right-of-way of Ridgeway Avenue and being on the northwesterly line of said Lot 1 of CSM No. 2971 and the northwesterly line of Lot 1 of Block 1 of Brigham Plat recorded as Document No. 439757 to the most northerly corner of said Lot 1 of Block 1;
Thence southeasterly 238.6 feet more or less along the northeasterly line of said Lot 1 of Block 1 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;
Thence northeasterly 970.8 feet along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 1569 recorded as Document No. 1414389;
Thence northwesterly 122.29 feet more or less along the northeasterly line of said Lot 2 of CSM No. 1569 to the most northerly corner of said Lot 2;
Thence southwesterly 60.0 feet more or less along the northwesterly line of said Lot 2 of CSM No. 1569 to the most westerly corner of said Lot 2 and being on the northeasterly right-of-way of Grover Street;
Thence westerly 77 feet more or less across Grover Street to a point on the southeasterly line of the northwesterly 54 feet of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat;
Thence northwesterly 54 feet more or less along the northeasterly line of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat to a point at the intersection of the southwesterly right-of-way of Grover Street and the southeasterly right-of-way of Ridgeway Avenue;

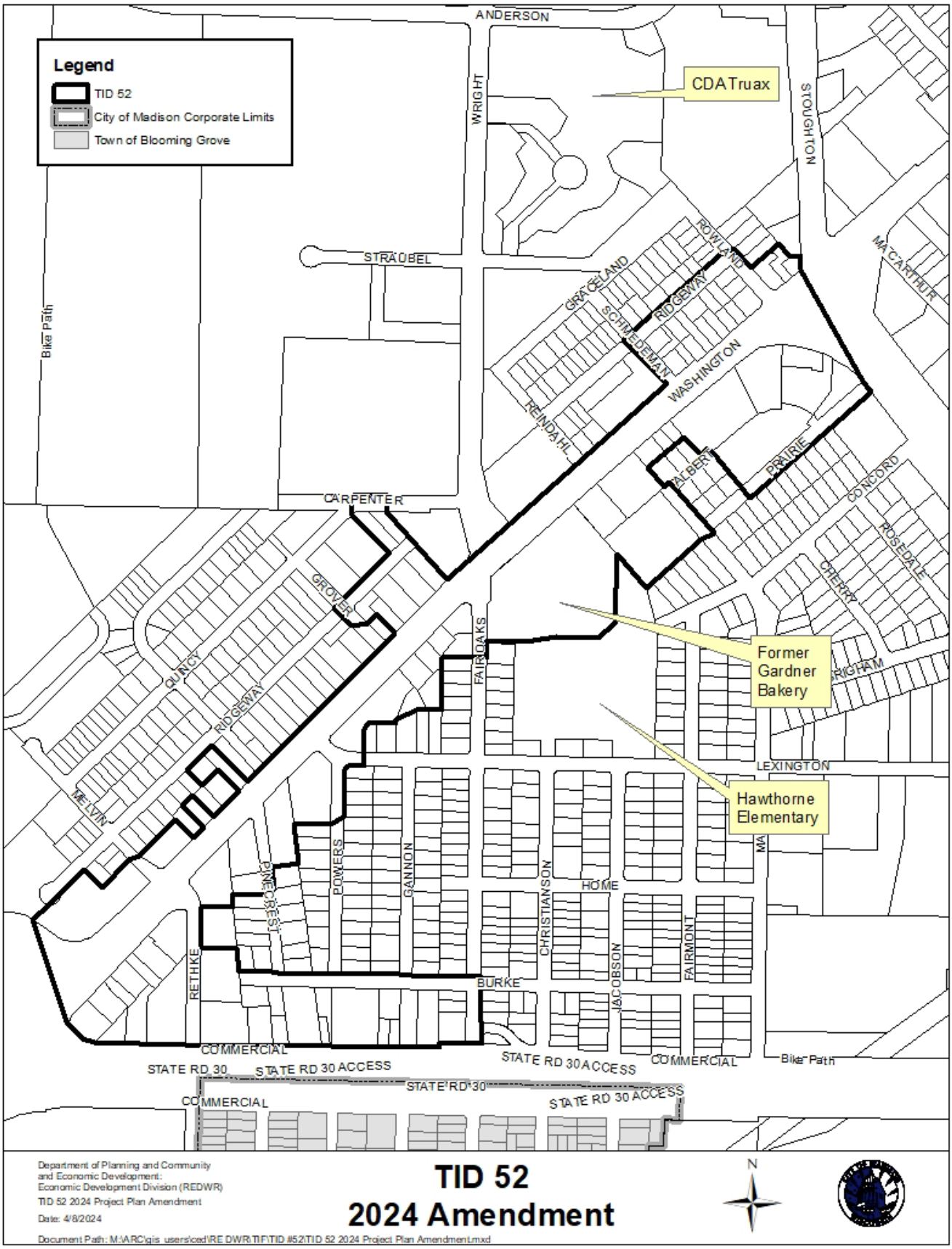
Thence northwesterly 60 feet across Ridgeway Avenue to the intersection of the southwesterly right-of-way of Grover Street and the northwesterly right-of-way of Ridgeway Avenue being a point on the southeasterly line of Lot 12 of Block 4 of the said Brigham Plat and the northeasterly line of the southwesterly 80.8 feet of the said Lot 12 of Block 4;
Thence northeasterly 60 feet across Grover Street to the most southerly corner of Lot 1 of Block 6 of the said Brigham Plat;
Thence northeasterly 300 feet more or less along the southeasterly line of Block 6 of the said Brigham Plat to the most easterly corner of Lot 5 of Block 6 of the said Brigham Plat;
Thence northwesterly 250 feet more or less along the northeasterly line of said Lot 5 of Block 6 of Brigham Plat to the most northerly corner of said Lot 5 of Block 6 and being on the southeasterly right-of-way of Quincy Avenue;
Thence northerly 90 feet more or less crossing Carpenter Street perpendicular to the northerly right-of-way of Carpenter Street to a point on the said northerly right-of-way of Carpenter Street;
Thence easterly 161 feet more or less along the said northerly right-of-way of Carpenter Street to a point perpendicular to the said northerly right-of-way of Carpenter Street from the northeasterly corner of Lot 7 of Block 6 of the said Brigham Plat;
Thence southerly 72 feet more or less across Carpenter Street on a line perpendicular to the said northerly line of Carpenter Street from the said northeasterly corner of Lot 7 of Block 6 of Brigham Plat to the said northeasterly corner of Lot 7 of Block 6;
Thence southeasterly 154.2 feet along the northeasterly line of said Lot 7 of Block 6 of Brigham Plat to the most easterly corner of said Lot 7 of Block 6 and being on the northwesterly right-of-way of Ridgeway Avenue;
Thence southeasterly 60 feet across Ridgeway Avenue to the most northerly corner of Lot 5 of Block 5 of the said Brigham Plat;
Thence southeasterly 216 feet more or less along the northeasterly line of said Lot 5 of Block 5 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;
Thence northeasterly 126 feet along the northwesterly right-of-way of East Washington Avenue to the point of curvature along the northwesterly right-of-way of East Washington Avenue and the westerly right-of-way of Wright Street;
Thence northeasterly 261 feet more or less across Wright Street to the most southerly corner of CSM No. 4141 recorded as Document No. 1788402;
Thence northeasterly 375 feet more or less along the southeasterly line of said CSM No. 4141 and being along the said northwesterly right-of-way of East Washington Avenue to a point of curvature at the intersection of the said northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Reindahl Avenue;
Thence northeasterly 85 feet more or less across Reindahl Avenue to a point on the southwesterly line of Lot 1 of Block 1 of Clyde A. Gallagher's Subdivision recorded as Document No. 480653 and being at the intersection of the northeasterly right-of-way of Reindahl Avenue and the northwesterly right-of-way of East Washington Avenue;
Thence northeasterly 510.8 feet more or less along the northwesterly right-of-way of East Washington Avenue and being the southeasterly line of Lot 2 of CSM No. 14130 recorded as Document No. 5199924 and said southeasterly line extended southwesterly to the most easterly corner of said Lot 2 of CSM No. 14130 and being the intersection of the northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Schmedeman Avenue;
Thence northwesterly 233.50 feet more or less along the said southwesterly right-of-way of Schmedeman Avenue and being along the northeasterly line of said Lot 2 of CSM No. 14130 to the most northerly corner of said Lot 2 of CSM No. 14130 and being at the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the southeasterly right-of-way of Ridgeway Avenue;
Thence northwesterly 66 feet across Ridgeway Avenue to the most easterly corner of Lot 12 of Block 3 of the said Clyde A. Gallagher's Subdivision and being the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the northwesterly right-of-way of Ridgeway Avenue;
Thence northeasterly 66 feet across Schmedeman Avenue to the most southerly corner of Lot 1 of Block 4 of the said Clyde A. Gallagher's Subdivision and being the intersection of the northeasterly right-of-way of Schmedeman Avenue and the said northwesterly right-of-way of Ridgeway Avenue;
Thence northeasterly 530.66 feet along the said northwesterly right-of-way of Ridgeway Avenue also being along the southeasterly line of said Block 4 of the Clyde A. Gallagher's Subdivision, the southeasterly line of parts of Outlots 93, 94, and 95 of the said Burke Assessor's Plat No. 1 lying northwesterly of Ridgeway Avenue, and the southeasterly line of Outlots 102 and 105 of the said Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 102 and being at the intersection of the said northwesterly right-of-way of Ridgeway Avenue and the southwesterly right-of-way of Rowland Avenue;
Thence northeasterly 68 feet more or less across Rowland Avenue to the most westerly corner of Lot 3 of Rowl Plat recorded as Document No. 3553446 and being on the northeasterly right-of-way of Rowland Avenue;
Thence southeasterly 119.98 feet more or less along the said northeasterly right-of-way of Rowland Avenue and being along the southwesterly line of Lots 3 and 4 of the said Rowl Plat to the most southerly corner of said Lot 4;
Thence northeasterly 170.6 feet more or less along the southeasterly line of said Lot 4 of the Rowl Plat to the most easterly corner of said Lot 4;

Thence southeasterly 81.66 feet more or less to a point on the northerly line of Outlot 107 of the said Burke Assessor's Plat No. 1 being 4.30 feet more or less easterly of the most westerly corner of the said northerly line of Outlot 107;
Thence easterly 48 feet more or less along the northerly line of said Outlot 107 of the Burke Assessor's Plat No. 1 to a point on the westerly right-of-way of USH 51;
Thence southerly 48.7 feet along the said westerly right-of-way of USH 51 to a point of curvature at the intersection of the westerly right-of-way of USH 51 and the northwesterly right-of-way of East Washington Avenue;
Thence southeasterly 603 feet more or less across East Washington Avenue to the most easterly corner of Lot 11 of the Brigham – Lerdahl Plat recorded as Document No. 761515 and being at the intersection of the southwesterly right-of-way of USH 51 and the northwesterly right-of-way of Prairie Avenue;
Thence southeasterly 66 feet across Prairie Avenue to the most northerly corner of Outlot A of the plat of Washington Heights recorded as Document No. 829796 and being at the intersection of the southwesterly right-of-way of USH 51 and the southeasterly right-of-way of Prairie Avenue;
Thence southwesterly 746.5 feet more or less along the said southeasterly right-of-way of Prairie Avenue to a point on the northwesterly line of Lot 10 of Block 1 of the said plat of Washington Heights to the point of intersection of the southeasterly extension of the northeasterly line of Lot 9 of Block 14 of the Fourth Addition to Washington Heights recorded as Document No. 894970;
Thence northwesterly 66 feet across Prairie Avenue to the most easterly corner of said Lot 9 of Block 14 of the Fourth Addition to Washington Heights;
Thence northwesterly 184.26 feet more or less along the northeasterly line of Lots 6 and 9 of the said Fourth Addition to Washington Heights to the most northerly corner of said Lot 6 and being on the southeasterly right-of-way of Albert Court;
Thence northwesterly 50 feet across Albert Court on the northwesterly extension of the northeasterly line of said Lot 6 of the Fourth Addition to Washington Heights to a point on the northwesterly right-of-way of Albert Court;
Thence southwesterly 49.5 feet more or less along the said northwesterly right-of-way of Albert Court to the most easterly corner of Lot 3 of Block 13 of the said Fourth Addition to Washington Heights;
Thence northwesterly 116.25 feet more or less along the northeasterly line of said Lot 3 of Block 13 of the Fourth Addition to Washington Heights to the most northerly corner of said Lot 3 of Block 13;
Thence southwesterly 219.0 feet more or less along the northwesterly line of said Block 13 of the Fourth Addition to Washington Heights and said line extended southwesterly to the centerline of now vacated Mayfair Avenue;
Thence southeasterly 116.25 feet along the said centerline of the now vacated Mayfair Avenue to a point on the southwesterly extension of the southeasterly line of said Block 13 of the Fourth Addition to Washington Heights;
Thence northeasterly 33 feet along the said southwesterly extension of the southeasterly line of Block 13 of the Fourth Addition to Washington Heights to the most southerly corner of Lot 1 of Block 13 of the said Fourth Addition to Washington Heights;
Thence southeasterly 65 feet across Albert Court to the northerly corner of the southwesterly line of Lot 4 of said Block 14 of the Fourth Addition to Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;
Thence southeasterly 154.2 feet more or less along the said northeasterly right-of-way of Mayfair Avenue and being on the southwesterly line of Lots 4 and 7 of said Block 14 of the Fourth Addition to Washington Heights to the most southerly corner of the said southwesterly line of Lot 7;
Thence southeasterly 101 feet more or less across Prairie Avenue to the most northerly corner on the southwesterly line of Lot 13 of Block 1 of the said plat of Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;
Thence southwesterly 67 feet more or less across Mayfair Avenue to the most northerly corner of Lot 1 of Block 7 of the Second Addition to Washington Heights recorded as Document No. 850411 and being on the southwesterly right-of-way of Mayfair Avenue;
Thence southwesterly 338.8 feet along the northwesterly line of said Block 7 of the Second Addition to Washington Heights to the most westerly corner of Lot 6 of the said Block 7 and being the most southerly corner of Outlot 66 of the said Burke Assessor's Plat No. 1;
Thence northwesterly 237.5 feet more or less along the southwesterly line of the said Outlot 66 of the Burke Assessor's Plat No. 1 to a point which is 76.9 feet southeasterly from the most easterly corner of Outlot 65 of the said Burke Assessor's Plat No. 1 and being on the northerly extension of the westerly right-of-way of Jacobson Avenue according to Document No. 3470686;
Thence southerly 327.3 feet more or less along the said northerly extension of the westerly right-of-way of Jacobson Avenue to an angle point according to said Document No. 3470686;
Thence southwesterly 105.4 feet more or less to an angle point in said Document No. 3470686 and being on the north line of vacated Garfield Avenue;
Thence westerly 195.1 feet along the said north line of vacated Garfield Avenue and being along said Document No. 3470686 to the northeasterly corner of Document No. 1303587;
Thence westerly 181 feet more or less along the southerly line of said Document No. 1303587 to an angle point in the said southerly line;
Thence westerly 12.6 feet more or less along the southerly line of said Document No. 1303587 to a point which is the Northeast corner of the 12-foot walkway conveyed to the City of Madison as described in Document No. 969810;

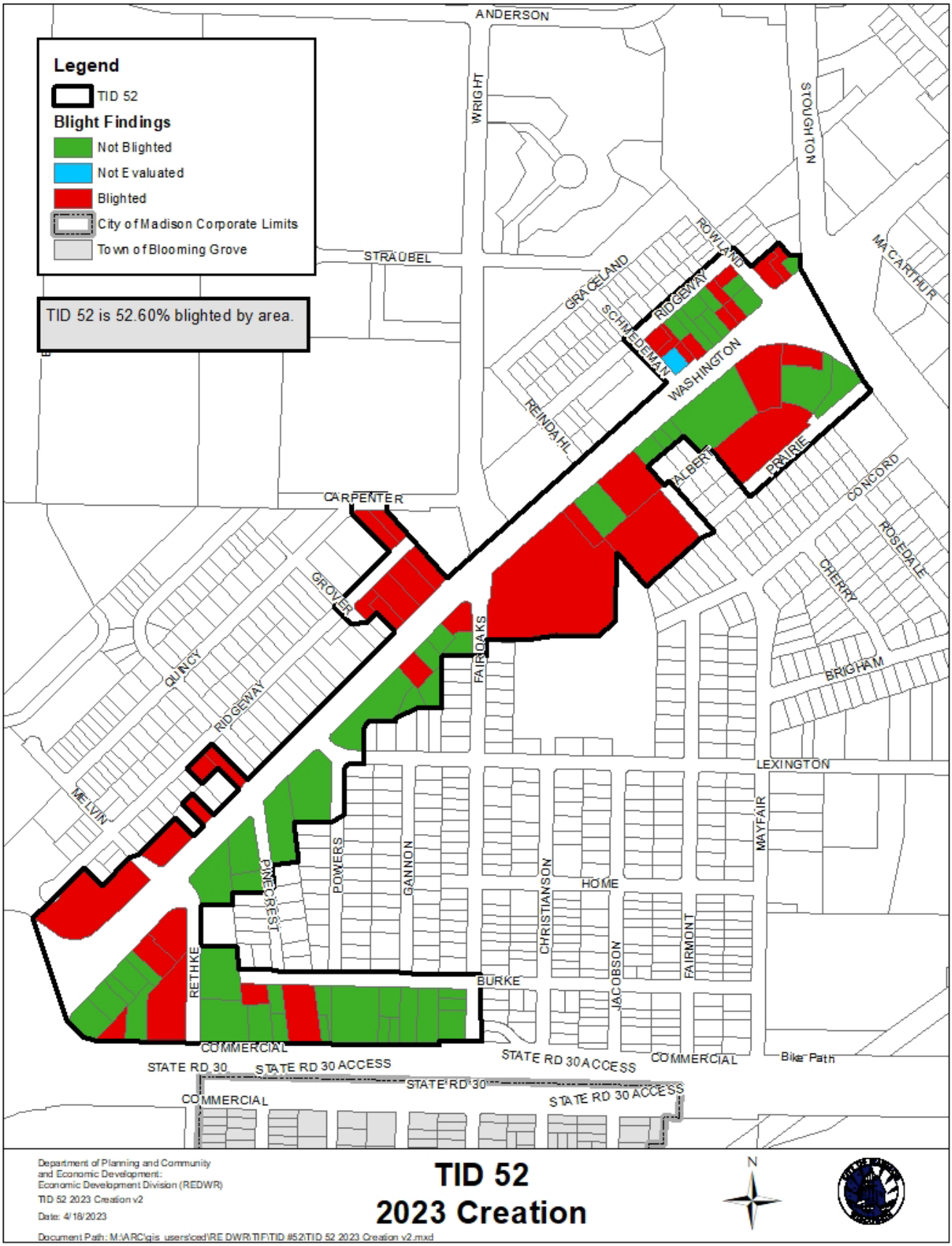
Thence westerly 130 feet more or less along the northerly line of said Document No. 969810 and being on a line 5 feet northerly of the southerly line of Lot 1 of Block 3 of the Jacobson Plat recorded as Document No. 481713 to a point on the easterly right-of-way of North Fair Oaks Avenue;
Thence southerly 79 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to the intersection of the easterly extension of the northerly line of Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition recorded as Document No. 672840;
Thence westerly 66 feet across North Fair Oaks Avenue to the Northeast corner of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition;
Thence westerly 135 feet more or less along the northerly line of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition to the Northwest corner of said Lot 5;
Thence southerly 240 feet more or less along the westerly line of Lots 2 through 5 of the said plat of Block 4 of Brigham's Fair Oaks Addition to the Southwest corner of said Lot 2;
Thence westerly 120 feet more or less along a line 200 feet northerly of and parallel with the north right-of-way line of Lexington Avenue to an angle point being approximately 120 feet west of said Lot 2 of the plat of Block 4 of Brigham's Fair Oaks Addition and 200 feet north of the northerly right-of-way of Lexington Avenue;
Thence southwesterly 101 feet more or less to the intersection of a line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue and being 152 feet more or less northerly of the northerly right-of-way of Lexington Avenue;
Thence southerly 17 feet more or less along said line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue to a point on a line lying 135 feet northerly of and parallel to the northerly right-of-way of Lexington Avenue;
Thence westerly 130 feet more or less along a line lying 135 feet northerly of and parallel with the northerly right-of-way of Lexington Avenue to an angle point;
Thence southwesterly 34.24 feet more or less along the northwesterly line of Document No. 1565833;
Thence southerly 106.50 feet more or less along the westerly line of said Document No. 1565833 the northerly right-of-way line of Lexington Avenue;
Thence southerly 66 feet across Lexington Avenue along a southerly extension of the westerly line of said Document No. 1565833 to a point on the southerly right-of-way of Lexington Avenue;
Thence westerly 74 feet more or less along the southerly right-of-way line of Lexington Avenue to a point of curvature along the said southerly right-of-way line;
Thence southwesterly 30 feet more or less along a curve to the left having a radius of 20 feet along the intersection of the southerly right-of-way Lexington Avenue and the easterly right-of-way of Powers Avenue;
Thence southerly 220 feet more or less along the said easterly right-of-way of Powers Avenue and being the northerly extension of the westerly line of the West ½ of Block 5 of Brighams Fair Oaks Addition recorded as Document No. 828233 to the Northwest corner of Lot 28 of the said West ½ of Block 5 of Brighams Fair Oaks Addition;
Thence southwesterly 69 feet more or less across Powers Avenue to a point on the westerly right-of-way of Powers Avenue and being the Southeast corner of CSM No. 10443 recorded as Document No. 3508957;
Thence westerly 171.58 feet more or less along the southerly line of said CSM No. 10443 to the Southwest corner of said CSM No. 10443 also being the Northwest corner of Lot 9 of the Plat of Block 6 – Brigham's Fair Oaks Addition recorded as Document No. 851421;
Thence southerly 182.7 feet more or less along the west line of the said Plat of Block 6 – Brigham's Fair Oaks Addition to a point on the westerly line of Lot 7 of the said Plat of Block 6 – Brigham's Fair Oaks Addition being 518.4 feet more or less from the Southwest corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition;
Thence westerly 127.9 feet to a point on the easterly right-of-way of Pinecrest Drive being 499 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;
Thence southerly 100 feet more or less along the said easterly right-of-way of Pinecrest Drive to a point being 399 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;
Thence southwesterly 58 feet more or less across Pinecrest Drive to a point on the westerly right-of-way of Pinecrest Drive and being 360 feet more or less northerly along the westerly right-of-way of Pinecrest Drive from the northerly line of Burke Avenue;
Thence westerly 148.4 feet along the southerly line of the parcel described as Parcel III in Document No. 4337298 to a point on the westerly line of Outlot 57 of the said Burke Assessor's Plat No. 1;
Thence southerly 63 feet more or less along the said westerly line of Outlot 57 of the Burke Assessor's Plat No. 1 to the Northeast corner of CSM No. 13997 recorded as Document No. 5161805;
Thence westerly 148.50 feet more or less along the northerly line of said CSM No. 13997 to the Northwest corner of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue;
Thence southerly 186.06 feet more or less along the westerly line of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue to the Southwest corner of said CSM No. 13997;

Thence easterly 167.26 feet more or less along the southerly line of said CSM No. 13997 to the Southeast corner of said CSM No. 13997 and being on the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1;
Thence southerly 107 feet more or less along the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1 to a point on the northerly right-of-way ling of Burke Avenue;
Thence easterly 154.8 feet along the northerly right-of-way of Burke Avenue to the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Pinecrest Drive;
Thence easterly 60 feet more or less across Pinecrest Drive to the intersection of the said northerly right-of-way of Burke Avenue and the easterly right-of-way of Pinecrest Drive;
Thence easterly 199.95 feet more or less along the said northerly right-of-way of Burke Avenue to the Southeast corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition and being at the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Powers Avenue;
Thence easterly 80 feet more or less across Powers Avenue to a point on the southerly line of Lot 17 of the said West ½ of Block 5 of Brighams Fair Oaks Addition and being on the northerly right-of-line of Burke Avenue;
Thence easterly 250 feet along the said northerly right-of-way line of Burke Avenue also being along the said southerly line of Lot 17 of the West ½ of Block 5 of Brighams Fair Oaks Addition and the southerly line of Lot 16 of the said East ½ of Block 5 of Brighams Fair Oaks Addition to the southeast corner of said Lot 16 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Gannon Avenue;
Thence easterly 60 feet across Gannon Avenue to the Southwest corner of Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition recorded as Document No. 621875 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of Gannon Avenue;
Thence easterly 252.15 feet along the northerly right-of-way of Burke Avenue also being along the said southerly line of said Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition and the southerly line of Lot 1 of Block 2 of the Brigham's Fair Oaks Addition recorded as Document No. 505198 to the Southeast corner of said Lot 1 of Block 2 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of North Fair Oaks Avenue;
Thence easterly 66 feet across North Fair Oaks Avenue to the Southwest corner of said Lot 1 of Block 1 of the Second Addition to Clyde A. Gallagher Park Subdivision recorded as Document No. 466355 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of North Fair Oaks Avenue;
Thence southerly 60 feet across Burke Avenue to the Northwest corner of Lot 8 of Block 1 of the Outlot A of Clyde A. Gallagher Park Subdivision recorded as Document No. 611151 and being at the intersection of the southerly right-of-way of Burke Avenue and the said easterly right-of-way of North Fair Oaks Avenue;
Thence southerly 135 feet more or less along the easterly right-of-way line of North Fair Oaks Avenue and being along the westerly line of Lots 6 through 8 of the said Outlot A of Clyde A. Gallagher Park Subdivision to a point of curvature to the northerly right-of-way of Commercial Avenue;
Thence southerly 75 feet more or less across Commercial Avenue to a point of curvature along the said easterly right-of-way of North Fair Oaks Avenue and the southerly right-of-way of Commercial Avenue;
Thence southerly 37 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to a point on the southerly line of Lot 4 of the said Outlot A of Clyde A. Gallagher Park Subdivision and being a point on the northerly right-of-way of Hwy 30;
Thence westerly 80 feet more or less across North Fair Oaks Avenue to the Southeast corner of Lot 4 of Block 1 of the said Brigham Fair Oaks Addition and being on the westerly right-of-way of North Fair Oaks Avenue;
Thence westerly 127 feet more or less along the southerly line of said Lot 4 of Block 4 of the Brigham Fair Oaks Addition to the Southwest corner of said Lot 4;
Thence southerly 20 feet more or less along the westerly line of said Block 1 of the Brigham Fair Oaks Addition to a point on the northerly right-of-way of Hwy 30;
Thence westerly 765 feet more or less along the northerly right-of-way of Hwy 30 to the Southeast corner of Lot 3 of CSM No. 1060 recorded as Document No. 1354709;
Thence westerly 114.44 feet more or less along the southerly line of said Lot 3 of CSM No. 1060 and being along the said northerly right-of-way of Hwy 30 to the Southeast corner of said Lot 1 of CSM No. 14955;
Thence westerly 224.56 feet more or less along the southerly line said Lot 1 of CSM No. 14955 recorded as Document No. 5449278 and being along the northerly right-of-way of Hwy 30 to the **Point of Beginning**.

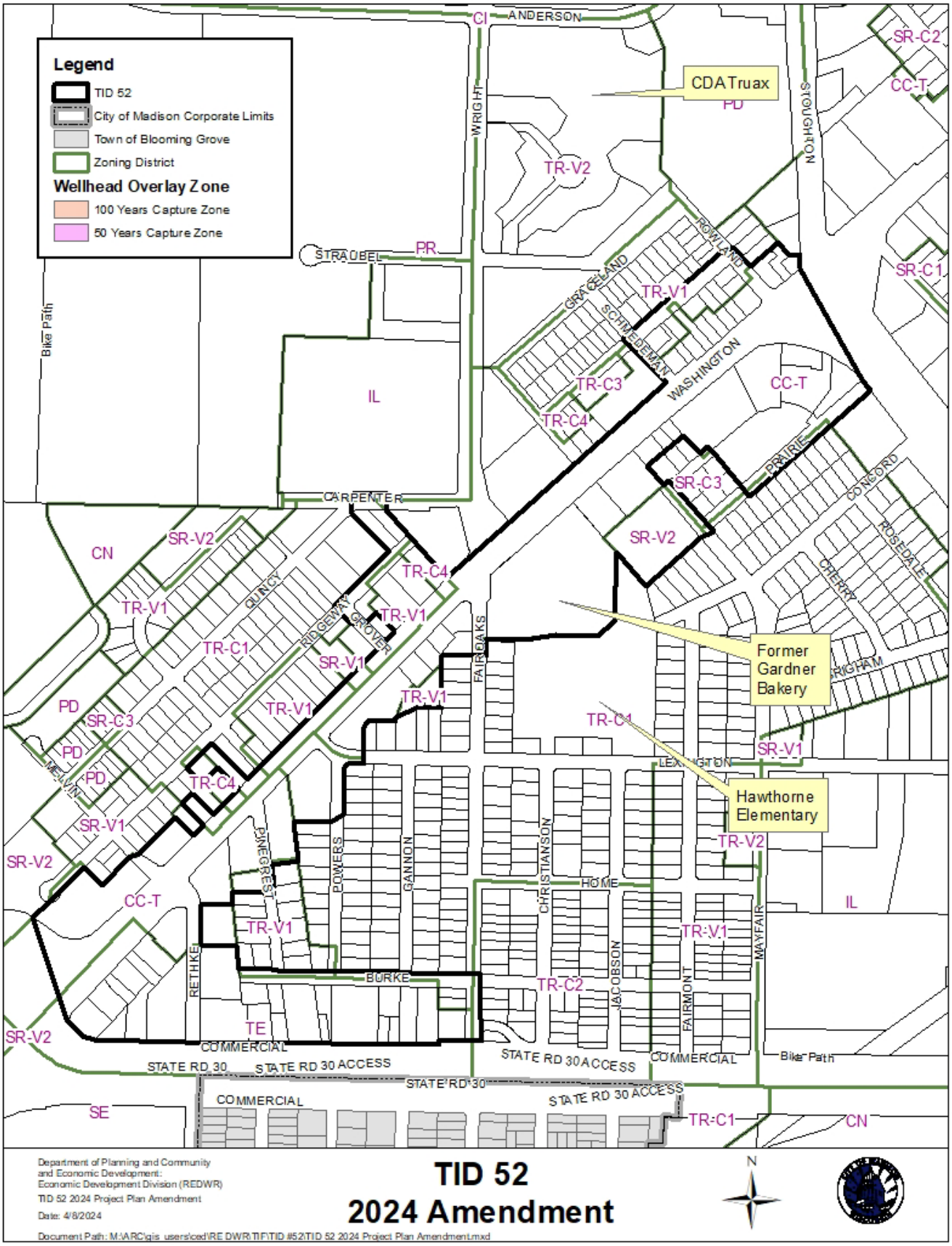
District Boundary – 2024



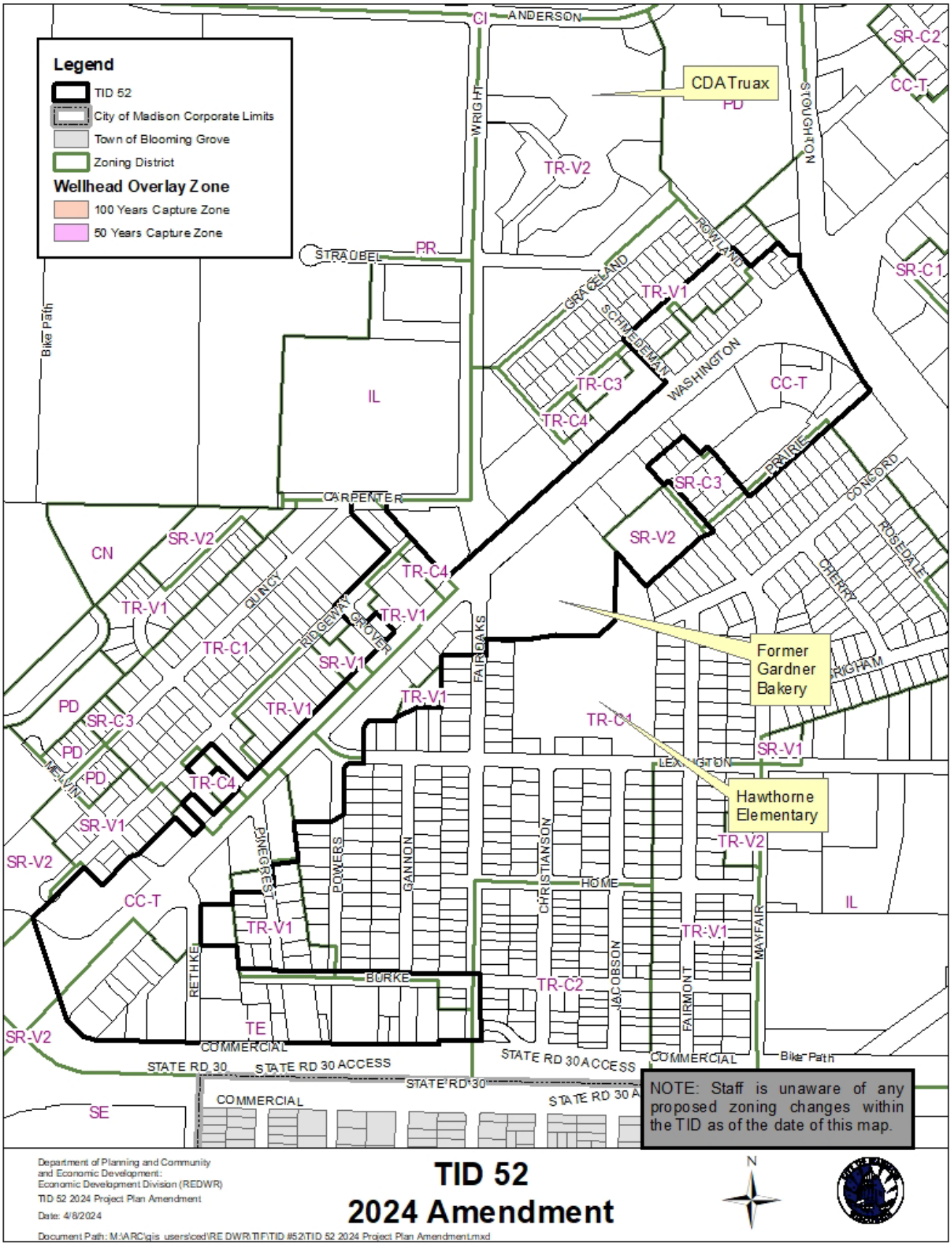
Blight Findings – 2023



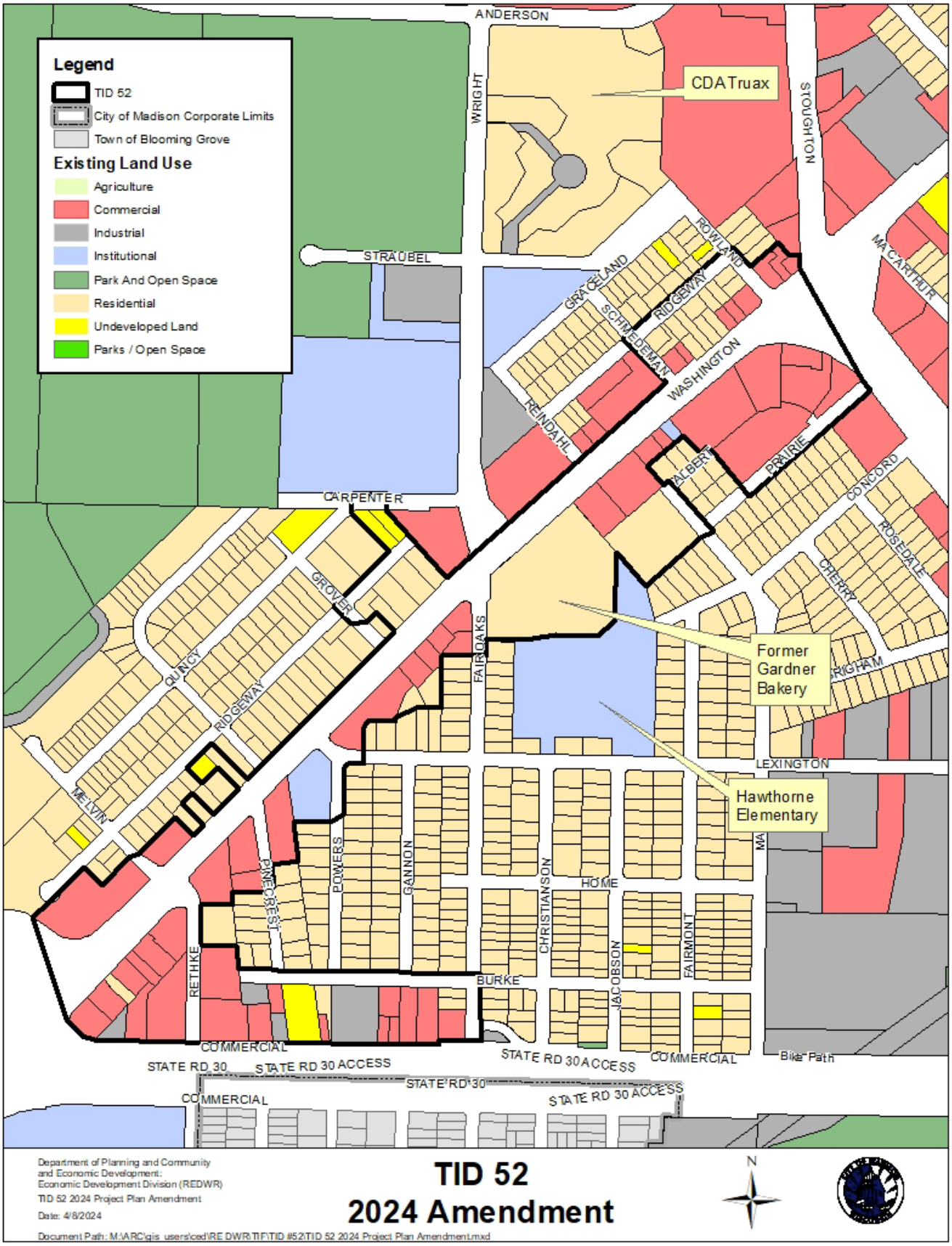
Existing Zoning – 2024



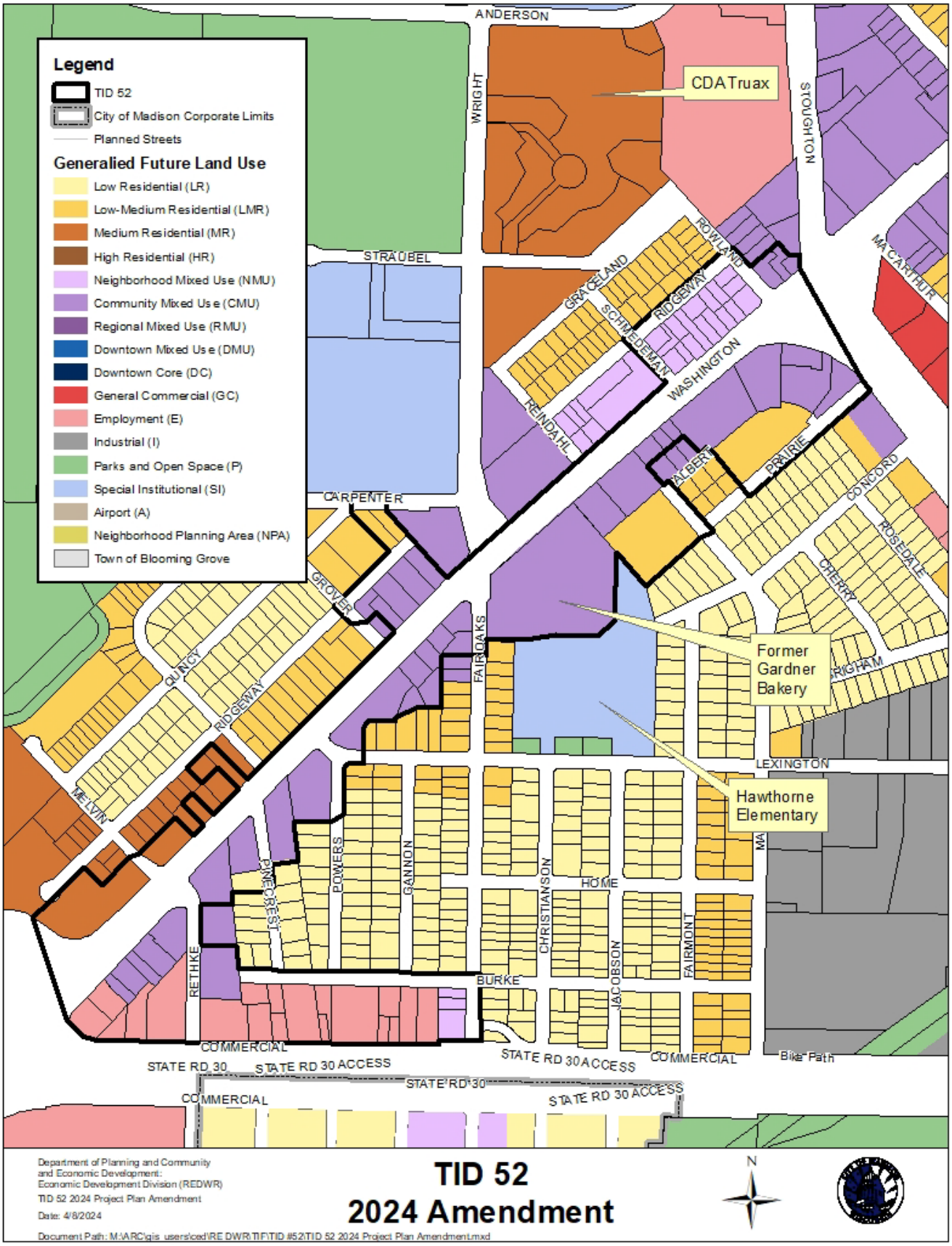
Proposed Zoning – 2024



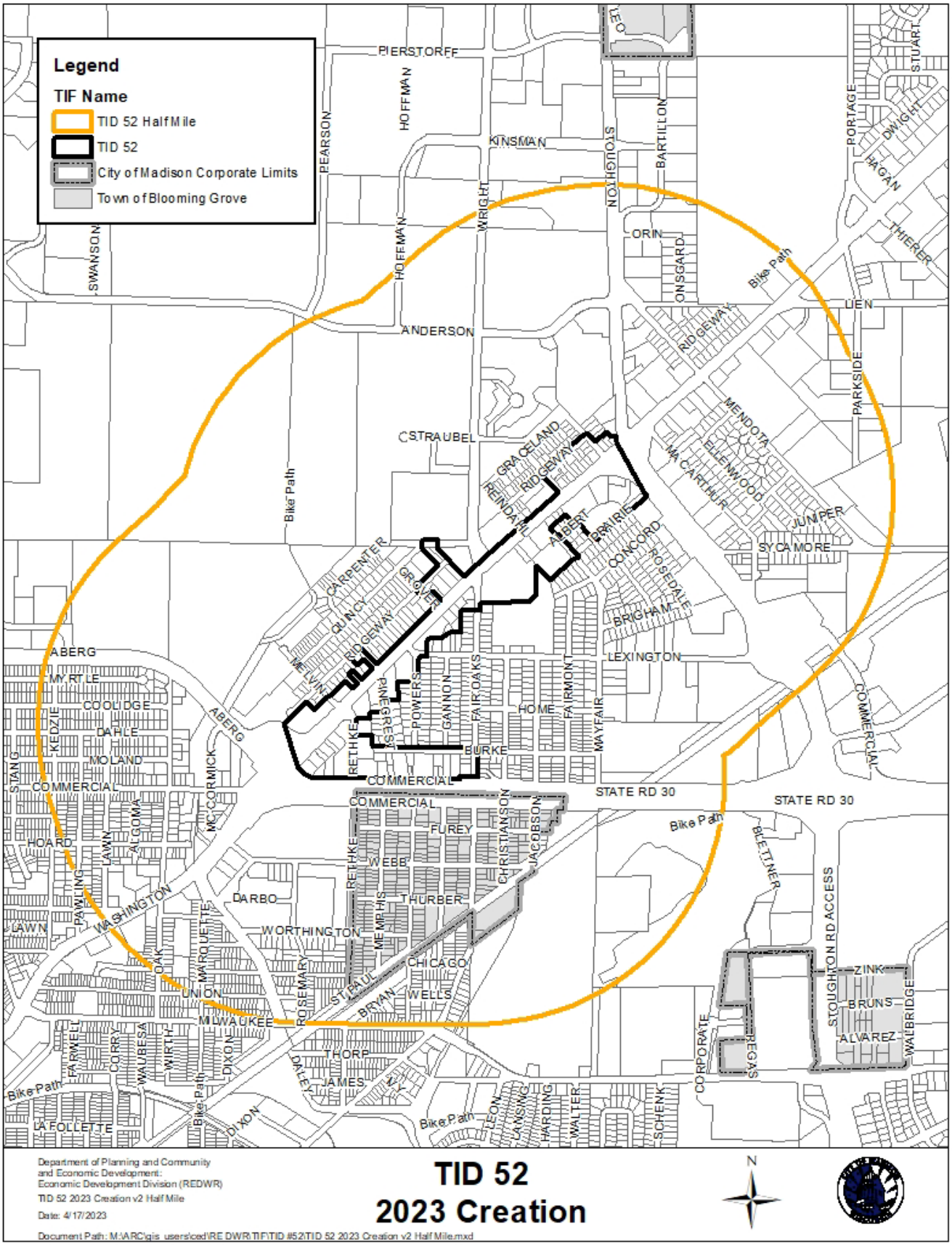
Existing Land Use – 2024



Proposed Land Use – 2024



Half Mile Rule Map



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PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 52 – City of Madison (E. Washinton & Stoughton Rd)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 52, City of Madison, Wisconsin, dated July 25, 2023, with a proposed amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 83655

File ID:	83655	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	05/28/2024
File Name:	12982 TID 54 - 2024 Project Plan Amendment			**Final Action:**	

Title: Approving the First (2024) Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison (District 12)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 91.

Sponsors: Amani Latimer Burris And Satya V. Rhodes-Conway

Effective Date:

Attachments: 12982 Legal Description.pdf, 12982 TID 54 2024 Amendment JRB Report.pdf, 12982 TID 54 2024 Amendment.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Maggie McClain	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	05/28/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Plan Commission (6/10/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/04/2024	Refer	FINANCE COMMITTEE	06/24/2024		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 the Plan Commission						
1	FINANCE COMMITTEE	06/05/2024	Refer	PLAN COMMISSION	06/10/2024		
	Action Text: This Resolution was Refer to the PLAN COMMISSION						

1	PLAN COMMISSION	06/10/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	06/24/2024	Pass
	Action Text:	A motion was made by Solheim, seconded by Heck, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.				
1	FINANCE COMMITTEE	06/24/2024	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 83655

Fiscal Note

The proposed resolution approves an amendment to the TID 54 Project Plan. The amendment includes $1,669,000 for a developer loan (authorized by Common Council via file 82564, RES-24-00273), $2,140,000 for park land improvements, and $714,000 for sanitary sewer improvements in the district. No additional City appropriation required.

Title

Approving the First (2024) Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison (District 12)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 54 was published in the Wisconsin State Journal on May 24 and May 31, 2024 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 54; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 10, 2024, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 54; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 54 (Pennsylvania Ave) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 54 (Pennsylvania Ave) is under thirty-five (35%) percent.
7. The boundaries of TID 54 (Pennsylvania AVe) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and Boundary for TID 45 (Capitol Square West), City of Madison, is hereby adopted as of January 1, 2024 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

NOTE: Wetland areas are specifically excluded from inclusion within TID 54.

A parcel of land located in the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 1, Township 7 North, Range 9 East; and the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, and the Southwest ¼ all of Section 31, Township 8 North, Range 10 East; and the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, and the Northwest ¼ all of Section 6, Township 7 North, Range 10 East; and the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northeast ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all of Section 12, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Section 31, Township 8 North, Range 10 East in the City of Madison;

Thence easterly along the south line of the Southwest ¼ of said Section 31, a distance of 375.6 feet more or less to a point on the westerly right-of-way of the Wisconsin and Southern Railroad also being the **Point of Beginning**;

Thence continuing 100 feet more or less along the said south line of the Southwest ¼ of Section 31 to a point of intersection of the easterly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 28.5 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the intersection of the said easterly right-of-way of the Wisconsin and Southern Railroad and the northerly right-of-way of Commercial Avenue;

Thence continuing northwesterly 1190.2 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the easterly intersection of Sherman Avenue;

Thence continuing northwesterly along the extension of the said easterly right-of-way line of the Wisconsin and Southern Railroad to a point of intersection of the northeasterly right-of-way of the Wisconsin and Southern Railroad and the westerly right-of-way of Sherman Avenue;

Thence northerly 407.5 feet more or less along the westerly right-of-way of Sherman Avenue to the intersection of the North line of the Southeast ¼ of Section 1, Township 7 North, Range 9 East;

Thence continuing northerly 68 feet more or less along the said westerly right-of-way of Sherman Avenue also being along the East line of Lot 4 of the plat of Northgate Annex recorded as Document No. 1154092 to a point perpendicular across Sherman Avenue from the Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1 recorded as Document No. 593673;

Thence easterly 66 feet more or less across said Sherman Avenue to the said Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1;

Thence easterly 1442.5 feet more or less along the northerly right-of-way of Roth Street also being along the southerly line of Outlot 1 and Outlot 2 of the said Burke Assessor's Plat No. 1 and the southerly line of Lots 8 through 13 of the C. E. Roth Plat recorded as Document No. 531689 to the Southeast corner of the said Outlot 2 of the Burke Assessor's Plat No. 1 also being on the westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad;

Thence northerly 1082.4 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad also being on the easterly line of Outlot 2 and Outlot 3 of the said Burke Assessor's Plat No. 1, Lot 2 of Certified Survey Map (CSM) No. 3949 recorded as Document No. 1747445, and Lot 1 of CSM

No. 5208 recorded as Document No. 2009466 to the Northeast corner of said Lot 1 of CSM No. 5208 and being at the intersection of the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad and the southerly right-of-way of Aberg Avenue;

Thence northerly 67.15 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad to the intersection of the said westerly right-of-way and the northerly right-of-way of Aberg Avenue also being the Southeast corner of Lot 1 of Block 6 of Clyde A. Gallagher's Sherman Ave. Subdivision recorded as Document No. 497382A;

Thence easterly 67.15 feet more or less along the said northerly right-of-way of Aberg Avenue to the Southwest corner of Outlot 13 of the said Burke Assessor's Plat No. 1;

Thence continuing easterly 504.7 feet more or less along the said northerly right-of-way of Aberg Avenue also being along the southerly line of Outlot 5 through Outlot 8 and Outlot 13 of the said Burke Assessor's Plat No. 1 to the Southeast corner of said Outlot 8 and being on the westerly right-of-way of the Packers Avenue Service Road;

Thence continuing easterly 340 feet more or less on an extension of the said northerly right-of-way of Aberg Avenue to a point of intersection of the easterly right-of-way of Packers Avenue;

Thence southeasterly 207 feet more or less along the easterly right-of-way of Packers Avenue;

Thence southerly 532 feet more or less to the southerly point of curvature of a 87-foot radius curve being on the easterly right-of-way of Packers Avenue;

Thence continuing southerly 226.2 feet more or less along the said easterly right-of-way of Packers Avenue being a curve to the left having a radius of 703.2 feet;

Thence continuing southerly 168.53 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the North line of the South 111 feet of Outlot 2 of the said Plat of Woodland;

Thence easterly 12.5 feet more or less along the said North line of the South 111 feet of Outlot 2 to a point on a line being 308 feet easterly of the platted Packers Avenue on the said Plat of Woodland and also being a northerly extension of the West line of Lot 8 of Block 3 of the said Plat of Woodland;

Thence southerly 859.2 feet more or less along the said easterly right-of-way of Packers Avenue also being along the West line of Lots 8 and 13 of Block 3, West line of Lots 8 and 13 of Block 2, and the West line of Lot 7 of Block 1 all of the said Plat of Woodland to the Southwest corner of said Lot 7 of Block 1;

Thence southeasterly 46.5 feet more or less along the southwesterly line of said Lot 7 of Block 1 of the Plat of Woodland also being along the said easterly right-of-way of Packers Avenue to the Southeast corner of the said Lot 7 of Block 1;

Thence southwesterly 110.11 feet more or less along the northwesterly line of Lot 13 of Block 1 of the Plat of Woodland also being along the easterly right-of-way of Packers Avenue;

Thence southerly 8.35 feet more or less along a parcel excluded from said Lot 13 of Block 1 to a point on the southwesterly line of said Lot 13 of Block 1 also being at the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Mayer Avenue;

Thence southerly 135.5 feet more or less along the said easterly right-of-way of Packers Avenue to the Northwest corner of CSM No. 6197 recorded as Document No. 2218732 also being at the intersection of the said easterly right-of-way of Packers Avenue and the southwesterly right-of-way of Mayer Avenue;

Thence southerly 449.40 feet more or less along the said easterly right-of-way of Packers Avenue and the westerly line of said CSM No. 6197 being a curve to the right having a radius of 1492.39 feet to the most southwesterly corner of said CSM No. 6197 along Packers Avenue;

Thence southwesterly 125 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the southerly right-of-way of Commercial Avenue;

Thence southwesterly 1460 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Sixth Street;

Thence southwesterly 140 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the easterly right-of-way of Pennsylvania Avenue (Packers Avenue) and the southwesterly right-of-way of Sixth Street;

Thence southwesterly 420 feet more or less along the said easterly right-of-way of Pennsylvania Avenue being a curve to the left having a radius of 1377.39 feet to a point on the said easterly right-of-way of Pennsylvania Avenue;

Thence southwesterly 1215 feet more or less along the easterly right-of-way of Pennsylvania Avenue to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 322 of the Madison Square Riley Plat recorded as Document No. 253138;

Thence southeasterly 10 feet more or less along the said northwesterly extension of the northeasterly line of said Lot 6 of Block 322 also being along the easterly right-of-way of Pennsylvania Avenue to the Northeast corner of the said Lot 6 of Block 322 also being the most northerly corner of CSM No. 11946 recorded as Document No. 4245745;

Thence southwesterly 14.61 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to an angle point in the said westerly line of CSM No. 11946;

Thence southerly 361.77 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to the southwesterly corner of said CSM No. 11946 also being the intersection of the said easterly right-of-way of Pennsylvania Avenue and the northeasterly right-of-way of Third Street;

Thence southeasterly 130 feet more or less along the southwesterly line of said CSM No. 11946 and being along the northeasterly right-of-way of Third Street to the intersection of the northeasterly extension of the northwesterly line of Lot 12 of Block 315 of the said Madison Square Riley Plat;

Thence southwesterly 69.63 feet more or less along the said northeasterly extension of the northwesterly line of Lot 12 of Block 315 to the most northerly corner of said Lot 12 of Block 315 and being on the southwesterly right-of-way of Third Street;

Thence southwesterly 127.56 feet more or less along the northwesterly line of Lots 10, 11, and 12 of Block 315 of the said Madison Square Riley Plat also being the southeasterly line of Upham Street to the northeasterly corner of the Award of Damages to the City of Madison in Document No. 2227035;

Thence southerly 50.69 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southeasterly 3.33 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southerly 89.43 feet more or less along the east line of said Document No. 2227035 to a point on the southwesterly line of Lot 8 of Block 315 of the said Madison Square Riley Plat;

Thence southeasterly 21.5 feet more or less along the said southwesterly line of Lot 8 of Block 315 of the Madison Square Riley Plat to the northwest corner of a parcel described in the said Award of Damages to the City of Madison in Document No. 2227035;

Thence southeasterly 204 feet more or less to the most northerly corner of Lot 8 of Block 316 of the said Madison Square Riley Plat and being on the southeasterly right-of-way of East Johnson Street;

Thence southwesterly 272 feet more or less along the northwesterly line of said Block 316 of the Madison Square Riley Plat and being the southeasterly right-of-way of East Johnson Street to a point on Lot 2 of said Block 316;

Thence southwesterly 95 feet more or less along a line to a point on the southwesterly line of Lot 1 of said Block 316 of the Madison Square Riley Plat being 30.3 feet more of less southeasterly of the most westerly corner of said Lot 1 and being on the northeasterly right-of-way line of Second Street;

Thence southwesterly 96 feet more or less along the southeasterly right-of-way of East Johnson Street to a point of curvature along the said right-of-way as described in Document No. 1323941;

Thence southwesterly 130 feet more or less along a curve to the right having a radius of 692.10 feet to a point of tangency along the said southeasterly right-of-way of East Johnson Street;

Thence southwesterly 339 feet more or less along the said southeasterly right-of-way of East Johnson Street to a point on the Southwest line of Lot 3 of Block 312 of the said Madison Square Riley Plat being 66.5 feet more or less northwesterly from the most southerly corner of said Lot 3 of Block 312;

Thence continuing southwesterly 97.3 feet more or less along the northwesterly line of the southeasterly 66 feet of Lots 1 and 2 of said Block 312 of the Madison Square Riley Plat to a point on the southwesterly line of said Lot 1 and being on the northeasterly right-of-way of First Street;

Thence southwesterly 547 feet more or less along the said southeasterly right-of-way of East Johnson Street crossing First Street to the intersection of the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 136 feet more or less across East Johnson Street to a point on the westerly right-of-way of Fordem Avenue and also being at a point of curvature on Lot 1 of CSM No. 1689 recorded as Document No. 1428551;

Thence northerly 241.93 feet more or less being on the said easterly line of Lot 1 of CSM No. 1689 and the westerly right-of-way of Fordem Avenue to the Southeast corner of Lot 1 of CSM No. 3728 recorded as Document No. 1710425;

Thence westerly 314.56 feet more or less along the southerly line of Lots 1 and 2 of said CSM No. 3728 to an angle point in the southerly line of said Lot 2 also being the northeasterly corner of Lot 4 of said CSM No. 3728;

Thence westerly 152.94 feet more or less along the southerly line of Lots 2 and 3 of said CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence westerly 220.16 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence northwesterly 76.52 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to the Southwest corner of said Lot 3;

Thence southerly 20.67 feet more or less along the westerly line of Lot 4 of said CSM No. 3728 to an angle point in the said westerly line;

Thence southwesterly 364.28 feet more or less along the westerly line of said Lot 4 of CSM No. 3728 to the Southwest corner of said Lot 4 and also being the Southeast corner of the lands described in Document No. 2994874;

Thence northwesterly 392.91 feet more or less along the southerly line of said Document No. 2994874 to an angle point in the said southerly line;

Thence continuing northwesterly 38.08 feet more or less along the said southerly line of Document No. 2994874 to an angle point in the said southerly line;

Thence northwesterly 280.98 feet more or less along the said southerly line of Document No. 2994874 to the intersection of the easterly right-of-way of Sherman Avenue;

Thence northeasterly 128.70 feet along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 63.50 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 111.78 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northerly 80.02 feet more or less along the said easterly right-of-way of Sherman Avenue to the Northwest corner of said Document No. 2994874 and being the Southwest corner of the Sherman Terrace Condominiums;

Thence southeasterly 715.85 feet along the north line of said Document No. 2994874 to a point on the westerly line of said Lot 3 of CSM No. 3728;

Thence northerly 209.48 feet more or less along the westerly line of said Lot 3 of CSM No. 3728 to the Northwest corner of said Lot 3;

Thence easterly 625.86 feet more or less along the northerly line of Lots 1, 2, and 3 of said CSM No. 3728 to the intersection of the westerly right-of-way of Fordem Avenue and being the Southeast corner of Lot 1 of CSM No. 2007 recorded as Document No. 1468548;

Thence northerly 86.98 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and being on the westerly right-of-way of Fordem Avenue to a point of curvature along the said easterly line;

Thence northerly 450 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the left having a radius of 834.40 feet to a point of reverse curvature along the said easterly line;

Thence northerly 83 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the right having a radius of 1053.90 feet to the Northeast corner of said Lot 1 and also being the Southeast corner of Lakewood Gardens Condominium Homes Plat recorded as Document No. 2691638;

Thence continuing northerly 115 feet more or less along the easterly line of the said Lakewood Gardens Condominium Homes Plat and being on the westerly right-of-way of Fordem Avenue to the intersection of the Northeast ¼ of Section 12, Township 7 North, Range 9 East;

Thence northerly 993 feet more or less along the easterly line of the said Northeast ¼ of 12 to a point lying 1096.7 feet more or less northerly of the East ¼ corner of the said Section 12;

Thence westerly 33.7 feet more or less to a point on the westerly right-of-way of Fordem Avenue also being the Northeast corner of Document 4365528 excepting the right-of-way of Fordem Avenue;

Thence northerly 254 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the southerly right-of-way of McGuire Street;

Thence northerly 57 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the northerly right-of-way of McGuire Street;

Thence northerly 563 feet more or less along the said westerly right-of-way of Fordem Avenue to a point of intersection on the said westerly right-of-way also being on the easterly line of CSM No. 14103 recorded as Document No. 5192649 with the westerly extension of the southerly right-of-way of Northfield Place;

Thence easterly 117 feet more or less along the westerly extension of the southerly right-of-way of Northfield Place and the southerly right-of-way of Northfield Place to the Northwest corner of Lot 12 of the Plat of Northfield Park recorded as Document No. 632437;

Thence southerly 96 feet more or less along the West line of said Lot 12 of the Plat of Northfield Park to a point of intersection of the westerly extension of the South line of Lots 10 and 11 of the said Plat of Northfield Park;

Thence easterly 147.4 feet more or less along the southerly line of Lots 10 and 11 and said line extended westerly of the said Plat of Northfield Park to the Southeast corner of said Lot 10;

Thence northerly 26 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 34 feet to a point of reverse curvature;

Thence northerly 57 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the right having a radius of 281.6 feet to a point of reverse curvature;

Thence northwesterly 30 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 18 feet to a point of tangency on the southerly right-of-way of Northfield Place;

Thence easterly 57 feet more or less along the easterly extension of the southerly right-of-way of Northfield Place to the intersection of Lot 5 of the said Plat of Northfield Park;

Thence southerly 85 feet more or less along the westerly line of Lots 5 and 6 of the said Plat of Northfield Park being a curve to the left having a radius of 241.6 feet to the Southwest corner of said Lot 6;

Thence easterly 98 feet more or less along the South line of said Lot 6 to the Southeast corner of said Lot 6 also lying on the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northerly 1669.43 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad also being along the easterly line of Lots 1 through 6 of the said Plat of Northfield Park and Lots 1 through 31 of Block 3 of the Koltes Plat recorded as Document No. 320311 to the Northeast corner of said Lot 31 of the Koltes Plat also being the intersection of the said westerly right-of-way of the Wisconsin and Southern Railroad and the southerly right-of-way of Commercial Avenue;

Thence continuing 37.5 feet more or less northerly along the said westerly right-of-way of the Wisconsin and Southern Railroad to the **Point of Beginning**.

Executive Summary to the City of Madison Joint Review Board

Tax Incremental District (TID) No. 54 (Pennsylvania Ave)
2024 Project Plan Amendment
City of Madison

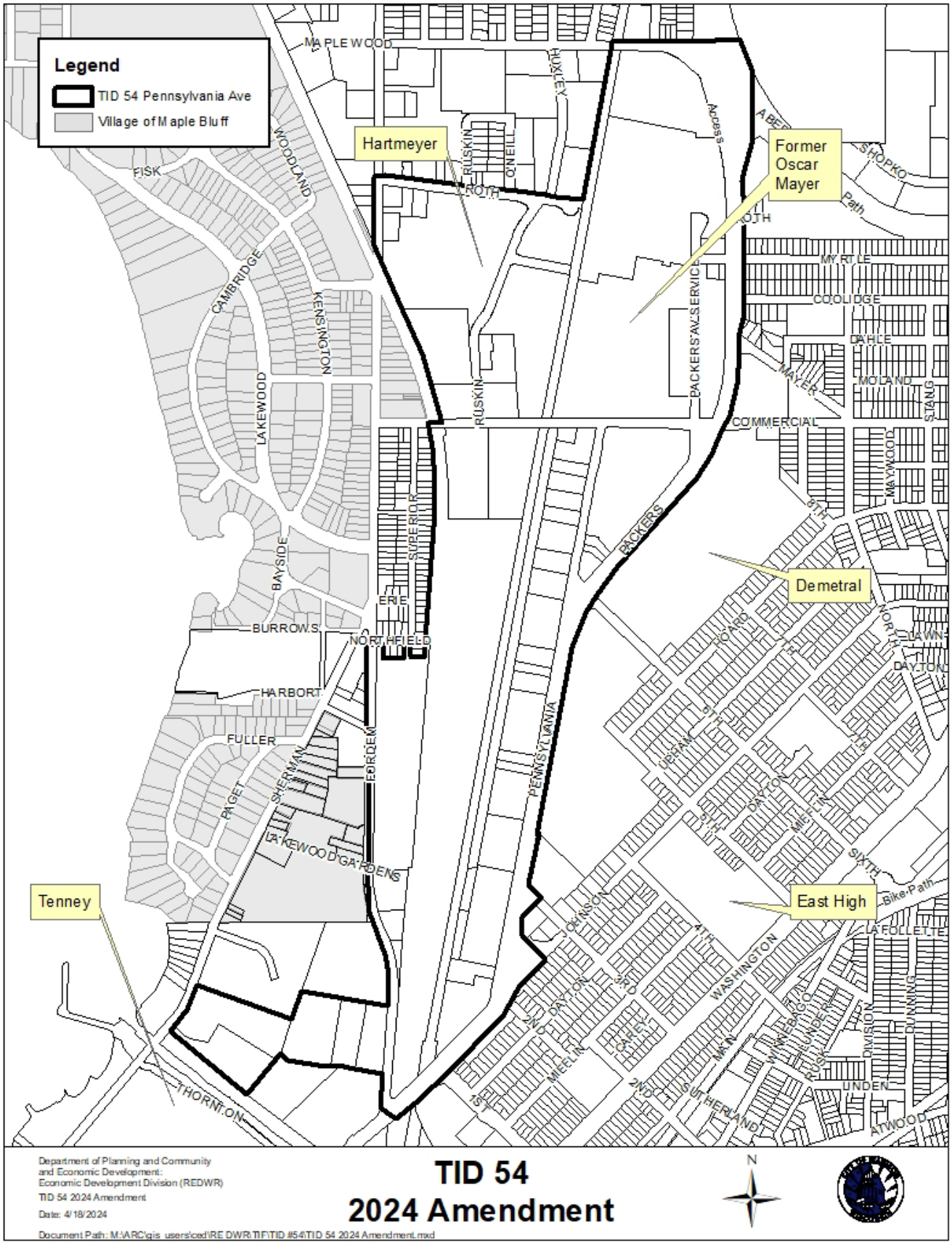
May 24, 2024

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 54 (Pennsylvania Ave).

Summary of the TID #54 Project Plan

The map on the next page depicts the boundaries of the proposed TID #54 in the Pennsylvania Ave, Fordem Ave, Commercial Ave, and Packers Ave area of the City of Madison:


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
Hartmeyer
Former Oscar Mayer
Demetral
East High
Tenney
MAPLEWOOD
HUXLEY
RUSKIN
O'NEILL
ROTH
FISK
WOODLAND
CAMBRIDGE
KENSINGTON
LAKEWOOD
BAYSIDE
SUPERIOR
ERIE
BURROWS
NORTHFIELD
HARBORT
FULLER
SHERMAN
PAGET
FORDEM
LAKEWOOD GARDENS
THORNTON
PENNSYLVANIA
PACKERS
PACKERS AV SERVICE
Access
SHOPKO
Path
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
COMMERCIAL
MAYWOOD
8TH
HOARD
NORTH
LAWN
DAYTON
UPHAM
MIFFLIN
SIXTH
Bike Path
LA FOLLETTE
JOHNSON
4TH
WASHINGTON
3RD
2ND
CAREY
MAIN
WINNEBAGO
LUNDER
RUSK
DIVISION
DUNNING
LINDEN
ATWOOD
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Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2024 Amendment
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TIF Law Required Information for TID Amendment Approval

1) Estimates of project costs and tax increments, including:

a) Specific items that constitute project costs; (See Chart Below)

Amendments to the Project Plan from the 2022 Project Plan Amendment are highlighted in yellow.

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
Engineering	Roth St	2023-2050	945,000	105,000	1,050,000
Engineering	Sherman Ave	2023-2050	495,000	55,000	550,000
Engineering	New N/S Multi-Use Path	2023-2050	2,370,000	0	2,370,000
Economic Development	Business Improvement Grants	2023-2050	850,000	0	850,000
Economic Development	Façade Grants	2023-2050	290,000	0	290,000
Economic Development	Commercial Ownership Assistance Grant Program	2023-2050	1,750,000	0	1,750,000
Economic Development	Small Cap TIF	2023-2050	1,000,000	0	1,000,000
Economic Development	Development Loans (Hartmeyer 1 & 2)	2023-2050	6,250,000	0	6,250,000
Org., Admin., and Prof. Costs	Admin	2023-2050	500,000	0	500,000
TOTAL			**14,450,000**	160,000	14,610,000
Financing Costs		2023-2050	3,974,000	0	3,974,000

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
Sanitary Sewer	Sanitary sewer (Fordem Ave to East Johnson St)	2024-2050	714,000	0	714,000
Park Improvements	Demetral, Burrows, Eken, Tenney, Sherman School, and new Roth St park	2024-2050	2,114,000	0	2,114,000
Economic Development	Vermillion Site (1617 Sherman Ave)	2024-2050	1,669,000	0	1,669,000
Total 2024 Amendment Costs		2024-2050	4,497,000	0	4,497,000
Total TID 54 Project Costs (Original and 2024 Amendment)		2024-2050	**18,947,000**	160,000	19,107,000
2024 Amendment Financing Costs		2024-2050	1,236,000	0	1,236,000
Total Financing Costs		**2023-2050**	**5,210,000**	**0**	**5,210,000**

b) The total dollar amount of these project costs to be paid with tax increments;

Per the above chart, tax increments will pay for a total of **$18,947,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Based upon the City's TIF run when TID 54 was created in 2023, TID 54 will generate an estimated $59 million of incremental revenue through its expiration date of 2050. The net present value of these incremental revenues is $21.9 million.

2. The amount of value increment when the project costs are paid in full and the district is closed.

TID 54 was created in 2023, and as such, as of the drafting of this report, has yet to report any incremental value (positive or negative). Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2035. Without any additional projects generating new incremental value, the estimated value in 2035 is $154 million. However the City may propose future amendments to the TID 54 project plan to fund additional development or infrastructure projects.

3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.

The budget for the proposed project plan amendment is at $19,107,000.

The total amount of assessable costs not to be paid for with TIF funds is $160,000.

The total amount of costs to be paid for with TIF funds is $18,947,000.

4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.

The certified base value of TID 54 is **$82,025,900**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2024 mill rate.

Tax Jurisdiction	2024 Mill Rate	Share of Tax Levy
City	7.10	35%
County	2.52	13%
MMSD	9.85	49%
MATC	0.66	3%
State of WI	0.0	0%
Totals*	18.28**	100%*

Source: City of Madison 2024 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. **The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

   A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $233 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

   TID 54's base value of $82,025,900 is anticipated to grow by $233 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $18,947,000 of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 54 may close in 2035. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2035 when the TID is forecasted to be closed is estimated to be $154 million *(Note: variations are due to rounding)*.

   TID 54 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $160,000 of the proposed $19,107,000 of project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2035 as projected, it is estimated that approximately $154 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $233 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 54 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 54.

3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.

Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

Without TIF, overlying tax jurisdictions would share approximately $1.4 million of tax revenues for the tax parcels included in TID 54, based on the base value of $82,025,900. As stated earlier, the incremental value in 2035 at the end of the projected life of the TID is estimated at $154 million. Theoretically, if the City invested all $18.9 million of project costs in the district, which investment would leverage over $233 million; or $1 of TIF leverages approximately $8.14 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $4.2 million, or a net gain of approximately $2.8 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $18,947,000 of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: July 25, 2023
Resolution Number: RES-23-00507
Expenditure Deadline: July 25, 2045
TID Expiration Date: July 25, 2050

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 54 (PENNSYLVANIA AVENUE)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2024

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TAX INCREMENTAL FINANCE DISTRICT #54
(PENNSYLVANIA AVENUE)

NOTE: Amendments to the Project Plan from the First Amendment are highlighted in yellow.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #54–(Pennsylvania Avenue) as a blighted area TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into public works improvements, affordable and market rate housing development, and small business development.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

TID 54 is currently zoned a mix of CC-T, RMX, NMX, PD, IL, TR-U2, CN, IG, SE, and TR-C4.

Consistency with the City of Madison Comprehensive Plan

The project elements in this Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

The percentage of territory devoted to retail businesses in TID 54 is estimated to be under 35%.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.

I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated project costs for TID 54. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of costs to be paid for with TIF.

Half Mile Rule

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 54. This will allow funds from TID 54 to be spent within a half mile of TID 54.

Public Works Improvements

The City intends to complete multiple public works projects in TID 54. These projects, led by the City Engineering and Parks Divisions, are listed below. The project costs below are total costs inclusive of non-TIF and other funding sources. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Project	Description	Total Cost (including TIF and non-TIF funds)
Street improvements	Roth St	1,050,000
Street Improvements	Sherman Ave	550,000
Bike / Ped Improvements	New N/S Multi-Use Path	2,370,000
Sanitary Sewer	Sanitary sewer improvements from Fordem Ave to East Johnson St (under RR Yard)	714,000
Parks Improvements	Parks Improvements	2,114,000

Estimated Cost: ~~**$3,970,000**~~ **$6,798,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Estimated Cost: **$0**

Economic and Community Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar

types of related activities. The City will make $6.25M in TIF assistance loans for two affordable housing projects on the vacant Hartmeyer site at 2007 Roth Street.

Land Banking / Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Small Business Assistance

In order to assist small businesses in and around TID 54, the City may provide additional funding to the existing Commercial Ownership Assistance program, Building Improvement Grant Program, Façade Grant Program, as well as extend the existing Small Cap TIF program for small business. Should the City make any grants through these programs, the City will provide the Joint Review Board with copies of any applicable grant agreements as required under State of Wisconsin TIF Law.

Project	Description	Total Cost (including TIF and non-TIF funds)
Economic Development	Building Improvement Grant	850,000
Economic Development	Façade Grant	290,000
Economic Development	Commercial Ownership Assistance Grant Program	1,750,000
Economic Development	Small Cap TIF	1,000,000
Economic Development	Hartmeyer Site (Senior and 4% LIHTC Housing)	$6,250,000
Economic Development	Vermillion Site (1617 Sherman Ave)	$1,669,000

Estimated Cost: ~~**$10,140,000**~~ **$11,809,000**

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 54 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 54 for one year to benefit affordable housing and to improve housing stock. The City proposes to use TIF funds to develop a small cap homeownership program, provide funding for owner occupied affordable housing, provide home buyer assistance, expand the City's current rental rehab program, and provide financial assistance to additional affordable rental housing.

NOTE: While there are no funds set aside for Affordable Housing as of the 2023 creation of TID 54, The Hartmeyer project proposes to create several hundred units of affordable housing.

Estimated Cost: **$0**

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 54, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED and the Office of the Mayor.

Estimated Cost: **$500,000**

Total Cost (including TIF and non-TIF / Assessable Costs) ~~**$14,610,000**~~ **$19,107,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay $14,450,000 of TIF-eligible project costs and an estimated $3,974,000 financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan.

The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. New costs, not included in this Project Plan, that are identified over time shall require a project plan amendment. **There are $160,000 in assessable, non-project costs.**

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
Engineering	Roth St	2023-2050	945,000	105,000	1,050,000
Engineering	Sherman Ave	2023-2050	495,000	55,000	550,000
Engineering	New N/S Multi-Use Path	2023-2050	2,370,000	0	2,370,000
Economic Development	Business Improvement Grants	2023-2050	850,000	0	850,000
Economic Development	Façade Grants	2023-2050	290,000	0	290,000
Economic Development	Commercial Ownership Assistance Grant Program	2023-2050	1,750,000	0	1,750,000
Economic Development	Small Cap TIF	2023-2050	1,000,000	0	1,000,000
Economic Development	Development Loans (Hartmeyer 1 & 2)	2023-2050	6,250,000	0	6,250,000
Org., Admin., and Prof. Costs	Admin	2023-2050	500,000	0	500,000
TOTAL			**14,450,000**	160,000	14,610,000
Financing Costs		2023-2050	3,974,000	0	3,974,000

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
Sanitary Sewer	Sanitary sewer (Fordem Ave to East Johnson St)	2024-2050	714,000	0	714,000
Park Improvements	Demetral, Burrows, Eken, Tenney, Sherman School, and new Roth St park	2024-2050	2,114,000	0	2,114,000
Economic Development	Vermillion Site (1617 Sherman Ave)	2024-2050	1,669,000	0	1,669,000
Total 2024 Amendment Costs		2024-2050	4,497,000	0	4,497,000
Total TID 54 Project Costs (Original and 2024 Amendment)		2024-2050	**18,947,000**	160,000	19,107,000
2024 Amendment Financing Costs		2024-2050	1,236,000	0	1,236,000
Total Financing Costs		**2023-2050**	**5,210,000**	**0**	**5,210,000**

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs, outlined herein, may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures in TID 54 must be made by December 31, 2045. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 27 years, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $19,107,000 ~~$14,610,000~~. There are $160,000 of anticipated costs that will be assessable to property owners or funded through other sources such as State and Federal grants. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $160,000 of costs that are assessable to property owners or will be funded from non-TIF sources such as state and/or federal sources, **the $18,947,000 ~~$14,450,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs and costs paid for by state and/or federal sources) represents the authorized TIF Capital Budget for this Project Plan**.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #54 has multiple "generators" of tax increments, as described below.

- *Hartmeyer Property – Phase I Redevelopment Site.* Lincoln Avenue Capital will construct a 303-unit affordable housing project with 446 parking stalls at 2007 Roth Street. The estimated incremental value is $35.8M.

- *Hartmeyer Property – Phase II Redevelopment Site.* The City of Madison approved land uses for phase II of the Hartmeyer redevelopment located at 2007 Roth Street. The project is a senior affordable housing project to be developed by Lincoln Avenue Capital, comprised of 250 units with 289 parking stalls and 1,130 SF of commercial space at an estimated incremental value of $28.8M.

- *Former Sony/Filene House Redevelopment Site.* Developer proposes a 331-unit market-rate apartment project. Incremental value is estimated to be approximately $49.3M.

Total Incremental Value of All TIF Generator Projects: $113,964,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value that results from potential development projects, economic growth or value appreciation over the life of the TID is estimated to be **$233,817,000.** This value includes the **$113,964,000** generated from projects outlined above, along with an additional **$119,853,000** of value appreciation over the life of the TID.

Since a significant amount of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$59,637,000.** The present value of the total incremental revenues that are anticipated to be generated is **$21,975,000.** ~~The project plan for TID 54 proposes to spend a total of $14,450,000 of these tax increments~~. The First (2024) Amendment to the TID 54 project plan proposes to spend a total of $18,947,000 of these tax increments.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 54 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

~~Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow $14,450,000 is **$3,974,000**.~~ The First (2024) Amendment to the TID 54 Project Plan requires an additional $1,236,000 of financing costs to borrow the additional $4,497,000 allocated for TIF expenditures because of this amendment. The total financing cost of the original project plan and First (2024) Amendment is $5,210,000.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Medium Density Residential", "Industrial", and "Neighborhood Mixed Use" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 54 is a blighted area TID, as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #54 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create **$113,964,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 27-year life of the district is estimated at approximately **$233,817,000**. This growth is estimated to generate approximately **$59,637,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **$21,975,000**. ~~The 2023 Project Plan proposes to authorize expenditure of only $14,450,000 of tax increments.~~ The First (2024) Amendment to the TID 54 project plan proposes to spend a total of $18,947,000 of these tax increments.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

Madison TID #54 Boundary Description
Pennsylvania Avenue

NOTE: Wetland areas are specifically excluded from inclusion within TID 54.

A parcel of land located in the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 1, Township 7 North, Range 9 East; and the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, and the Southwest ¼ all of Section 31, Township 8 North, Range 10 East; and the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, and the Northwest ¼ all of Section 6, Township 7 North, Range 10 East; and the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northeast ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all of Section 12, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Section 31, Township 8 North, Range 10 East in the City of Madison;
Thence easterly along the south line of the Southwest ¼ of said Section 31, a distance of 375.6 feet more or less to a point on the westerly right-of-way of the Wisconsin and Southern Railroad also being the **Point of Beginning**;
Thence continuing 100 feet more or less along the said south line of the Southwest ¼ of Section 31 to a point of intersection of the easterly right-of-way of the Wisconsin and Southern Railroad;
Thence northwesterly 28.5 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the intersection of the said easterly right-of-way of the Wisconsin and Southern Railroad and the northerly right-of-way of Commercial Avenue;
Thence continuing northwesterly 1190.2 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the easterly intersection of Sherman Avenue;
Thence continuing northwesterly along the extension of the said easterly right-of-way line of the Wisconsin and Southern Railroad to a point of intersection of the northeasterly right-of-way of the Wisconsin and Southern Railroad and the westerly right-of-way of Sherman Avenue;
Thence northerly 407.5 feet more or less along the westerly right-of-way of Sherman Avenue to the intersection of the North line of the Southeast ¼ of Section 1, Township 7 North, Range 9 East;
Thence continuing northerly 68 feet more or less along the said westerly right-of-way of Sherman Avenue also being along the East line of Lot 4 of the plat of Northgate Annex recorded as Document No. 1154092 to a point perpendicular across Sherman Avenue from the Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1 recorded as Document No. 593673;
Thence easterly 66 feet more or less across said Sherman Avenue to the said Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1;
Thence easterly 1442.5 feet more or less along the northerly right-of-way of Roth Street also being along the southerly line of Outlot 1 and Outlot 2 of the said Burke Assessor's Plat No. 1 and the southerly line of Lots 8 through 13 of the C. E. Roth Plat recorded as Document No. 531689 to the Southeast corner of the said Outlot 2 of the Burke Assessor's Plat No. 1 also being on the westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad;
Thence northerly 1082.4 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad also being on the easterly line of Outlot 2 and Outlot 3 of the said Burke Assessor's Plat No. 1, Lot 2 of Certified Survey Map (CSM) No. 3949 recorded as Document No. 1747445, and Lot 1 of CSM No. 5208 recorded as Document No. 2009466 to the Northeast corner of said Lot 1 of CSM No. 5208 and being at the intersection of the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad and the southerly right-of-way of Aberg Avenue;
Thence northerly 67.15 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad to the intersection of the said westerly right-of-way and the northerly right-of-way of Aberg Avenue also being the Southeast corner of Lot 1 of Block 6 of Clyde A. Gallagher's Sherman Ave. Subdivision recorded as Document No. 497382A;

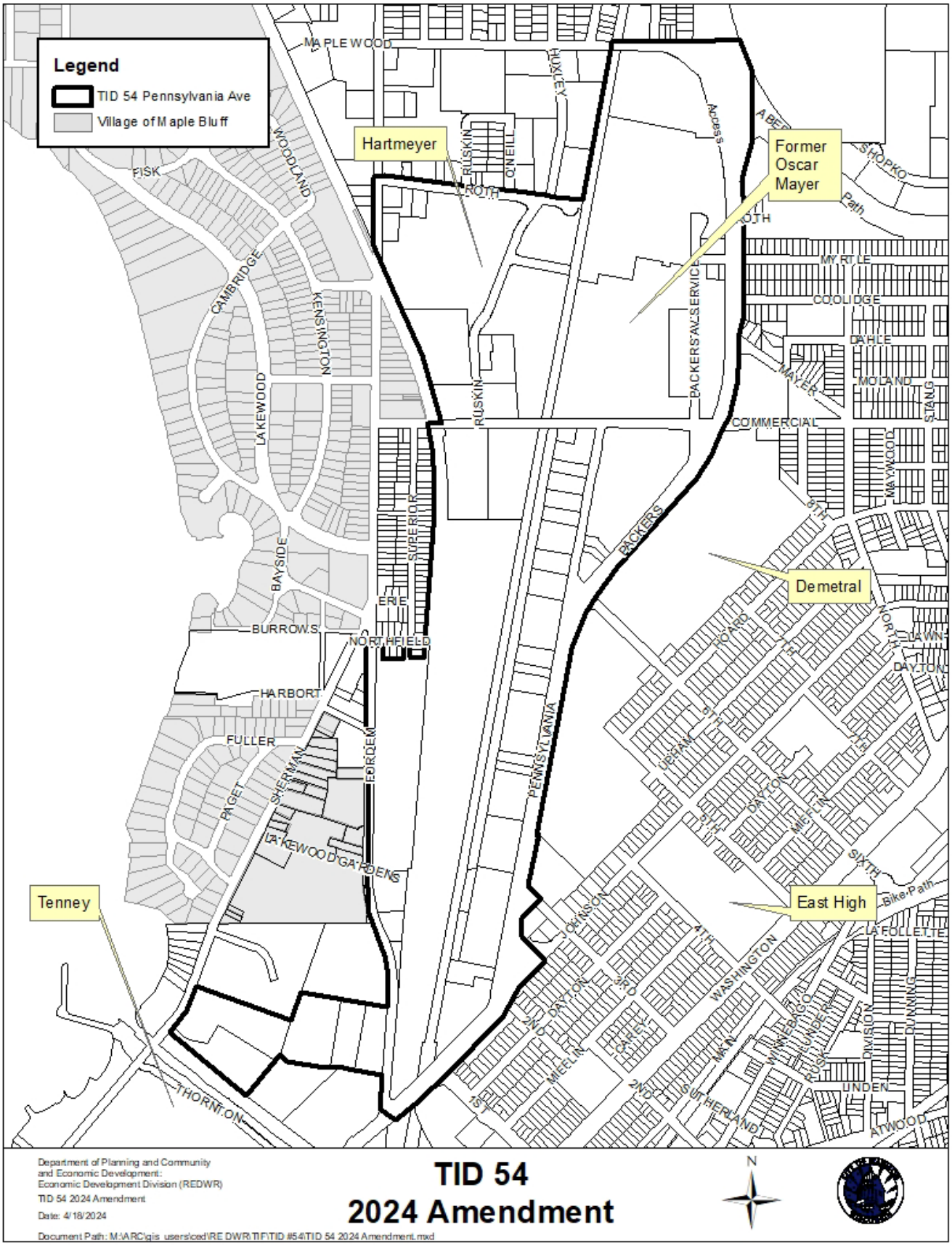
Thence easterly 67.15 feet more or less along the said northerly right-of-way of Aberg Avenue to the Southwest corner of Outlot 13 of the said Burke Assessor's Plat No. 1;
Thence continuing easterly 504.7 feet more or less along the said northerly right-of-way of Aberg Avenue also being along the southerly line of Outlot 5 through Outlot 8 and Outlot 13 of the said Burke Assessor's Plat No. 1 to the Southeast corner of said Outlot 8 and being on the westerly right-of-way of the Packers Avenue Service Road;
Thence continuing easterly 340 feet more or less on an extension of the said northerly right-of-way of Aberg Avenue to a point of intersection of the easterly right-of-way of Packers Avenue;
Thence southeasterly 207 feet more or less along the easterly right-of-way of Packers Avenue;
Thence southerly 532 feet more or less to the southerly point of curvature of a 87-foot radius curve being on the easterly right-of-way of Packers Avenue;
Thence continuing southerly 226.2 feet more or less along the said easterly right-of-way of Packers Avenue being a curve to the left having a radius of 703.2 feet;
Thence continuing southerly 168.53 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the North line of the South 111 feet of Outlot 2 of the said Plat of Woodland;
Thence easterly 12.5 feet more or less along the said North line of the South 111 feet of Outlot 2 to a point on a line being 308 feet easterly of the platted Packers Avenue on the said Plat of Woodland and also being a northerly extension of the West line of Lot 8 of Block 3 of the said Plat of Woodland;
Thence southerly 859.2 feet more or less along the said easterly right-of-way of Packers Avenue also being along the West line of Lots 8 and 13 of Block 3, West line of Lots 8 and 13 of Block 2, and the West line of Lot 7 of Block 1 all of the said Plat of Woodland to the Southwest corner of said Lot 7 of Block 1;
Thence southeasterly 46.5 feet more or less along the southwesterly line of said Lot 7 of Block 1 of the Plat of Woodland also being along the said easterly right-of-way of Packers Avenue to the Southeast corner of the said Lot 7 of Block 1;
Thence southwesterly 110.11 feet more or less along the northwesterly line of Lot 13 of Block 1 of the Plat of Woodland also being along the easterly right-of-way of Packers Avenue;
Thence southerly 8.35 feet more or less along a parcel excluded from said Lot 13 of Block 1 to a point on the southwesterly line of said Lot 13 of Block 1 also being at the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Mayer Avenue;
Thence southerly 135.5 feet more or less along the said easterly right-of-way of Packers Avenue to the Northwest corner of CSM No. 6197 recorded as Document No. 2218732 also being at the intersection of the said easterly right-of-way of Packers Avenue and the southwesterly right-of-way of Mayer Avenue;
Thence southerly 449.40 feet more or less along the said easterly right-of-way of Packers Avenue and the westerly line of said CSM No. 6197 being a curve to the right having a radius of 1492.39 feet to the most southwesterly corner of said CSM No. 6197 along Packers Avenue;
Thence southwesterly 125 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the southerly right-of-way of Commercial Avenue;
Thence southwesterly 1460 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Sixth Street;
Thence southwesterly 140 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the easterly right-of-way of Pennsylvania Avenue (Packers Avenue) and the southwesterly right-of-way of Sixth Street;
Thence southwesterly 420 feet more or less along the said easterly right-of-way of Pennsylvania Avenue being a curve to the left having a radius of 1377.39 feet to a point on the said easterly right-of-way of Pennsylvania Avenue;
Thence southwesterly 1215 feet more or less along the easterly right-of-way of Pennsylvania Avenue to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 322 of the Madison Square Riley Plat recorded as Document No. 253138;
Thence southeasterly 10 feet more or less along the said northwesterly extension of the northeasterly line of said Lot 6 of Block 322 also being along the easterly right-of-way of Pennsylvania Avenue to the Northeast corner of the said Lot 6 of Block 322 also being the most northerly corner of CSM No. 11946 recorded as Document No. 4245745;

Thence southwesterly 14.61 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to an angle point in the said westerly line of CSM No. 11946;
Thence southerly 361.77 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to the southwesterly corner of said CSM No. 11946 also being the intersection of the said easterly right-of-way of Pennsylvania Avenue and the northeasterly right-of-way of Third Street;
Thence southeasterly 130 feet more or less along the southwesterly line of said CSM No. 11946 and being along the northeasterly right-of-way of Third Street to the intersection of the northeasterly extension of the northwesterly line of Lot 12 of Block 315 of the said Madison Square Riley Plat;
Thence southwesterly 69.63 feet more or less along the said northeasterly extension of the northwesterly line of Lot 12 of Block 315 to the most northerly corner of said Lot 12 of Block 315 and being on the southwesterly right-of-way of Third Street;
Thence southwesterly 127.56 feet more or less along the northwesterly line of Lots 10, 11, and 12 of Block 315 of the said Madison Square Riley Plat also being the southeasterly line of Upham Street to the northeasterly corner of the Award of Damages to the City of Madison in Document No. 2227035;
Thence southerly 50.69 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;
Thence southeasterly 3.33 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;
Thence southerly 89.43 feet more or less along the east line of said Document No. 2227035 to a point on the southwesterly line of Lot 8 of Block 315 of the said Madison Square Riley Plat;
Thence southeasterly 21.5 feet more or less along the said southwesterly line of Lot 8 of Block 315 of the Madison Square Riley Plat to the northwest corner of a parcel described in the said Award of Damages to the City of Madison in Document No. 2227035;
Thence southeasterly 204 feet more or less to the most northerly corner of Lot 8 of Block 316 of the said Madison Square Riley Plat and being on the southeasterly right-of-way of East Johnson Street;
Thence southwesterly 272 feet more or less along the northwesterly line of said Block 316 of the Madison Square Riley Plat and being the southeasterly right-of-way of East Johnson Street to a point on Lot 2 of said Block 316;
Thence southwesterly 95 feet more or less along a line to a point on the southwesterly line of Lot 1 of said Block 316 of the Madison Square Riley Plat being 30.3 feet more of less southeasterly of the most westerly corner of said Lot 1 and being on the northeasterly right-of-way line of Second Street;
Thence southwesterly 96 feet more or less along the southeasterly right-of-way of East Johnson Street to a point of curvature along the said right-of-way as described in Document No. 1323941;
Thence southwesterly 130 feet more or less along a curve to the right having a radius of 692.10 feet to a point of tangency along the said southeasterly right-of-way of East Johnson Street;
Thence southwesterly 339 feet more or less along the said southeasterly right-of-way of East Johnson Street to a point on the Southwest line of Lot 3 of Block 312 of the said Madison Square Riley Plat being 66.5 feet more or less northwesterly from the most southerly corner of said Lot 3 of Block 312;
Thence continuing southwesterly 97.3 feet more or less along the northwesterly line of the southeasterly 66 feet of Lots 1 and 2 of said Block 312 of the Madison Square Riley Plat to a point on the southwesterly line of said Lot 1 and being on the northeasterly right-of-way of First Street;
Thence southwesterly 547 feet more or less along the said southeasterly right-of-way of East Johnson Street crossing First Street to the intersection of the westerly right-of-way of the Wisconsin and Southern Railroad;
Thence northwesterly 136 feet more or less across East Johnson Street to a point on the westerly right-of-way of Fordem Avenue and also being at a point of curvature on Lot 1 of CSM No. 1689 recorded as Document No. 1428551;
Thence northerly 241.93 feet more or less being on the said easterly line of Lot 1 of CSM No. 1689 and the westerly right-of-way of Fordem Avenue to the Southeast corner of Lot 1 of CSM No. 3728 recorded as Document No. 1710425;
Thence westerly 314.56 feet more or less along the southerly line of Lots 1 and 2 of said CSM No. 3728 to an angle point in the southerly line of said Lot 2 also being the northeasterly corner of Lot 4 of said CSM No. 3728;

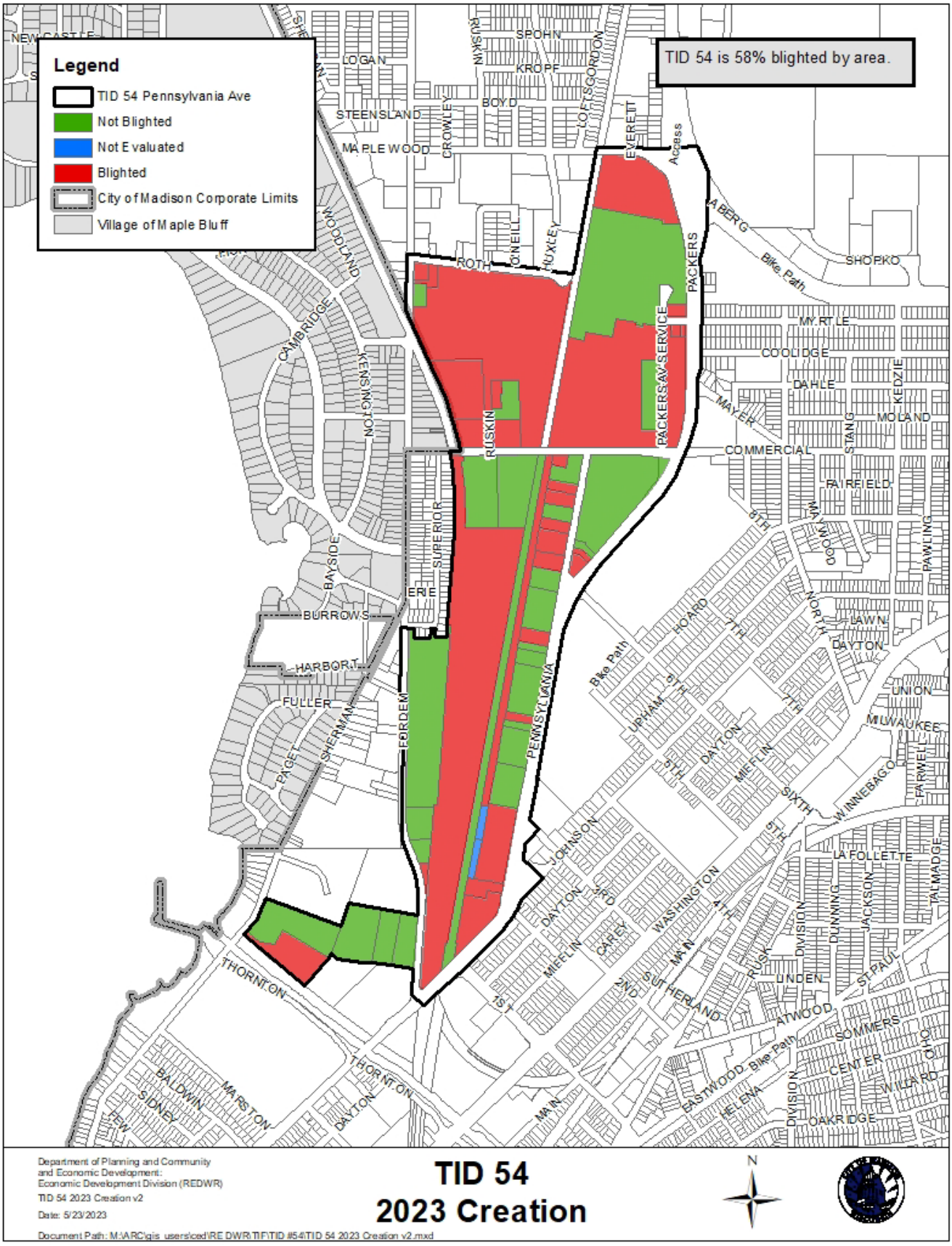
Thence westerly 152.94 feet more or less along the southerly line of Lots 2 and 3 of said CSM No. 3728 to an angle point in the said southerly line of Lot 3;
Thence westerly 220.16 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to an angle point in the said southerly line of Lot 3;
Thence northwesterly 76.52 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to the Southwest corner of said Lot 3;
Thence southerly 20.67 feet more or less along the westerly line of Lot 4 of said CSM No. 3728 to an angle point in the said westerly line;
Thence southwesterly 364.28 feet more or less along the westerly line of said Lot 4 of CSM No. 3728 to the Southwest corner of said Lot 4 and also being the Southeast corner of the lands described in Document No. 2994874;
Thence northwesterly 392.91 feet more or less along the southerly line of said Document No. 2994874 to an angle point in the said southerly line;
Thence continuing northwesterly 38.08 feet more or less along the said southerly line of Document No. 2994874 to an angle point in the said southerly line;
Thence northwesterly 280.98 feet more or less along the said southerly line of Document No. 2994874 to the intersection of the easterly right-of-way of Sherman Avenue;
Thence northeasterly 128.70 feet along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northeasterly 63.50 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northeasterly 111.78 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northerly 80.02 feet more or less along the said easterly right-of-way of Sherman Avenue to the Northwest corner of said Document No. 2994874 and being the Southwest corner of the Sherman Terrace Condominiums;
Thence southeasterly 715.85 feet along the north line of said Document No. 2994874 to a point on the westerly line of said Lot 3 of CSM No. 3728;
Thence northerly 209.48 feet more or less along the westerly line of said Lot 3 of CSM No. 3728 to the Northwest corner of said Lot 3;
Thence easterly 625.86 feet more or less along the northerly line of Lots 1, 2, and 3 of said CSM No. 3728 to the intersection of the westerly right-of-way of Fordem Avenue and being the Southeast corner of Lot 1 of CSM No. 2007 recorded as Document No. 1468548;
Thence northerly 86.98 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and being on the westerly right-of-way of Fordem Avenue to a point of curvature along the said easterly line;
Thence northerly 450 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the left having a radius of 834.40 feet to a point of reverse curvature along the said easterly line;
Thence northerly 83 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the right having a radius of 1053.90 feet to the Northeast corner of said Lot 1 and also being the Southeast corner of Lakewood Gardens Condominium Homes Plat recorded as Document No. 2691638;
Thence continuing northerly 115 feet more or less along the easterly line of the said Lakewood Gardens Condominium Homes Plat and being on the westerly right-of-way of Fordem Avenue to the intersection of the Northeast ¼ of Section 12, Township 7 North, Range 9 East;
Thence northerly 993 feet more or less along the easterly line of the said Northeast ¼ of 12 to a point lying 1096.7 feet more or less northerly of the East ¼ corner of the said Section 12;
Thence westerly 33.7 feet more or less to a point on the westerly right-of-way of Fordem Avenue also being the Northeast corner of Document 4365528 excepting the right-of-way of Fordem Avenue;
Thence northerly 254 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the southerly right-of-way of McGuire Street;

Thence northerly 57 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the northerly right-of-way of McGuire Street;
Thence northerly 563 feet more or less along the said westerly right-of-way of Fordem Avenue to a point of intersection on the said westerly right-of-way also being on the easterly line of CSM No. 14103 recorded as Document No. 5192649 with the westerly extension of the southerly right-of-way of Northfield Place;
Thence easterly 117 feet more or less along the westerly extension of the southerly right-of-way of Northfield Place and the southerly right-of-way of Northfield Place to the Northwest corner of Lot 12 of the Plat of Northfield Park recorded as Document No. 632437;
Thence southerly 96 feet more or less along the West line of said Lot 12 of the Plat of Northfield Park to a point of intersection of the westerly extension of the South line of Lots 10 and 11 of the said Plat of Northfield Park;
Thence easterly 147.4 feet more or less along the southerly line of Lots 10 and 11 and said line extended westerly of the said Plat of Northfield Park to the Southeast corner of said Lot 10;
Thence northerly 26 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 34 feet to a point of reverse curvature;
Thence northerly 57 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the right having a radius of 281.6 feet to a point of reverse curvature;
Thence northwesterly 30 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 18 feet to a point of tangency on the southerly right-of-way of Northfield Place;
Thence easterly 57 feet more or less along the easterly extension of the southerly right-of-way of Northfield Place to the intersection of Lot 5 of the said Plat of Northfield Park;
Thence southerly 85 feet more or less along the westerly line of Lots 5 and 6 of the said Plat of Northfield Park being a curve to the left having a radius of 241.6 feet to the Southwest corner of said Lot 6;
Thence easterly 98 feet more or less along the South line of said Lot 6 to the Southeast corner of said Lot 6 also lying on the westerly right-of-way of the Wisconsin and Southern Railroad;
Thence northerly 1669.43 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad also being along the easterly line of Lots 1 through 6 of the said Plat of Northfield Park and Lots 1 through 31 of Block 3 of the Koltes Plat recorded as Document No. 320311 to the Northeast corner of said Lot 31 of the Koltes Plat also being the intersection of the said westerly right-of-way of the Wisconsin and Southern Railroad and the southerly right-of-way of Commercial Avenue;
Thence continuing 37.5 feet more or less northerly along the said westerly right-of-way of the Wisconsin and Southern Railroad to the **Point of Beginning**.

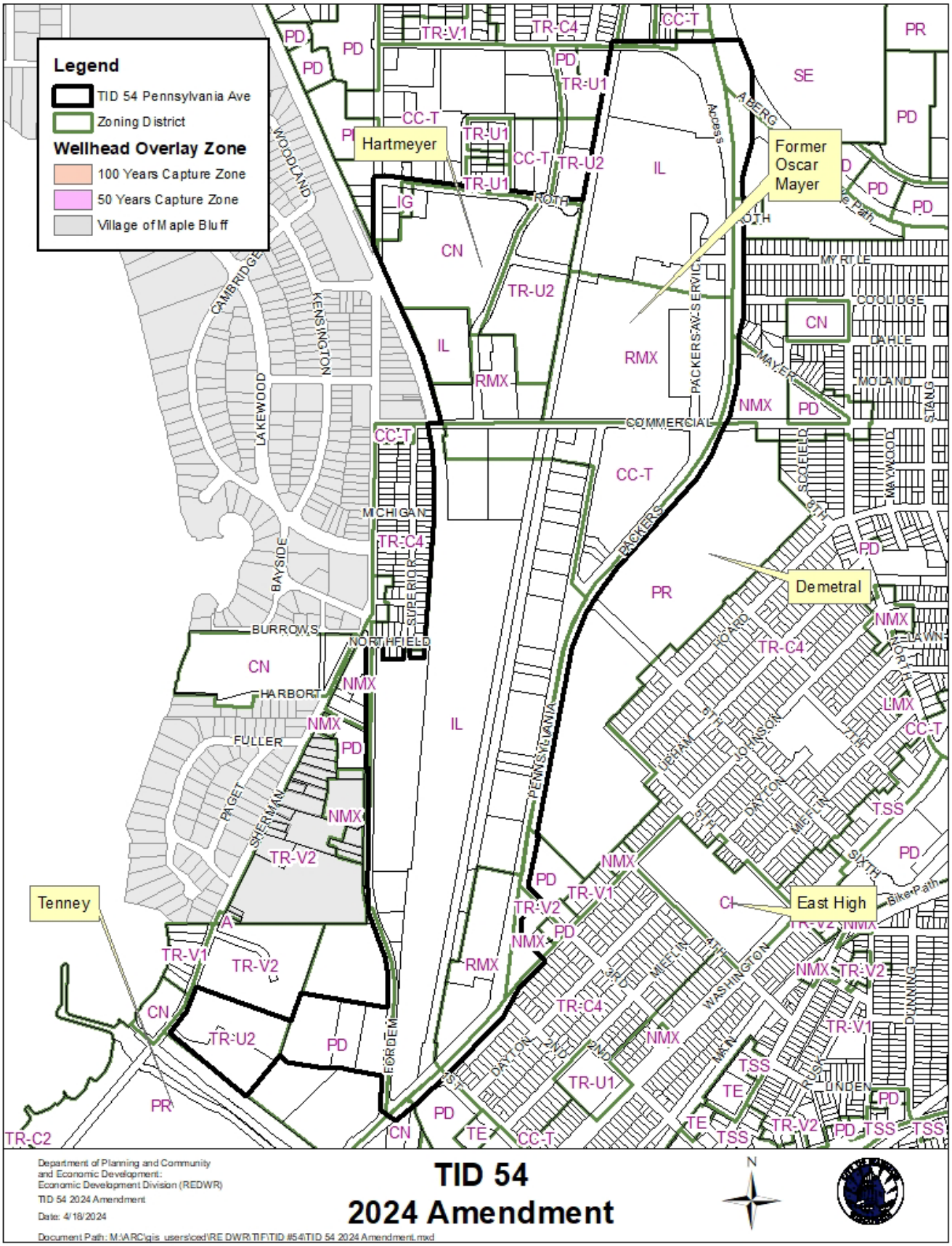
District Boundary – 2024



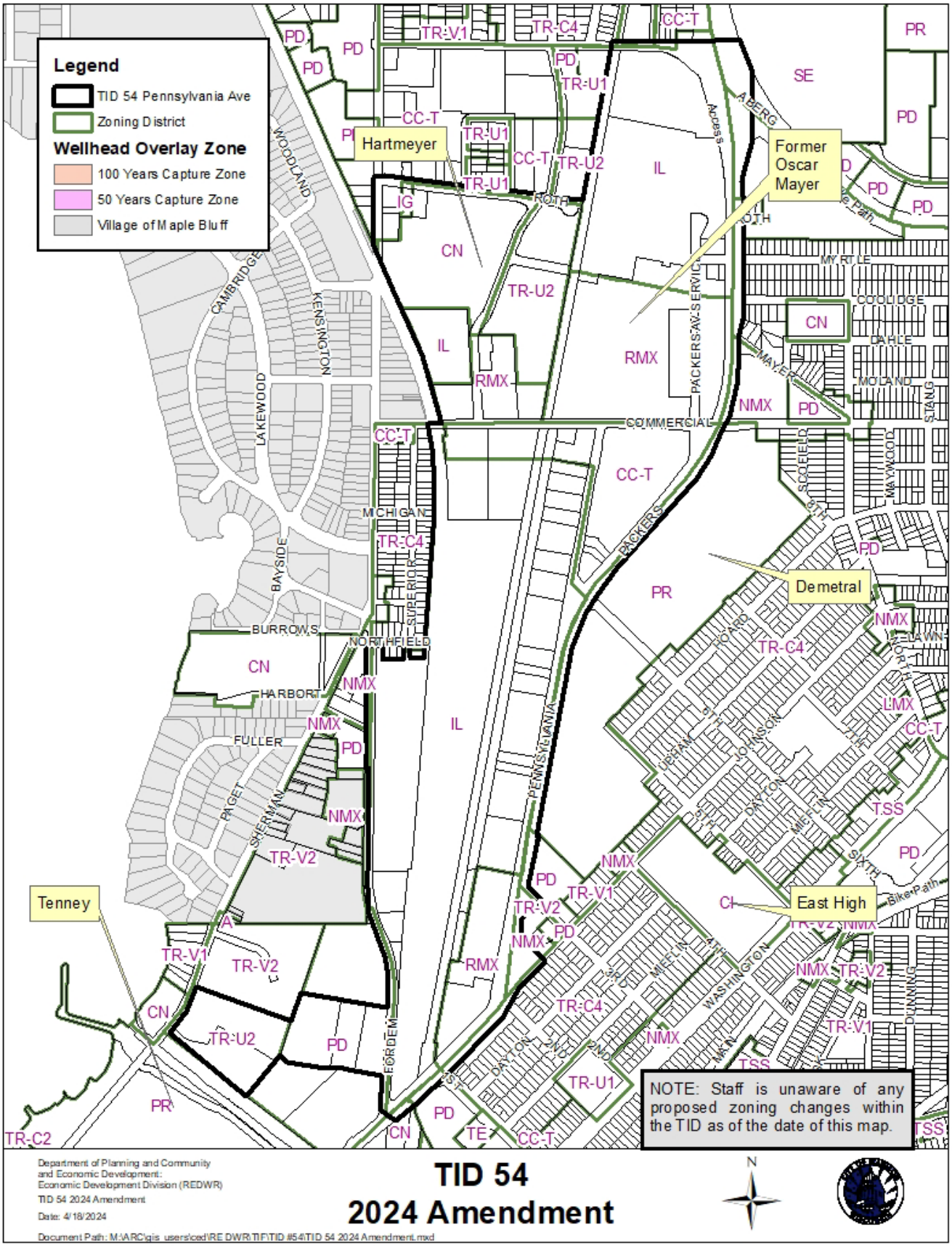
Blight Findings – 2023



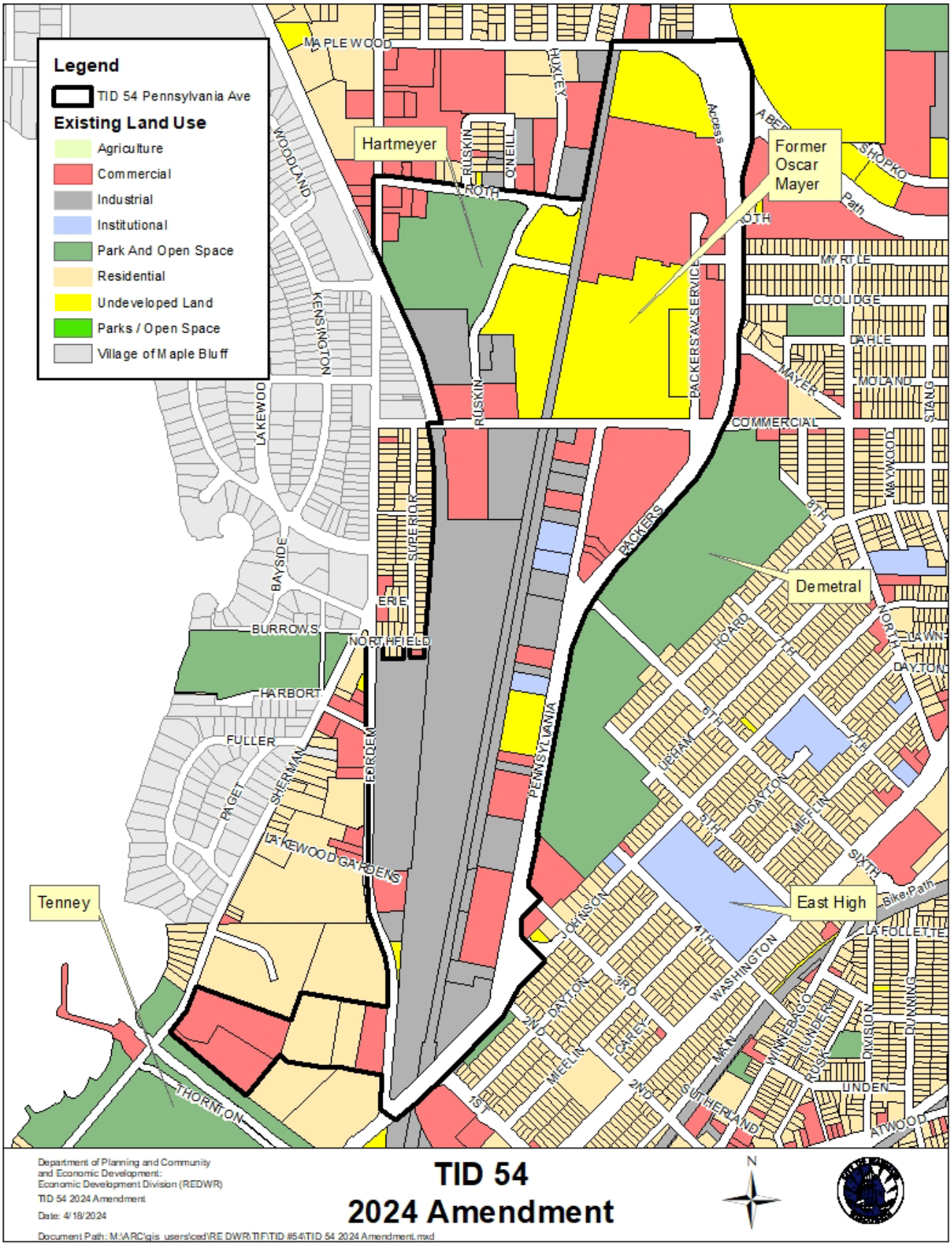
Existing Zoning – 2024



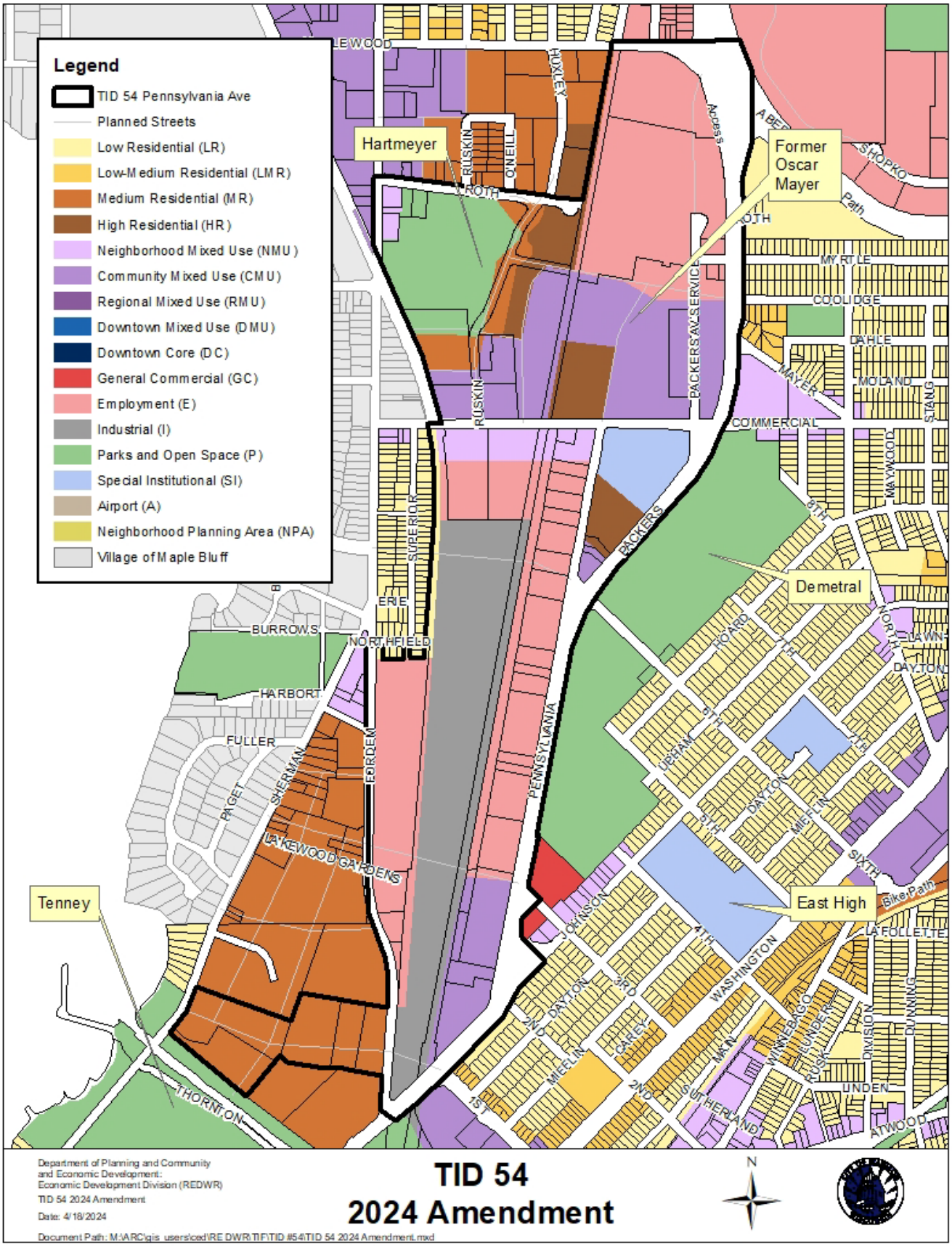
Proposed Zoning – 2024



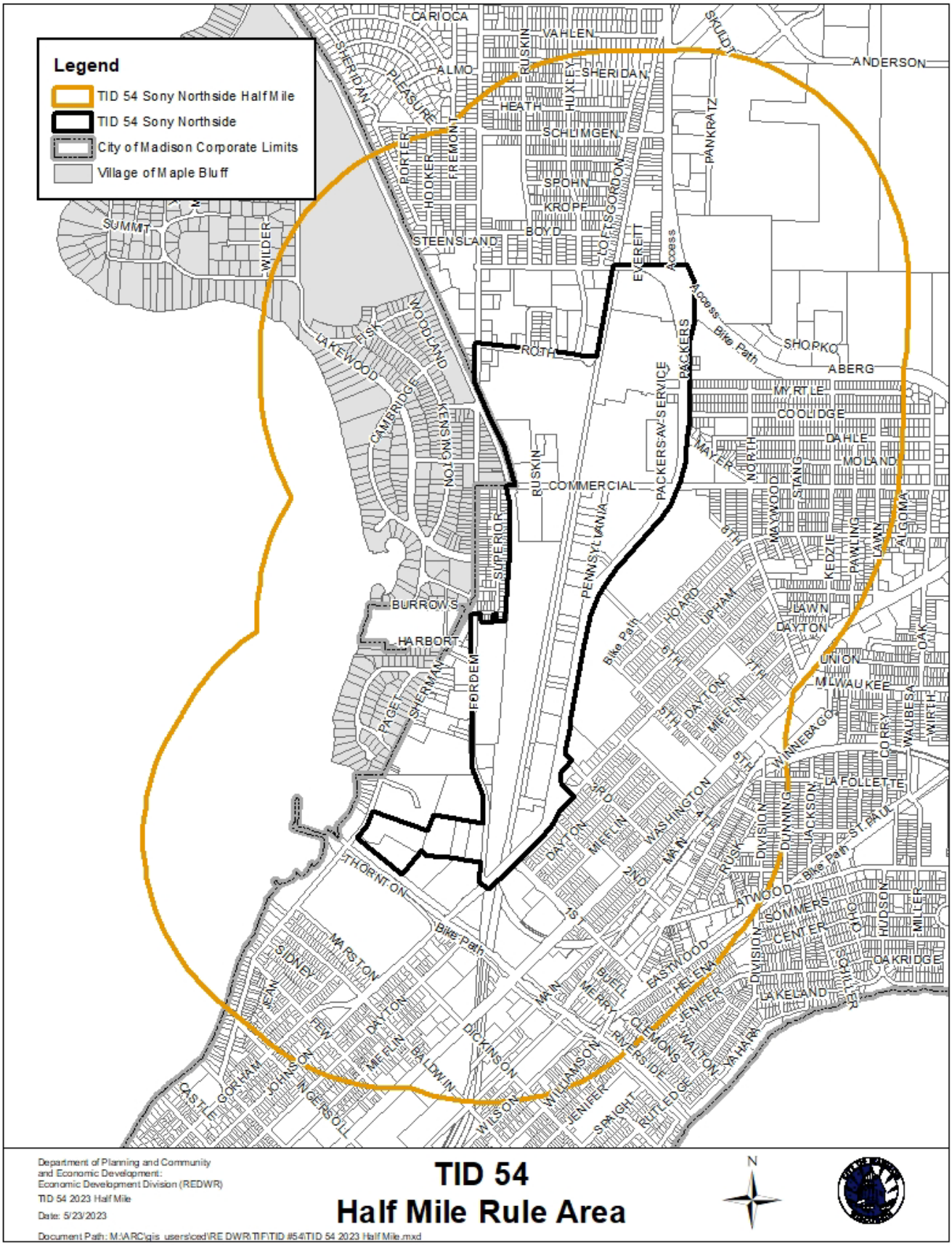
Existing Land Use – 2024



Proposed Land Use – 2024



Proposed Half Mile Boundary – 2023



Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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attorney@cityofmadison.com

PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 54 - City of Madison (Pennsylvania Avenue)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 54, City of Madison, Wisconsin, dated July 25, 2023, with a proposed amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 83678

File ID:	83678	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Engineering Division
				File Created Date :	05/29/2024
File Name:	Awarding Public Works Contract No. 9358, Bartillon Shelter (District 12) and amending the 2024 Adopted Capital and Operating Budgets of the Community Development Division to provide funding needed to complete the project.			**Final Action:**	

Title: Awarding Public Works Contract No. 9358, Bartillon Shelter (District 12) and amending the 2024 Adopted Capital and Operating Budgets of the Community Development Division to provide funding needed to complete the project. (District 12)

Notes: Jon Evans

		CC Agenda Date:	06/18/2024
		Agenda Number:	92.
Sponsors:	Satya V. Rhodes-Conway, Yannette Figueroa Cole, Amani Latimer Burris, Tag Evers And Marsha A. Rummel	**Effective Date:**	
Attachments:	9358.pdf, 9358 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Robert Mulcahy	Delegated	
1	2	6/12/2024	Maggie McClain	Approve	6/18/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/29/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/24/24), Board of Public Works (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
	Notes:	Additional referral to Board of Public Works				
1	FINANCE COMMITTEE	06/18/2024	Referred	BOARD OF PUBLIC WORKS	06/26/2024	
	Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS				
1	FINANCE COMMITTEE	06/24/2024	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.				
1	BOARD OF PUBLIC WORKS	06/26/2024	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 83678

Fiscal Note

The proposed resolution authorizes the award of Public Works Contract No. 9358, Bartillon Shelter and amends the 2024 Adopted Capital and Operating Budgets of the Community Development Division. The budget amendment transfers $2,000,000 of existing American Rescue Plan Act (ARPA) funding from the youth-focused affordable housing development project at 1202 S. Park Street (Munis 13776) to the Bartillon Shelter project (Munis 13346). In its place, the resolution authorizes up to $2,000,000 of Federal Emergency Rental Assistance Housing funds, that are available in the 2024 CDD Adopted Operating Budget, and currently uncommitted, to support the 1202 S. Park Street development.

The proposed resolution authorizes the award of the base bid and alternates 1, 2 and 3 in Public Works Contract No. 9358. The budget amendment provides sufficient additional budget authority to award Public Works Contract No. 9358 - Bartillon Shelter and complete the remaining non-Public Works project costs (i.e. design consultant fees, staff time, furnishings/fixtures/equipment, percent for art, and related startup costs) while maintaining City support for the proposed youth-focused affordable housing development to be built at 1202 S. Park Street. No net fiscal impact on the City's budget.

Title

Awarding Public Works Contract No. 9358, Bartillon Shelter (District 12) and amending the 2024 Adopted Capital and Operating Budgets of the Community Development Division to provide funding needed to complete the project. (District 12)

Body

WHEREAS, the Common Council has approved the development of the first purpose-built homeless shelter in Madison, intended primarily to serve persons who identify as male and who experience homelessness, and has authorized the use of approximately $25,000,000 of combined City, County and Federal resources to support the design and construction of that facility; and,

WHEREAS, after the project team charged with leading the City's effort completed a robust series of design phases, all of which included a professionally developed construction cost estimate, the Council, on 12/05/2023, approved plans and specifications and authorized the

Board of Public Works to advertise and receive bids for Public Works Contract No. 9358, Bartillon Shelter. (RES-23-00737), which were to include a base construction bid and, separately, 3 Alternate components; and,

WHEREAS, Alternate 1 involves the building's solar PV, Alternate 2 is for a multi-use path connecting Kinsman Blvd. to Bartillon Dr., and Alternate 3 is for the demolition of the adjacent parcel at 3709 Kinsman Blvd acquired by the City; and,

WHEREAS, the A/E consultant team completed construction documents for Public Works bidding and received a final construction cost estimate of $19,200,000 (plus the standard 8% construction contingency of $1,536,000); and,

WHEREAS, after advertising the project from 03/08/2024 to 05/23/2024, four base general contractor bids were received with an apparent low base bid of $21,049,000 (plus an 8% construction contingency of $1,683,920); and,

WHEREAS, Alternate 1 would add $339,563 (plus an 8% contingency of $27,165) to the base bid, and would be funded by Engineering Energy Improvements [Munis 14723]; Alternate 2 would add $31,252 (plus an 8% contingency of $2,500) to the base bid, and would be funded by the project budget [Munis 13346]; and Alternate 3 would add $44,069 (plus an associated 8% continency of $3,526) to the base bid, and would be funded by City Land Bank Funds [Munis 14691]; and,

WHEREAS, the total bid, including only the added cost associated with Alternate 2, plus an 8% contingency of $1,686,420, comes to $22,766,672, an amount approximately $1,900,000 over the project's maximum construction budget; and,

WHEREAS, Engineering staff have concluded that rebidding the Bartillon Shelter project would likely not result in significantly lower costs but would delay completion of the project; and,

WHEREAS, funds are available in the Community Development Division budget to cover the additional project costs without further impact on the City budget by using currently available, and uncommitted, Federal dollars funded by ARPA Sources from the youth-focused affordable housing development project at 1202 S. Park Street (Munis 13776). In its place, Federal Emergency Rental Assistance Housing funds, that are available in the 2024 CDD Adopted Operating Budget, and currently uncommitted, would be used to support the youth-focused affordable housing development project at 1202 S. Park Street.

NOW, THEREFORE, BE IT RESOLVED that the Common Council accepts the following bids for miscellaneous improvements and authorizes the Mayor and City Clerk to enter into a contract with the low bidder for the Bartillon Shelter project, as determined by the base bids contained herein, and proceed with a contract for work identified as part of the base bid and additive alternates #1 (solar PV), #2 (Multi-use Path between Bartillon Drive and Kinsman Blvd), and #3 (3709 Kinsman Blvd demolition), 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; and,

BE IT FURTHER RESOLVED that the Community Development Division's 2024 Adopted Capital and Operating Budgets be amended to transfer $2,000,000 of ARPA Funding from youth-focused affordable housing development project at 1202 S. Park Street (MUNIS #13776) to the Bartillon Shelter project (MUNIS #13346), and to allocate $2,000,000 of Federal

Emergency Rental Assistance Program funding, contained in the Division's 2024 Operating Budget (6211220-42110/54815-76121), to the 1202 S Park Street youth-centered housing project (to MUNIS #13776 from 6211220-42110/54815-76121) and,

BE IT STILL FURTHER RESOLVED that the Council directs staff to continue to review the Bartillon Shelter project for grant opportunities such as Inflation Reduction Act (IRA) direct payments and Focus on Energy incentives that can offset other borrowing sources; and,

BE IT FINALLY RESOLVED that the funds be encumbered to cover the costs of the projects contained herein.

BARTILLON SHELTER
CONTRACT NO. 9358
DATE: 5/23/24
PREQUALIFICATION: 425

CONTRACTORS	TOTAL BID	BASE BID	THREE ALTERNATES	PREQUAL STATUS
Engineering Estimate	$18,600,000.00			
Construction Budget Dollar Value	$19,300,000.00			
Miron Construction Co., Inc.	$21,463,884.00	$21,049,000.00	$414,884.00	OK
Riley Construction Company, Inc.	$22,002,407.00	$21,575,000.00	$427,407.00	OK
Joe Daniels Construction Co., Inc.	$23,131,254.00	$22,484,920.00	$646,334.00	OK
Tri-North Builders, Inc.	$24,137,100.00	$23,696,000.00	$441,100.00	OK

CONTRACT NO. 9358
BARTILLON SHELTER
Miron Construction Co., Inc.

CONTRACT AWARD	**$ 21,463,884.00**
MAX CONTINGENCY (8%)	*$ 1,717,111.00*
13346-62-140: 53310 (90924)	21,049,000.00
ACCT. CONTINGENCY 8%	1,683,920.00
ACCT. SUBTOTAL	22,732,920.00
15345-401-140: 54210 (90924)	339,563.00
ACCT. CONTINGENCY 8%	27,165.00
ACCT. SUBTOTAL	366,728.00
13346-62-172: 54440 (91226)	31,252.00
ACCT. CONTINGENCY 8%	2,500.00
ACCT. SUBTOTAL	33,752.00
14691-63-110: 54250 (91240)	44,069.00
ACCT. CONTINGENCY 8%	3,526.00
ACCT. SUBTOTAL	47,595.00
GRAND TOTAL INCL. CONTINGENCY	**$ 23,180,995.00**

City of Madison

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

Master

File Number: 83859

File ID:	83859	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/06/2024
File Name:	Authorizing the Mayor and the City Clerk to enter into a Memorandum of Agreement (MOA) with the Board of Regents of the University of Wisconsin for continued drinking water research.			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to enter into a Memorandum of Agreement (MOA) with the Board of Regents of the University of Wisconsin for continued drinking water research.

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 93.

Sponsors: Charles Myadze And Amani Latimer Burris

Effective Date:

Attachments: Item 2 - Memo - MWU-UW MOA Research Program Renewal.pdf, Item 2 - Attachment - DRAFT of MWU-UW MOA 2024-2027.pdf, Item 2 - Attachment - Summary of MWU-UW Research Projects.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	6/12/2024	Robert Mulcahy	Approve	7/1/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/06/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE		06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
	Notes:	Additional referral to Water Utility Board					

1	FINANCE COMMITTEE	06/18/2024	Referred	WATER UTILITY BOARD	06/20/2024	
	Action Text:	This Resolution was Referred to the WATER UTILITY BOARD				
1	WATER UTILITY BOARD	06/20/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		Pass
	Action Text:	Motion by Simon, seconded by Abrahamian, to return to lead with recommendation for approval, authorizing the Mayor and the City Clerk to enter into a Memorandum of Agreement (MOA) with the Board of Regents of the University of Wisconsin for continued drinking water research. Motion carried by voice vote.				
1	FINANCE COMMITTEE	06/24/2024	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 83859

.Fiscal Note
The proposed resolution authorizes the Mayor and City Clerk to enter into a Memorandum of Agreement (MOA) with the University of Wisconsin, Board of Regents to promote drinking water research. This MOA will be funded out of the Water Utility General Operating Budget based on the cost schedule attached to the MOA. Maximum costs per academic year shall be:

9/1/2024 to 8/31/2025: $58,574
9/1/2025 to 8/31/2026: $60,383
9/1/2026 to 8/31/2027: $62,276

Funding for 2024 is available in the 2024 Adopted Water Utility Operating Budget. Funding for additional years will be included in future Water Utility Operating Budget requests. No additional appropriation is required.

.Title
Authorizing the Mayor and the City Clerk to enter into a Memorandum of Agreement (MOA) with the Board of Regents of the University of Wisconsin for continued drinking water research.

.Body
WHEREAS, Madison Water Utility is tasked with the responsibility of efficiently and reliably providing safe drinking water to the citizens of the City of Madison; and

WHEREAS, Madison Water Utility is constantly looking for and evaluating ways to optimize system operations, improve system efficiency, maintain and improve the existing high quality of water, and protect public health; and

WHEREAS, Madison Water Utility has conducted research on water quality, distribution system operation, pumping efficiency, and system modeling with the University of Wisconsin-Madison's Department of Civil and Environmental Engineering since 2002 and wishes to continue that relationship; and

WHEREAS, the graduate program in the Department of Civil and Environmental Engineering at the University of Wisconsin-Madison has been an excellent resource in drinking water research that Madison Water Utility wishes to continue to support and utilize; and

WHEREAS, the research program has historically been of financial benefit to Madison Water Utility's estimated operational costs from its inception in 2002 through August 2024 - creating savings that will continue to increase annually as system optimization expands.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Common Council of the City of Madison authorizes the Mayor, City Clerk, and Water Utility General Manager to execute a Memorandum of Agreement with the Board of Regents of the University of Wisconsin for the purpose of promoting drinking water research to improve the water quality within the Madison water system, protect the public health, and improve system operations.

BE IT FINALLY RESOLVED that progress reports of on-going research shall be shared with the Madison Water Utility Board and that final reports of the findings from research projects carried out under this agreement shall be delivered in the form of a Master's Thesis to the Utility.

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MEMORANDUM

Date: June 18, 2024

To: Mayor Satya Rhodes Conway
City of Madison Common Council
City of Madison Finance Committee
City of Madison Water Utility Board

From: Pete Holmgren, PE – Chief Engineer
Krishna Kumar, General Manager

Subject: Renewal for 2024-2027 of the Memorandum of Agreement between Madison Water Utility and the University of Wisconsin for the purpose of continued drinking water research

RECOMMENDATION:

Staff recommends the renewal of a three-year Memorandum of Agreement (MOA), from 2024 to 2027, with Madison Water Utility (MWU) the University of Wisconsin (UW) to continue drinking water research with the goal to improve system water quality; increase energy efficiency; protect public health; and improve system operations and efficiency.

BACKGROUND:

The collaborative research partnership between MWU and UW-Madison's Department of Civil and Environmental Engineering has been in place since September 2002. Since that time, 13 graduate students have completed an Master's Thesis having practical value to the utility and a 14th graduate student is working toward completion in December 2024.

There have been three general areas of research covered by these thesis reports to date:

- Free chlorine residual and control of microbial growth in the distribution system.
- Unidirectional flushing strategies for control of turbidity spikes in the distribution system.
- Energy saving strategies for system operational optimization.

Since its inception, the studies through this program have yielded significant annual savings in salaries and energy expenses for MWU. Savings are also expected to increase annually as system optimization and the research program continue to expand. Some key findings and/or cost savings for MWU to date in each of the general areas noted above are as follows:

- The chlorine residual and microbial control research led to a policy requiring a chlorine residual of at least 0.3 mg/L throughout MWU's distribution system. Prior to the

research, MWU maintained a “non-zero” chlorine concentration throughout the distribution system. This reduced need for follow-up microbial sampling and improved customer confidence in water quality.

- Unidirectional flushing research showed that approximately 60% of the distribution system could be unidirectionally flushed at a frequency of once every 2 to 3 years, instead of annually. This provided scientific support for a significant savings in person-hours and labor costs needed for unidirectional flushing. This also reduced the number of customer complaints and the costs of responding to those complaints.
    - **Current estimated annual MWU wage savings: $90,000**

- Energy savings are best achieved by reducing the amount of drawdown, which can be achieved by installing variable frequency drives (VFDs) on deep well pumps. This was demonstrated by initially installing a VFD at Unit Well 30. Subsequent purchases and installations of VFD’s were completed at Unit Wells 6, 9, 11, and 13; those five facilities are estimated to save over 840 MWh annually using VFD’s, with overall payback periods of less than 5 years. VFDs could furthermore be installed with a payback period of 10 years or less on approximately half of the deep well pumps in the system.
    - **Current estimated annual MWU energy savings: Over $75,000**

- Energy cost savings are best achieved by pumping at hours of reduced electrical costs, known as off-peak pumping, in MWU’s various pressure zones. Off-peak pumping avoids surcharges from the energy companies that can cost approximately $2,000 per month, per site. For example, findings showed that off-peak pumping in Pressure Zone 8 can save approximately 40% of the annual electricity costs in this portion of the system. About half of the well sites in MWU’s system are now successfully run on schedules that avoid peak energy costs.
    - **Current estimated annual MWU energy savings: Over $200,000**

Furthermore, intangible benefits to this collaborative research partnership between MWU and UW are the relationship building and knowledge resource sharing. Informal discussions of issues facing MWU, involvement in UW’s Senior Capstone projects, and membership on the Water Quality Technical Advisory Committee provide invaluable benefit to MWU.

Please refer to the attachment summary of all projects and outcomes to date for greater detail.

Scope of Work

The workflow for each Master’s Thesis is as follows:

- Upon matriculation of the graduate student into the graduate program, the principal investigator (PI) meets with MWU staff and the graduate student to identify a research project having practical value for the utility and meeting the expectations of a successful Master’s Thesis. An informal and flexible scope of work is defined for the specific project.
- The thesis work is conducted over a period of 1½ to 2 years, resulting in a final deliverable of the Master’s Thesis.
- The following items are included in the scope:
    - Monthly meetings of the project team, including the PI, graduate student, and utility staff. These include:
        - Review of results obtained and challenges encountered since the previous progress meeting.
        - Identification of tasks to be performed before the next progress meeting.
        - Adjustments to scope of work, as needed.

        - These typically revert from monthly meetings to twice a month once the student is within 2 months of the expected graduation date.
    - Weekly meetings between the PI and graduate student.
    - The student receives office space at both the university and the utility.
    - The student receives access to utility-owned facilities, data, and software.
    - Deliverables provided by the graduate student:
        - Draft thesis for utility review prior to thesis exam.
        - Final thesis for utility archives upon successful completion of thesis exam.
        - Presentation of project summary to the Water Utility Board at one of their monthly meetings, after successful completion of the thesis exam.

Intangible benefits to this collaborative research partnership between MWU and UW is the relationship building and knowledge resource sharing. Informal discussions of issues facing MWU, participation in Senior Capstone projects, and membership on the Utility Water Quality Technical Advisory Committee provide invaluable benefit to MWU.

Other areas of study being considered by MWU for the coming years include (but definitely are not limited to):

- System Pressure Optimization
- Leakage Management
- Water Conservation
- Asset Management
- Emerging Contaminants

FISCAL IMPACTS:

This MOA will be funded annually out of the Water Utility General Operating Budget based on the cost schedule attached to the MOA. Maximum costs per academic year shall be:

- 9/1/2024 – 8/31/2025: $58,574
- 9/1/2025 – 8/31/2026: $60,383
- 9/1/2026 – 8/31/2027: $62,276
- **3-Year Total:** **$181,233**

LEGISLATIVE PATH:

- Common Council: 6/18/2024 (Introduction)
- Finance Committee: 6/24/2024
- Water Utility Board: 6/25/2024
- Common Council: 7/2/2024 (Final Action)

ATTACHMENTS:

1. Memo (this document)
2. DRAFT of MWU-UW MOA and Cost Schedule
3. Summary of MWU and UW Research Projects

MEMORANDUM OF AGREEMENT BETWEEN
MADISON WATER UTILITY
AND THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN

MADISON WATER UTILITY, located at 119 East Olin Avenue, Madison, Wisconsin, hereafter referred to as the DONOR, desires to provide funds for the support of drinking water system research. For this purpose, it is mutually agreed by the DONOR and THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM as follows:

(1) The project will be under the administration of the Engineering Experiment Station, The University of Wisconsin-Madison, and will be conducted under the supervision of Professor Gregory W. Harrington, Department of Civil and Environmental Engineering, The University of Wisconsin-Madison.

(2) The DONOR will place at the disposal of the BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM the sum of $181,233 for the time period of the agreement, which will be September 1, 2024 through August 31, 2027. This is equivalent to an annual cost of $60,411.

(3) Either party, at the start of each academic year, may terminate this agreement with written notice delivered to the other party no later than March 1st prior to the start of the academic year.

(4) Payments will be made upon presentation of quarterly invoices. Payment will be to the UNIVERSITY OF WISCONSIN and will be sent to the Director, Research & Sponsored Programs, The University of Wisconsin, 21 N. Park Street, Suite 6401, Madison, Wisconsin 53715.

(5) The UNIVERSITY will keep these funds separate in an account to be called Madison Water Utility Drinking Water Research and use them to employ competent research workers to carry on the research referred to above, to purchase necessary supplies and equipment, and to defray travel and other necessary expenses.

(6) The UNIVERSITY will furnish laboratory facilities and such usual equipment as is required for the work on this project insofar as the facilities of the UNIVERSITY permit.

(7) Upon termination of this agreement, any equipment, material, or supplies remaining in stock will become the property of the UNIVERSITY unless it has been accepted on a loan basis for use in the project by prior agreement.

(8) The Program Directors will render, upon completion of each project, suitable reports on the work accomplished, with the understanding that the UNIVERSITY, in accepting these funds for the purpose herein stated, intends that they shall be used for the promotion of scientific knowledge in the field referred to; that the results of such research shall be made public, through publication or otherwise, in any manner that the UNIVERSITY may deem desirable, keeping in mind that the public interest or welfare shall be dominant. Prior to publication by the UNIVERSITY, the results of these investigations are not to be used for sales promotion except by previous consent of the UNIVERSITY. When the results of the research are published, the UNIVERSITY agrees to make acknowledgment of the aid received from the DONOR.

(9) In the performance of work under this Agreement, the UNIVERSITY 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 records or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status. The UNIVERSITY 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.

(10) The UNIVERSITY provides liability coverage for its students and faculty consistent with Wis. Stats. § 895.46(1). The UNIVERSITY'S students and faculty who participate in the activities resulting from this Agreement are agents and employees, respectively, of the State of Wisconsin. While participating in such activities, students and faculty are acting within the scope of their agency or employment. The liability coverage provided by the State of Wisconsin under § 895.46(1) is self-funded, unlimited, and continuous.

DRAFT

Such liability coverage includes, but is not limited to claims, demands, losses, costs, damages and expenses of every kind and description (including death), or damage to persons or property arising out of this Agreement.

(11) During the term of this Agreement, the UNIVERSITY agrees to hold harmless the DONOR and its employees, agents and officers, from any and all liability, including claims, demands, losses, costs, damages and expenses of every kind and description (including death), or damages to persons or property, based on the acts or omissions of the UNIVERSITY and its officers, employees, or agents, including the students placed under this Agreement, while acting within the scope of their employment or agency consistent with Wis. Stats. §§ 895.46(1) and 893.82.

The above memorandum has been presented to THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM and accepted by them on _____, and is declared effective upon
(Date)
the signatures of the Director of Research & Sponsored Programs of THE UNIVERSITY OF WISCONSIN and the Mayor, Attorney, Comptroller and Clerk of the City of Madison and the General Manager of Madison Water Utility.

Date	Director, Research Administration - Financial
Date	General Manager, Madison Water Utility
Date	Madison City Clerk
Date	Madison City Comptroller
Date	Madison City Attorney
Date	Mayor, City of Madison

DRAFT

Proposed Budget
Agency: Madison Water Utility
9/01/24 - 8/31/27 1.04

A. Senior Personnel	IBS	Su Mo	09/01/2024 - 08/31/2025	09/01/2025 - 08/31/2026	09/01/2026 - 08/31/2027	Total
1.			$ -	$ -	$ -	$ -
2.			$ -	$ -	$ -	$ -
3.			$ -	$ -	$ -	$ -
4.			$ -	$ -	$ -	$ -
5.			$ -	$ -	$ -	$ -
6.			$ -	$ -	$ -	$ -
Total Senior Personnel			$ -	$ -	$ -	$ -
B. Other Personnel						
1. Post Doctoral Associates			$ -	$ -	$ -	$ -
2. Other Professionals	TBN		$ 1,070	$ 1,113	$ 1,155	$ 3,338
3. Graduate Student @ 50%	36,000	12	$ 36,000	$ 37,440	$ 38,938	$ 112,378
4. Project Asst			$ -	$ -	$ -	$ -
5. Undergraduate Students			$ -	$ -	$ -	$ -
6. Secretarial-Clerical			$ -	$ -	$ -	$ -
7. Other - LTE			$ -	$ -	$ -	$ -
Total Salaries			$ 37,070	$ 38,553	$ 40,093	$ 115,716
C. Fringe Benefits			$ 8,504	$ 8,830	$ 9,183	$ 26,517
36.5% *A	*B5					
16.4% *B1	*B6					
37.8% *B2						
22.5% *B3&B4	*B7					
Total S&W + FB			$ 45,574	$ 47,383	$ 49,276	$ 142,233
D. Equipment						
1.			$ -	$ -	$ -	$ -
6.			$ -	$ -	$ -	$ -
Total Equipment			$ -	$ -	$ -	$ -
E. Travel						
1. Domestic			$ 500	$ 500	$ 500	$ 1,500
2. Foreign			$ -	$ -	$ -	$ -
F. Other Direct Costs						
1. Materials & Supplies			$ 500	$ 500	$ 500	$ 1,500
2. Publications			$ -	$ -	$ -	$ -
3. Computer Services			$ -	$ -	$ -	$ -
4. Shop Services			$ -	$ -	$ -	$ -
5. Subcontract			$ -	$ -	$ -	$ -
6. Tuition Remission 12000/student			$ 12,000	$ 12,000	$ 12,000	$ 36,000
Total Other Direct Costs			$ 12,500	$ 12,500	$ 12,500	$ 37,500
G. Total Direct Costs			$ 58,574	$ 60,383	$ 62,276	$ 181,233
H. Indirect Costs			$ -	$ -	$ -	$ -
0.0%						
I. Total Costs			$ 58,574	$ 60,383	$ 62,276	$ 181,233

DRAFT

Budget Justification

Student Salaries
1 x graduate research assistant (effort = 12 months) at a 50% FTE appointment rate based on current approved Level 1 stipend rate, escalated 4% per year.

TBN, project support person. Partial support for a staff member to provide project specific assistance with procurement of supplies, coordinating meetings, reserving conference rooms, assisting with travel to conferences, facilitation and assisting with printing.

Fringe Benefits
Approved rates for fringe benefits are 22.5% for the graduate student and 36.5% for academic staff.

Student Tuition
The University of Wisconsin-Madison's tuition remission rate is set at $12,000 per academic year and is included all 3 project years.

Expendable Property, Supplies, and Services
$1500 includes printing/binding costs, mailing, meeting room and materials, and communications to carry out the research. This may include hard drives and other data collection devices.

Domestic Travel
Domestic travel budget of $500 per year is included to cover local ground transportation expenses to/from Sponsor's location and/or project sites.

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SUMMARY OF MADISON WATER UTILITY/UW-MADISON CEE RESEARCH PROJECTS

Introduction

The collaborative research partnership between Madison Water Utility and UW-Madison's Department of Civil and Environmental Engineering has been in place since September 2002. Since that time, 13 graduate students have completed an MS Thesis having practical value to the utility and a 14th graduate student is working toward completion in December 2024.

There have been three general areas of research covered by these thesis reports:

- Free chlorine residual and control of microbial growth in the distribution system.
- Unidirectional flushing strategies for control of turbidity spikes in the distribution system.
- Energy saving strategies for system operational optimization.

These studies have yielded significant annual savings in salaries and energy expenses for MWU. The following pages summarize the benefits to the utility from each of these three research areas.

Free Chlorine Residual and Control of Microbial Growth

Period of Study: September 2002 through December 2006

Summary of purpose, conclusions, and benefits

Prior to this research, MWU practiced maintenance of a detectable free chlorine residual throughout the distribution system, with "detectable" referring to a non-zero chlorine concentration with a hand-held DPD test kit. In addition to monitoring free chlorine, MWU routinely monitored total coliform counts and heterotrophic plate counts (HPC) throughout the system, with HPC analysis based on the plate count agar method and testing performed by the public health lab. A positive coliform detection and boil water notice event in 2001 reinforced the need to ask whether the chlorine residual policy was adequate.

Key findings from this period of research were as follows:

- HPC testing with the R2A agar method revealed the presence of microbial growth in the distribution system, which was not revealed by the plate count agar method.
- HPC testing with the R2A agar method, combined with testing for assimilable organic carbon (AOC) concentration, was a fundamentally sound method for establishing a target distribution system chlorine residual.
- Full-scale results suggested that a chlorine residual of 0.3 mg/L would be capable of maintaining an HPC < 500 cfu/mL, when HPC was measured with the R2A method.
- A chlorine residual of 0.1 mg/L was observed to reduce both bulk water and biofilm HPC by two orders of magnitude when compared to a non-detectable chlorine residual.

- Unidirectional flushing achieved a sustained reduction in HPC counts for at least 30 days.
- Hydraulic modeling identified areas of the distribution system in which chlorine residuals were at risk of falling below target values.

Based on these results, MWU slowly increased chlorine residual targets for the distribution system. Increased free chlorine residual provides better public health protection. Having that reassurance was particularly important for public confidence in the drinking water system when evidence of pathogenic viruses was discovered by another researcher in some of Madison's wells as this research was being completed.

Thesis reports

1. Kini Srinivasan, Soumya. *Analysis of Bacterial Growth in Madison Water System*. August 2004. Currently employed with MITRE Corporation in McLean, Virginia.
2. Moran, Judith. *Pilot-Scale and Full-Scale Analysis of Heterotrophic Bacteria Control in the Madison Water System*. December 2005. Currently employed with Metropolitan Water Reclamation District of Greater Chicago in Chicago, Illinois.
3. Campbell, Ryan. *Management of Regrowth and Modeling Chlorine Residuals in the Madison Water Utility Distribution System*. December 2006. Currently employed with Jacobs consulting engineers in Corvallis, Oregon.
4. Judy Moran's pilot-scale work was also analyzed separately for a portion of Soumya Srinivasan's PhD dissertation. *Managing Bacterial Regrowth and Presence in Drinking Water Distribution Systems*. May 2008. This was performed at no additional cost to the water utility.

Unidirectional Flushing Strategies for Control of Turbidity Spikes in the Distribution System

Period of Study: January 2007 through August 2012

Summary of purpose, conclusions, and benefits

In 2006, MWU implemented a unidirectional flushing program in an effort to more rigorously remove iron (Fe) and manganese (Mn) sediments from pipes in the distribution system and minimize the risk of colored water events at customer taps. In the beginning stages of the unidirectional flushing program, there was some uncertainty regarding the desired frequency of unidirectional flushing at various locations in the system. In general, it was expected that more frequent flushing would be desired in areas served by wells with higher Fe and Mn concentrations, but research was needed to develop the target frequencies. The research was also critical in establishing flushing parameters such as water velocity and end of flushing hydrant turbidity. The question of flushing frequency required an understanding of what turbidity levels would be considered unacceptable during a spike event and the quantity of solids pumped into the system since the last flush.

Key findings from this period of research were as follows:

- Based on customer surveys, turbidity spikes more than 1.5 nephelometric turbidity units (ntu) would lead a typical customer to restrict water use during the spike event.
- Based on a comparison of observed turbidity spike events with customer complaint records, turbidity spikes more than 2.5 ntu would lead to an increase in customer complaints.
- Half of turbidity spikes higher than 1.0 ntu could be explained by planned unidirectional flushing and 20% could be explained by a water main break within 2 miles of the spike's location.
- Flushing velocities need to exceed 5 ft/sec to achieve removal of most sediments.
- Flushing to a turbidity of less than 1 ntu was sufficient to clean the main.
- Frequency of turbidity spikes was correlated with volume of water pumped from wells with high iron and manganese concentrations. Thus, the frequency could be reduced by reducing the volume of water pumped from these wells or by adding treatment processes to these wells.

- Approximately 60% of the distribution system could be unidirectionally flushed at a frequency of once every 2 to 3 years, instead of annually. This provided scientific support for a significant savings in person-hours and labor costs needed for unidirectional flushing.

Based on these results, MWU was able to develop data-based annual flushing plans with significant cost savings. MWU is also able to regulate the volume of water pumped from wells containing iron and manganese to optimize flushing requirements. Flushing operations can be scheduled based on well pumping volume, iron and manganese concentrations, and historic flushing turbidity data. Directed flushing schedules work to prevent consumer complaints. Turbidity spike information also gave MWU the ability to troubleshoot customer complaints about turbidity.

Implementing free chlorine residual data developed as noted earlier and using information gained from studying unidirectional flushing schedules and operations has greatly benefited the Madison system. Distribution system cleanliness is high, customer complaints are down, chlorine residuals are stable, and positive coliform samples are very rare. Every year the MWU unidirectional flushing program improves, mains are noticeably cleaner, flushing times and flushing labor hours are reduced, and costs go down.

Thesis reports

1. Holzem, Ryan. *Turbidity as an Indicator of Unidirectional Flushing Frequency and Prioritization*. July 2008. Currently employed with Donohue & Associates in Sheboygan Falls, Wisconsin.
2. Scott, Brian. *Monitoring of Turbidity and Modeling of Turbidity Resuspension in a Drinking Water Distribution System.* May 2010. Currently employed with Brown and Caldwell consulting engineers in Seattle, Washington.
3. Pitman, Mary. *Customer Perception of Turbidity Caused by Iron and Manganese*. August 2012. Currently employed with Smith Engineering in Washington, DC.

Energy Saving Strategies for System Operation

Period of Study: September 2012 through December 2024 (expected)

Summary of purpose, conclusions, and benefits

Drinking water utilities are significant consumers of energy and Madison Water Utility is no exception. In 2019, MWU used 18.9 GWh of electricity at a cost of $2.5 million dollars. Since 1998, MWU has averaged an energy intensity of 2000 kWh of energy consumed for every million gallons of water pumped at a cost of $200 per million gallons. Over the same time period, electricity costs have averaged 15% of the total annual operations and maintenance expenses for the utility. Water conservation is a significant approach to reducing energy consumption, but does not reduce energy intensity. Since 1998, annual pumping and energy consumption have declined at rates of 1.2% per year and 0.9% per year, respectively. However, energy intensity has increased at 0.4% per year. The current emphasis of the research program has been to assist MWU in reducing energy intensity as well as reducing energy costs.

Key findings from this period of research are as follows:

- Over 99% of energy use at unit well sites could be attributed to pumping.
- Energy intensity savings are best achieved by reducing the amount of drawdown exerted by deep well pumps, suggesting that lower specific capacity wells have the largest potential for energy savings. Reducing drawdown can be accomplished by installing variable frequency drives (VFDs) on appropriate deep well pumps, allowing them to be operated at lower flow rates for longer periods of time to achieve the same total water production.
- Energy intensity savings with VFDs are enhanced when reduced pumping speeds coincide with increased pump efficiency. This occurs when pump selection at 100% speed indicates higher flow

rates and lower total dynamic head than the best efficiency point on the pump curve. Following VFD installation as the pump is slowed down, the pump efficiency will increase.

- Understanding energy use by well can inform pumping schedules, thereby reducing energy requirements and pumping costs. Studying how wells interact by zone or region will allow the development of pumping strategies focused on reducing energy use and costs. These strategies will include peak versus off peak pumping and high versus low efficiency facilities.
- Shifting both deep well and booster pumping to off-peak electrical demand periods can produce significant savings in energy expenses, albeit with little reduction in energy use. For example, off-peak pumping in Pressure Zone 8 can save approximately 40% of the annual electricity costs in this portion of the system.

Studying Zone 4 well supply pumping in anticipation of bringing Well 31 online in 2018 provided information on how to minimize energy costs in the southeast corner of the City. Installation of a VFD on the deep well pump at Unit Well 30 saved nearly 100,000 kWh and $8,500 in electricity costs in just 6 months of operation. This occurred with no observable impact on energy use at Unit Well 18 or Booster Station 118, the two facilities most likely to be influenced by the change in operation at Unit Well 30. VFD installation at other wells has since occurred throughout the system. Pumping strategy based on facility efficiency has the potential to substantially change how MWU operates some portions of the system. A protocol of primary and secondary supply facilities may provide significant energy benefits to the system. Data generated from SCADA and AMI identified that pipe material was the most significant variable associated with water loss in the distribution system.

Thesis reports

1. Baniel, Nicholas. *Energy and Efficiency Analysis of Municipal Drinking Water Infrastructure*. December 2013. Currently employed with Baker Botts law firm in Palo Alto, CA.
2. Hayes, Matt. *Evaluation of Energy Saving Alternatives at Madison Water Utility*. May 2015. Currently employed with Black and Veatch in Milwaukee, WI.
3. Mancosky, Connor. *Evaluation of Energy Savings Potential from Deep Well Variable Frequency Drive Installation*. July 2017. Currently employed with Carollo Engineers, Seattle, WA.
4. Luthin, Adam. *Optimization of Pumping Related Energy Use and Cost in a Municipal Drinking Water System*. May 2019. Currently employed with Minnesota Dept of Health, St. Paul, MN.
5. Hawes, Tara. *Optimization of Energy and Water Quality Costs for Drinking Water Utilities*. December 2021. Currently employed with Jacobs in Milwaukee, WI.
6. Reams, Isabel. *Using SCADA and AMI to Identify Areas of Water Loss in Madison Water Utility*. August 2023. Currently employed with Hazen & Sawyer in St. Paul, MN.
7. Hoffman, Jaxon. *Optimal Strategies for Meeting Future Water Demand on Madison's West Side*. Expected completion date of December 2024.

City of Madison

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

Master

File Number: 83868

File ID:	83868	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/07/2024
File Name:	Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually			**Final Action:**	

Title: Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 94.

Sponsors: Charles Myadze And Amani Latimer Burris

Effective Date:

Attachments: Item 4 - Memo - Authorize Acceptance of Donations for Outreach Program.pdf, Item 4 - Attachment 1 - Authorize Acceptance of Donations for Outreach Program.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	6/12/2024	Robert Mulcahy	Approve	6/27/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/07/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE		06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
	Notes:	Additional referral to Water Utility Board					

1	FINANCE COMMITTEE	06/18/2024	Referred	WATER UTILITY BOARD	06/20/2024	
	Action Text:	This Resolution was Referred to the WATER UTILITY BOARD				
1	WATER UTILITY BOARD	06/20/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		Pass
	Action Text:	Motion by Callisto, seconded by Simon, returning to lead with the recommendation for approval, authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually. Motion carried by voice vote.				
1	FINANCE COMMITTEE	06/24/2024	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 83868

.Fiscal Note
The proposed resolution authorizes the Madison Water Utility to receive donations from third-parties through their public outreach program in an amount not to exceed $10,000 annually. Donations received in excess of $10,000 annually will be approved via a separate Common Council resolution. No appropriation required.

.Title
Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually

.Body
WHEREAS, Madison Water Utility's (MWU) public outreach team is tasked with providing educational opportunities centered around MWU's core mission: Supplying high quality water for consumption and fire protection, at a reasonable cost, while conserving and protecting our ground water resources for present and future generations; and

WHEREAS, essential to effective public outreach efforts are partnerships, and MWU recognizes the potential advantages of further involving individuals, businesses, and charitable organizations for mutual benefit; and

WHEREAS, continuing to address the challenges of providing equitable outreach resources - that positively impact MWU's collective ability to protect and conserve our water resources - requires support and participation from all levels of the public sector, the private sector, and nonprofit organizations alike; and

WHEREAS, the Madison Ethics Code, Sec 3.35(5)(a)2, Madison General Ordinances, authorizes City employees and officials to solicit donations from third parties provided that: a) the funds are to be used for a City project, b) the solicitation has been approved by a resolution of the Common Council, c) the entity receiving the funds in not an entity which is associated with the City employees or officials who are soliciting the donations, and 4) a report of the amount and date of contributions and contributors for all donations for the project is filed with the City Clerk within six months of the receipt of the donation; and,

WHEREAS, for the purposes of this resolution, the "City project" would be defined as the ongoing MWU outreach program and any solicited donations must be solely related to MWU's public outreach efforts, or they will not be accepted as part of this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Madison that, pursuant to MGO Sec. 3.35(5)(a)2, the Mayor and staff of Madison Water Utility are authorized to solicit and

accept donations on behalf of the City for the purpose of MWU's public outreach program; and

BE IT FURTHER RESOLVED that donations received as part of this resolution are not to exceed $10,000 of value annually without separate approval via resolution of Common Council; and

BE IT FINALLY RESOLVED that within 6 months of any such donations, the appropriate reports required by the Madison Ethics Code are filed with the City Clerk.

Quality and Reliability since 1882
Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue • Madison, WI 53713 -1431 • TEL 608.266.4651 • FAX 608.266.4426

MEMORANDUM

Date: June 18, 2024

To: Mayor Satya Rhodes Conway
City of Madison Common Council
City of Madison Finance Committee
City of Madison Water Utility Board

From: Marcus Pearson, Public Information Officer
Krishna Kumar, General Manager

Subject: Authorize Acceptance of Third-Party Donations for Outreach Program

RECOMMENDATION:

Staff recommends the approval of a resolution to allow for the ongoing solicitation and acceptance of donations from third parties for Madison Water Utility's (MWU) public outreach program, in compliance with Madison General Ordinances Section 3.35 and not to exceed $10,000 annually.

BACKGROUND:

MWU's public outreach team is tasked with providing educational opportunities centered around MWU's core mission: Supplying high quality water for consumption and fire protection, at a reasonable cost, while conserving and protecting our ground water resources for present and future generations.

Essential to effective public outreach efforts are partnerships, and MWU recognizes the potential advantages of further involving individuals, businesses, and charitable organizations for mutual benefit. Continuing to address the challenges of providing equitable outreach resources – that positively impact MWU's collective ability to protect and conserve our water resources – requires support and participation from all levels of the public sector, the private sector, and nonprofit organizations alike.

Historically, Madison Water Utility has held a partnership with UW Health Healthy Kids program. Funds solicited from the program were used to purchase reusable water bottles for the Utility's Water Wagon Outreach program. The Healthy Kids program was discontinued in 2024. The Utility now desires to seek new funding partner relationships. Such funding partnerships, in the

form of third-party donations, would enable MWU's outreach program to provide the public with items such as reusable water bottles, self-draining hose bibbs, low-flow fixtures, and other resources designed to:

- Increase public knowledge of MWU and the water systems it manages.
- Encourage water conservation.
- Protect the overall health of our shared land and water environment resources.
- Maintain a positive relationship with MWU and its goals.

The applicable section of the City of Madison's ethics code – Section 3.35(5)(a)2 of Madison General Ordinances – authorizes City employees and officials to solicit and accept donations from third parties provided that:

- The donations are to be used for a City project.
- The solicitation has been approved by a resolution of the Common Council.
- The entity receiving the donations is not an entity which is associated[1] with the City elected officials or employees who are soliciting the donations.
- A report of the amount and date of contributions and contributors for all donations for the project is filed with the City Clerk within six months of the receipt of the donation.

For the purposes of this recommendation, the "City project" would be defined as the ongoing MWU outreach program. Therefore, any solicited donations must be solely related to MWU's public outreach efforts, or they will not be accepted as part of this resolution.

FISCAL NOTES:

No additional City appropriation required. Donations received as part of these efforts are not to exceed $10,000 of value annually without separate approval via resolution of Common Council.

LEGISLATIVE PATH:

06/18/24 –Common Council (Introduction)
06/24/24 – Finance Committee
06/25/24 – Water Utility Board
07/02/24 – Common Council (Final Approval)

ATTACHMENTS:

1. Resolution # 83868 authorizing acceptance of third-party donations for outreach program.

[1] "Associated," when used with reference to an organization, includes any organization in which an individual or a member of her or his immediate family is a director or officer or owns or controls, directly or indirectly, and severally or in the aggregate, at least two percent (2%) of the outstanding equity. Notwithstanding the foregoing, an elected official or employee who is appointed by the Mayor or approved by the Council to serve as an officer or board member of a private non-profit organization, or a public committee or board, does so in his/her official capacity as a representative of the City of Madison and, as such, is not "associated" with the private or public organization.

Legislation Details (With Text)

File #:	83868	**Version:**	1	**Name:**	Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually
Type:	Resolution			**Status:**	Items Referred
File created:	6/7/2024			**In control:**	WATER UTILITY BOARD
On agenda:	6/18/2024			**Final action:**	
Enactment date:				**Enactment #:**	

Title: Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually

Sponsors: Charles Myadze, Amani Latimer Burris

Indexes:

Code sections:

Attachments: 1. Item 4 - Memo - Authorize Acceptance of Donations for Outreach Program.pdf

Date	Ver.	Action By	Action	Result
6/18/2024	1	FINANCE COMMITTEE	Referred	
6/18/2024	1	COMMON COUNCIL		
6/7/2024	1	Water Utility	Referred for Introduction	

.Fiscal Note
The proposed resolution authorizes the Madison Water Utility to receive donations from third-parties through their public outreach program in an amount not to exceed $10,000 annually. Donations received in excess of $10,000 annually will be approved via a separate Common Council resolution. No appropriation required.

.Title
Authorizing acceptance of third-party donations for Madison Water Utility's public outreach program, up to $10,000 annually

.Body
WHEREAS, Madison Water Utility's (MWU) public outreach team is tasked with providing educational opportunities centered around MWU's core mission: Supplying high quality water for consumption and fire protection, at a reasonable cost, while conserving and protecting our ground water resources for present and future generations; and

WHEREAS, essential to effective public outreach efforts are partnerships, and MWU recognizes the potential advantages of further involving individuals, businesses, and charitable organizations for mutual benefit; and

WHEREAS, continuing to address the challenges of providing equitable outreach resources - that positively impact MWU's collective ability to protect and conserve our water resources - requires support and participation from all levels of the public sector, the private sector, and nonprofit organizations alike; and

WHEREAS, the Madison Ethics Code, Sec 3.35(5)(a)2, Madison General Ordinances, authorizes City employees and officials to solicit donations from third parties provided that: a) the funds are to be used for a City project, b) the solicitation has been approved by a resolution of the Common Council, c) the entity receiving the funds in not an entity which is associated with the City employees or officials who are soliciting the donations, and 4) a report of the amount and date of contributions and contributors for all donations for the project is filed with the City Clerk within six months of the receipt of the donation; and,

WHEREAS, for the purposes of this resolution, the "City project" would be defined as the ongoing MWU outreach program and any solicited donations must be solely related to MWU's public outreach efforts, or they will not be accepted as part of this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Madison that, pursuant to MGO Sec. 3.35(5)(a)2, the Mayor and staff of Madison Water Utility are authorized to solicit and accept donations on behalf of the City for the purpose of MWU's public outreach program; and

BE IT FURTHER RESOLVED that donations received as part of this resolution are not to exceed $10,000 of value annually without separate approval via resolution of Common Council; and

BE IT FINALLY RESOLVED that within 6 months of any such donations, the appropriate reports required by the Madison Ethics Code are filed with the City Clerk.

City of Madison

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

Master

File Number: 83882

File ID:	83882	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/11/2024
File Name:	Authorizing the sale and issuance of up to $2,932,862 subordinate water utility revenue bonds, series 2024b; and providing for other details and covenants with respect thereto			**Final Action:**	

Title: Authorizing the Sale and Issuance of up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B; and Providing for other Details and Covenants with Respect Thereto

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 95.

Sponsors: Charles Myadze And Amani Latimer Burris

Effective Date:

Attachments: Item 3 - Memo - 2024 SDWLP Revenue Bonds for funding Well 15 PFAS Project.pdf, Item 3 - Attachment 1 - SDWLP Subordinate Water Bonds - Award Resolution.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	6/13/2024	Robert Mulcahy	Approve	7/1/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/11/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (6/24/24), Water Utility Board (6/25/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE		06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
	Notes:	Additional referral to Water Utility Board					

1	FINANCE COMMITTEE	06/18/2024	Referred	WATER UTILITY BOARD	06/20/2024	
	Action Text:	This Resolution was Referred to the WATER UTILITY BOARD				
1	WATER UTILITY BOARD	06/20/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		Pass
	Action Text:	Motion by Myadze, seconded by Callisto, returning to lead with recommendation for approval, Authorizing the Sale and Issuance of up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B; and Providing for other Details and Covenants with Respect Thereto. Motion carried with voice vote.				
1	FINANCE COMMITTEE	06/24/2024	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 83882

.Fiscal Note
Madison Water Utility (Utility) has been approved to receive $2.93 million in principal forgiveness and $2.93 million as a low-interest loan from the Safe Drinking Water Loan Program (SDWLP) for completing construction of the treatment facility. The SDWLP loan has an attractive annual interest rate of 2.145% and is repayable over a 20-year period.

Under the proposed nationwide PFAS litigation settlements, the Utility is expected to receive an estimated settlement payment of $3.50 million over a 12-year proposed settlement payment period (2024-2036). The estimated payment would adequately cover the projected principal and interest payments on the $2.93 million low-interest loan from the SDWL Program.

The principal forgiveness portion of the SDWL Program ($2.93 million) along with the estimated PFAS settlement amount ($3.50 million) would pay for the Utility's Well 15 PFAS treatment facility project ($5.89 million), resulting in no direct financial impact on the Utility's rate payers.

The attached resolution authorizes the issue of $2,932,862 in revenue bonds to the SDWLP. The DNR, who administers the SDWLP, plans to close the Utility's loan on July 24, 2024.

.Title
Authorizing the Sale and Issuance of up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B; and Providing for other Details and Covenants with Respect Thereto

.Body
Whereas, the City of Madison, Wisconsin (the "**Municipality**") owns and operates a water system (the "**System**") which is operated for a public purpose as a public utility by the Municipality; and

Whereas, certain improvements to the System are necessary to meet the needs of the Municipality and the residents thereof, consisting of the installation of new treatment equipment for the removal of per- and polyfluoroalkyl substances at Well No. 15, including modifications to the existing building and below-grade reservoir, removing existing treatment equipment from service, and other associated process piping modifications (collectively, the "**Project**"), as specified in Exhibit F to the Financial Assistance Agreement (as defined herein), which Project has been assigned Safe Drinking Water Loan Program Project No. 4837-09 by

the State of Wisconsin Department of Natural Resources (the "**Department of Natural Resources**"), and as defined in Department of Natural Resources approval letters for the plans and specifications, or portions thereof, issued under Wisconsin Statutes Section 281.41, approved February 13, 2024 and assigned number W-2023-0672; and

Whereas, under the provisions of Section 66.0621 of the Wisconsin Statutes, as amended (the "**Act**"), any municipality may, by action of its governing body, provide for purchasing, acquiring, constructing, extending, adding to, improving, operating or managing a public utility from the proceeds of municipal obligations, including revenue bonds, which bonds shall be secured by a pledge of the revenues of the public utility to the owners of the bonds; and

Whereas, pursuant to resolutions adopted by the Common Council of the Municipality (the "**Governing Body**") on November 6, 2007 (the "**2007 Resolution**"), November 17, 2009, November 27, 2012, December 3, 2013, December 1, 2015, December 18, 2016, December 4, 2018, and December 3, 2019 (collectively, including the 2007 Resolution, the "**Senior Resolutions**"), the Municipality has issued multiple series of its water utility revenue bonds (the "**Senior Bonds**") to finance and refinance capital expenditures related to the System; and

Whereas, in addition to the Senior Bonds issued under Senior Resolutions, the Municipality has previously authorized, sold, and issued its $20,000,000 City of Madison, Wisconsin Water Utility Revenue Bond Anticipation Notes, Series 2019, dated December 19, 2019 (the "**2019 BAN**"), pursuant to a resolution adopted by the Governing Body on December 3, 2019; the 2019 BAN was redeemed and paid in full on May 24, 2024; and

Whereas, On October 3, 2023, the Governing Body adopted a resolution (the "**2023 Resolution**"), authorizing the sale and issuance of the Municipality's $4,675,000 Subordinate Water Utility Revenue Bonds, Series 2023, dated October 11, 2023 (the "**2023 Bonds**"), which bonds were purchased by the State of Wisconsin Safe Drinking Water Loan Program ("**SDWLP**") and are currently outstanding in the aggregate principal amount of $4,485,354.82; and

Whereas, on May 7, 2024, the Governing Body adopted a resolution (the "**2024A Resolution**"), authorizing the sale and issuance of the Municipality's $3,365,000 Subordinate Water Utility Revenue Bonds, Series 2024A, dated May 22, 2024 (the "**2024A Bonds**"), which bonds were purchased by the SDWLP and are currently outstanding in the aggregate principal amount of $3,365,000; and

Whereas, no outstanding obligations other than the Senior Bonds, the 2023 Bonds, and the 2024A Bonds are payable from the income and revenues derived from the operation of the System; and

Whereas, the Municipality deems it to be necessary, desirable, and in its best interest to sell and issue up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B (the "**Bonds**"), payable on a junior and subordinate basis to the Senior Bonds and on a parity and equality of rank with the 2023 Bonds and the 2024A Bonds (collectively, the "**Outstanding Bonds**"), solely from the revenues of the System, pursuant to the provisions of the Act, to pay the cost of the Project; and

Whereas, the 2023 Resolution authorizes the issuance of additional bonds on a parity and equality of rank with the Outstanding Bonds upon compliance with the conditions set forth under Section 11 thereof (the "**Additional Bonds Test**"); all conditions set forth in the Additional Bonds Test have been satisfied prior to the issuance of the Bonds; and

Whereas, in accordance with Section 66.0621(4)(a)2 of the Wisconsin Statutes and this resolution, (i) interest on the Bonds will be payable at least annually, and (ii) payment of principal on the Bonds will commence not later than three years after the date of issuance of the Bonds;

Now, therefore, be it resolved by the Governing Body of the Municipality that:

Definitions.

In addition to the capitalized terms defined in the recitals above, capitalized terms not otherwise defined in this resolution shall have the meanings set forth below unless the context requires another meaning.

"**Act**" means Section 66.0621 of the Wisconsin Statutes;

"**Bond Registrar**" means the Municipal Treasurer, who shall act as registrar and paying agent for the Bonds;

"**Bonds**" means the Municipality's up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B, dated the Original Issue Date, authorized to be issued by this Resolution;

"**Bond Year**" means the twelve-month period ending on each May 1;

"**Current Expenses**" means the reasonable and necessary cost of operating, maintaining, administering, insuring, and repairing the System. Current Expenses shall be determined in accordance with generally accepted accounting principles and shall include, but not be limited to, salaries and wages, premiums for insurance, and the cost of materials, supplies, and audits. Current Expenses shall exclude allowances for depreciation, debt service on obligations of the System, tax equivalents, and capital expenditures;

"**Debt Service Fund**" means the Water Utility Subordinate Special Redemption Fund of the Municipality created and established under Section 6 of the 2023 Resolution and affirmed and continued in this Resolution for payment of the Bonds, the Outstanding Bonds, and any Parity Bonds, which fund shall be the "special redemption fund", as such term is defined in the Act, with respect to the Bonds;

"**Financial Assistance Agreement**" means the Financial Assistance Agreement, dated the Original Issue Date, by and between the State of Wisconsin by the Department of Natural Resources and the Department of Administration and the Municipality pursuant to which the Bonds are to be issued and sold to the SDWLP, substantially in the form presented to the Governing Body and incorporated herein by reference;

"**Fiscal Year**" means the twelve-month period ending on each December 31;

"**Governing Body**" means the Municipality's Common Council, or such other body as may hereafter be the chief legislative body of the Municipality;

"**Gross Earnings**" means the gross revenues of the System from all sources, excluding (i) customer deposits, (ii) collected taxes imposed by other governmental entities, and (iii) earnings on amounts held in the Special Redemption Fund, the Depreciation Fund, and any construction fund funded with proceeds of the Bonds or any issue of Parity Bonds;

"**Municipal Treasurer**" means the Treasurer of the Municipality;

"**Municipality**" means the City of Madison, Wisconsin;

"**Net Revenues**" means Gross Revenues after deduction of Current Expenses, plus earnings on amounts held in the Special Redemption Fund;

"**Original Issue Date**" means July 24, 2024;

"**Outstanding Bonds**" has the meaning set forth in the recitals to this Resolution;

"**Parity Bonds**" means bonds payable from the revenues of the System other than the Bonds and the Outstanding Bonds, issued on a parity and equality with the Bonds and the Outstanding Bonds pursuant to the restrictive provisions of Section 11(b) of the 2023 Resolution and continued in this Resolution, and subordinate to the Senior Bonds.

"**Project**" means the Project defined in the recitals to this Resolution, all elements of which are to be owned and operated by the Municipality as part of the

System;

"**Record Date**" means the close of business on the fifteenth day of the calendar month next preceding any principal or interest payment date;

"**SDWLP**" has the meaning set forth in the recitals to this Resolution;

"**Senior Bonds**" has the meaning set forth in the recitals to this Resolution;

"**Senior Resolutions**" has the meaning set forth in the recitals to this Resolution;

"**System**" means the water utility of the Municipality, which shall include all property of every nature now or hereafter owned by the Municipality for the extraction, collection, storage, treatment, transmission, distribution, metering, and discharge of domestic, industrial, and potable public water, or constituting part of, or used or useful in connection with, the water utility of the Municipality, including all appurtenances, contracts, leases, franchises, and other intangibles relating thereto; and

"**2023 Bonds**" has the meaning set forth in the recitals to this Resolution.

"**2023 Resolution**" has the meaning set forth in the recitals to this Resolution.

"**2024A Bonds**" has the meaning set forth in the recitals to this Resolution.

"**2024A Resolution**" has the meaning set forth in the recitals to this Resolution.

Authorization of the Bonds and the Financial Assistance Agreement.

For the purpose of paying the costs of the Project (including legal, fiscal, engineering and other expenses), there shall be borrowed on the credit of the income and revenues of the System the sum of up to $2,932,862 and fully registered revenue bonds of the Municipality are authorized to be issued in evidence thereof and sold to the SDWLP in accordance with the terms and conditions of the Financial Assistance Agreement, which is incorporated herein by this reference. The Mayor and the Clerk of the Municipality are hereby authorized, by and on behalf of the Municipality, to execute the Financial Assistance Agreement.

Terms of the Bonds.

The Bonds shall be designated "Subordinate Water Utility Revenue Bonds, Series 2024B"; shall be dated the Original Issue Date; shall be numbered one and upward; shall bear interest at the rate of 2.145% per annum, calculated on the basis of a 360-day year made up of twelve 30-day months; shall be issued in denominations of $0.01 or any multiple thereof; and shall mature on May 1 in the years and in the amounts as set forth in Exhibit B of the Financial Assistance Agreement and in the form of Bond attached hereto as Exhibit A. Interest on the Bonds shall be payable semiannually on May 1 and November 1 of each year, commencing November 1, 2024. The Bonds shall not be subject to redemption prior to maturity except as provided in the Financial Assistance Agreement.

The schedule of maturities of the Bonds is found to be such that the amount of annual debt service payments, taking in to account the debt service payments on the Senior Bonds and the Outstanding Bonds, is reasonable in accordance with prudent municipal utility practices.

Form, Execution, Registration, and Payment of the Bonds.

The Bonds shall be issued as registered obligations in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

The Bonds shall be executed in the name of the Municipality by the manual signatures of the Mayor and the Clerk of the Municipality and shall be sealed with its official or corporate seal, if any.

The principal of, premium, if any, and interest on, the Bonds shall be paid by the Municipal Treasurer, who is hereby appointed as the Bond Registrar.

Both the principal of, and interest on, the Bonds shall be payable in lawful money of the United States of America by the Bond Registrar. Payment of principal of the final maturity on the Bonds will be payable upon presentation and surrender of the Bonds to the

Bond Registrar. Payment of principal on the Bonds (except the final maturity) and each installment of interest shall be made to the registered owner of each Bond who shall appear on the registration books of the Municipality (the "**Register**"), maintained by the Bond Registrar, on the Record Date and shall be paid by electronic money transfer or by check of the Municipality, sent by overnight delivery service, to such registered owner at the address shown on the Register or at such other address may be furnished in writing by such registered owner to the Bond Registrar.

Each Bond is transferable only upon the Register at the office of the Bond Registrar, by the registered owner in person or its duly authorized attorney, upon surrender of the Bond, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Bond Registrar, duly executed by the registered owner or its duly authorized attorney. Thereupon a replacement Bond shall be issued to the transferee in exchange therefor. The Municipality may deem and treat the person in whose name each Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes.

Security for the Bonds.

The Bonds, together with interest thereon, shall not constitute an indebtedness of the Municipality nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Debt Service Fund affirmed and continued hereunder, and shall be a valid claim of the registered owner or owners thereof only against such Debt Service Fund and the revenues of the System pledged to such fund, junior and subordinate to the pledge of Net Revenues in the Special Redemption Fund (as defined in the Senior Resolutions) granted to the owners of the Senior Bonds, and on a parity and equality of rank with the Outstanding Bonds. Sufficient revenues of the System are hereby pledged to the Debt Service Fund and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Bonds, the Outstanding Bonds, and any Parity Bonds as the same become due.

Funds and Accounts.

In accordance with the Act, for the purpose of the application and proper allocation of the revenues of the System, and to secure the payment of the principal of, premium, if any, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds, the Municipality affirms, continues, and creates, as applicable, the following funds and accounts of the System, some of which were originally created, continued, or renamed, as applicable, under Section 34 of the 2007 Resolution and continued under the remaining Senior Resolutions, and some of which were originally created under Section 6 of the 2023 Resolution (collectively, the "**Funds and Accounts**"), to provide for the collection, distribution, and use of the Gross Revenues and proceeds of the Bonds, which shall be used solely for the following respective purposes:

Water Utility Revenue Fund (the "**Revenue Fund**"), into which shall be deposited as received the entire Gross Revenues of the System after deduction of amounts required by the Senior Resolutions to be deposited in the funds and accounts for the Senior Bonds, which money shall then be divided among the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund, and the Surplus Fund, and from the Surplus Fund to the Debt Service Fund in the amounts and in the manner set forth in Section 7 hereof and used for the purposes described below.

Water Utility Operation and Maintenance Fund (the "**Operation and Maintenance Fund**"), which will be used to hold amounts expected to be used for the payment of the reasonable and necessary expenses of operating and maintaining the System, including salaries, wages, materials, supplies, and insurance , unless the balance in the Operation and Maintenance Fund exceeds the estimated operating and maintenance expenses of the System for the next succeeding 90 days, in which case

the excess amount, (i) after deduction of amounts required by the Senior Resolutions to be deposited in the funds and accounts for the Senior Bonds must be transferred to the Debt Service Fund to remedy any deficiency in the Debt Service Fund, and (ii) if or to the extent that no such deficiency exists, then the remaining excess amount may be transferred to the Surplus Fund.

Water Utility Special Redemption Fund (the "**Special Redemption Fund**"), which is divided into the following three accounts: (i) the "Interest and Principal Account", (ii) the "Earnings Account", and (iii) the "Reserve Account." Amounts held in the Interest and Principal Account and the Earnings Account will be used only to pay principal of, and premium, if any, and interest on, the Senior Bonds and any bonds issued on a parity to the Senior Bonds as provided in the Senior Resolutions (the "**Senior Parity Bonds**"). Amounts held in the Reserve Account will be used to pay principal of, or interest on, the Senior Bonds or any Senior Parity Bonds on any date when amounts in the Interest and Principal Account and the Earnings Account are insufficient to make such payments as provided in the Senior Resolutions.

Water Utility Depreciation Fund (the "**Depreciation Fund**"), which will be used to hold amounts expected to be used to pay for repairs, replacements, extensions, or additions to the System, *provided,* that amounts in the Depreciation Fund can be used only if such amounts are not needed to make up any deficiency in the Interest and Principal Account or the Reserve Account described in (c) above, and the deposit to the Debt Service Fund for the payment of the Bonds, the Outstanding Bonds, and Parity Bonds.

Water Utility Surplus Fund (the "**Surplus Fund**"), which shall be applied *first*, as required by the Senior Resolutions, to pay principal of, or interest on, the Senior Bonds when the Special Redemption Fund for the Senior Bonds is insufficient for that purpose, and to remedy any deficiency in any of the Funds and Accounts as described in the Senior Resolutions, and *second*, as required by this Resolution, to make deposits to the Debt Service Fund described in (f) below to provide for the payment of the principal of, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same becomes due, and to remedy any deficiency in any of the Funds and Accounts. Notwithstanding the provisions of the Senior Resolutions, amounts in the Surplus Fund shall not be used for any other purpose except to the extent such amounts are in excess of the amounts required to pay the principal of, and interest coming due on, the Senior Bonds, the Bonds, the Outstanding Bonds, and any Parity Bonds on their next respective interest payment dates. If at the close of any Fiscal Year there is no such deficiency, then such amounts may be disbursed as follows:

to retire the Bonds, the Outstanding Bonds, or any Parity Bonds in advance of maturity by redemption; or

to rebate payments made by customers of the System pursuant to any plan adopted by the Governing Body of the Municipality; or

to the general fund of the Municipality.

Water Utility Subordinate Special Redemption Fund (the "**Debt Service Fund**"), which shall be used for the payment of the principal of, premium, if any, and interest on the Bonds, the Outstanding Bonds, and Parity Bonds as the same become due.

2024B Water Utility SDWLP Project Fund, which shall be used for the purpose of paying the costs of the Project as described in Section 13 hereof.

2024B Rebate Fund, which shall be used for the purpose of paying any rebate liability with respect to the Bonds as described in Section 16 hereof.

The Special Redemption Fund created under the Senior Resolutions for the Senior Bonds, including the Earnings Account and the Reserve Account therein, is not pledged to the payment of principal of or interest on the Bonds, the Outstanding Bonds, or any Parity

Bonds, and amounts on deposit in the Special Redemption Fund shall not be used for the payment of principal of or interest on the Bonds, the Outstanding Bonds, or any Parity Bonds as the same becomes due.

Application of Revenues.

Until all Bonds, Outstanding Bonds, and any Parity Bonds have been retired, or until there is on deposit in the Debt Service Fund an amount sufficient to provide for the payment of the Bonds, the Outstanding Bonds, and any Parity Bonds, together with interest thereon to maturity, the Gross Revenues of the System shall be deposited as collected in the Revenue Fund and shall be transferred monthly to the funds listed below in the following order of priority and in the manner set forth below:

to the Operation and Maintenance Fund, an amount equal to the estimated Current Expenses for such month and for the following month (after giving effect to available amounts in said fund from prior deposits);

to the Special Redemption Fund, amounts sufficient to fund the accounts therein as required under the Senior Resolutions.

to the Depreciation Fund, an amount determined by the Governing Body to be sufficient to provide a proper and adequate depreciation account for the System;

to the Surplus Fund, any amount remaining in the Revenue Fund after the monthly transfers required in (a) through (c) above have been completed, to be further applied as described in Section 6(e) above, and the deposit to the Debt Service Fund described below; and.

to the Debt Service Fund, an amount equal to one-sixth (1/6) of the next installment of interest coming due on the Bonds, the Outstanding Bonds, and any Parity Bonds then outstanding and an amount equal to one-twelfth (1/12) of the installment of principal of the Bonds, the Outstanding Bonds, and any Parity Bonds coming due during such Bond Year (after giving effect to available amounts in said fund from accrued interest, any premium or any other source);

Transfers from the Revenue Fund to the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund, and the Surplus Fund, and from the Surplus Fund to the Debt Service Fund, shall be made monthly in the order indicated above, on such dates as are necessary to carry out the purposes of the respective funds, and such transfer shall be applicable to monies on deposit in the Revenue Fund as of the last day of the preceding month. Any other transfers and deposits to any fund required or permitted by subsection (a) through (e) of this Section 7, except transfers or deposits which are required to be made immediately or annually, shall be made on such dates as are necessary to carry out the purposes of the respective funds. Any transfer or deposit required to be made at the end of any Fiscal Year shall be made within 60 days after the close of such Fiscal Year.

It is the express intent and determination of the Governing Body that the amounts transferred from the Surplus Fund and deposited in the Debt Service Fund shall be sufficient in any event to pay the interest on the Bonds, the Outstanding Bonds, and any Parity Bonds and the principal thereof as the same becomes due.

Deposits and Investments.

The Debt Service Fund shall be kept apart from monies in the other funds and accounts and the same shall be used for no purpose other than the prompt payment of principal of, premium if any, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same become due and payable. All monies therein shall be deposited in special and segregated accounts in a public depository selected under Chapter 34 of the Wisconsin Statutes and may be temporarily invested until needed in legal investments subject to the provisions of Section 66.0603(1m) of the Wisconsin Statutes. The other funds herein created or continued, as applicable (except the 2024B Water Utility SDWLP Project Fund created in Section 6 hereof), may be combined in a single account in a public depository selected in the manner set forth above and may be temporarily invested until needed in legal investments

subject to the provisions of Section 66.0603(1m) of the Wisconsin Statutes.

Service to the Municipality.

The reasonable cost and value of services rendered to the Municipality by the System by furnishing water services for public purposes shall be charged against the Municipality and shall, to the extent permitted by law, be paid in monthly installments as the service accrues, out of the current revenues of the Municipality collected or in the process of collection, exclusive of the revenues derived from the System; that is to say, out of the tax levy of the Municipality made by it to raise money to meet its necessary current expenses. The reasonable cost and value of such service to the Municipality in each year shall be equal to an amount which, together with other revenues of the System, will produce in each Fiscal Year Net Revenues equivalent to not less than the annual principal and interest requirements on the Senior Bonds, the Bonds, the Outstanding Bonds, and any Parity Bonds, and any other debt obligations payable from the revenues of the System then outstanding times the greater of (i) 110%, or (ii) the highest debt service coverage ratio required with respect to any debt obligations payable from the revenues of the System then outstanding. However, such payment out of the tax levy shall be subject to (a) approval of the Wisconsin Public Service Commission, or successors to its function, if applicable, (b) yearly appropriations therefor, and (c) applicable levy limitations, if any; but neither this Resolution nor such payment shall be construed as constituting an obligation of the Municipality to make any such appropriation over and above the reasonable cost and value of the services rendered to the Municipality and its inhabitants or to make any subsequent payment over and above such reasonable cost and value.

Operation of System; Municipality Covenants.

It is covenanted and agreed by the Municipality with the owner or owners of the Bonds, and each of them, that the Municipality will perform all of its obligations as set forth in the Financial Assistance Agreement.

Additional Bonds.

Additional obligations payable out of the revenues of the System that have a priority over the Bonds, the Outstanding Bonds, and any Parity Bonds may be issued as provided in the Senior Resolutions. Additional obligations may be issued if the lien and pledge is junior and subordinate to that of the Bonds, the Outstanding Bonds, and the Senior Bonds. Additional Parity Bonds may be issued only if all the following conditions are met:

(i) The Net Revenues of the System for the Fiscal Year immediately preceding the issuance of such additional Parity Bonds must have been in an amount at least equal to the maximum annual interest and principal requirements on all bonds outstanding payable from the revenues of the System (other than obligations subordinate to the Bonds and the Outstanding Bonds), and on the bonds then to be issued, times the greater of (a) 1.10 or (b) the highest debt service coverage ratio to be required with respect to any Senior Bonds, Outstanding Bonds, and Parity Bonds then outstanding. Should an increase in permanent rates and charges, including those made to the Municipality, be properly ordered and made effective during the Fiscal Year immediately prior to the issuance of such additional Parity Bonds or during that part of the Fiscal Year of issuance prior to such issuance, then Net Revenues for purposes of such computation shall include such additional revenues as an independent certified public accountant, consulting professional engineer or the Wisconsin Public Service Commission may certify would have accrued during the prior Fiscal Year had the new rates been in effect during that entire immediately prior Fiscal Year.

(ii) The payments required to be made into the funds enumerated

in Section 6 of this Resolution must have been made in full.

(iii) Additional Parity Bonds must have principal maturing on May 1 of each year and interest due on May 1 and November 1 of each year.

(iv) The proceeds of additional Parity Bonds must be used only for the purpose of providing extensions or improvements to the System, or to refund obligations issued for such purpose.

(v) Additional Parity Bonds may, at the discretion of the Municipality, be issued with the additional security of a reserve fund but any such reserve fund shall not be available as additional security for the Bonds.

Sale of Bonds.

The sale of the Bonds to the SDWLP for the purchase price of up to $2,932,862, and at par, is ratified and confirmed; and the officers of the Municipality are authorized and directed to do any and all acts, including executing the Financial Assistance Agreement and the Bonds as herein above provided, necessary to conclude delivery of the Bonds to the SDWLP, as soon after adoption of this Resolution as is convenient. The purchase price for the Bonds shall be paid upon requisition therefor as provided in the Financial Assistance Agreement. The officers of the Municipality are authorized to prepare and submit to the SDWLP any requisitions or disbursement requests in anticipation of the execution of the Financial Assistance Agreement and the issuance of the Bonds.

Application of Bond Proceeds.

The proceeds of the sale of the Bonds shall be deposited by the Municipality into the "**2024B Water Utility SDWLP Project Fund**" created and established under Section 6 hereof. The 2024B Water Utility SDWLP Project Fund shall be used solely for the purpose of paying the costs of the Project (including capitalized interest, if any, on the Bonds) as more fully described in the recitals of this Resolution and in the Financial Assistance Agreement. Moneys in the 2024B Water Utility SDWLP Project Fund shall be disbursed within three business days after their receipt from the SDWLP and shall not be invested in any interest-bearing account.

Amendment to Resolution.

After the issuance of the Bonds, no change or alteration of any kind in the provisions of this Resolution may be made until all of the Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except: (a) the Municipality may, from to time, amend this Resolution without the consent of any of the owners of the Bonds, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and (b) this Resolution may be amended, in any respect, with a written consent of the owners of not less than two-thirds (2/3) of the principal amount of the Bonds then outstanding, exclusive of Bonds held by the Municipality; *provided, however,* that no amendment shall permit any change in the pledge of revenues derived from the System or the maturity of any Bond issued hereunder, or a reduction in the rate of interest on any Bond, or in the amount of the principal obligation thereof, or in the amount of the redemption premium payable in the case of redemption thereof, or change the terms upon which the Bonds may be redeemed or make any other modification in the terms of the payment of such principal or interest without the written consent of the owner of each such Bond to which the change is applicable.

Defeasance.

When all Bonds have been discharged, all ple

Madison Water Utility
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MEMORANDUM

Date: June 18, 2024

To: Mayor Satya Rhodes-Conway
Common Council
Finance Committee
Water Utility Board

From: Krishna Kumar, General Manager
Joe Grande, Project Manager
Pete Holmgren, Chief Engineer

Subject: 2024 SDWLP Revenue Bonds for Funding Well 15 PFAS Treatment Facility Project

BACKGROUND

On March 5, 2024, Common Council awarded the construction contract for the Well 15 PFAS Treatment Facility Project for a total bid cost of $4,297,330 to Joe Daniels Construction Co., Inc. of Madison, WI. The estimated total project cost for the treatment facility is $5.89 million, with $5.86 million being eligible for funding from the Department of Natural Resources (DNR). Out of the eligible funding amount, $ 2.93 million (50%) is in the form of principal forgiveness. The construction of the project is expected to be completed by summer 2025.

FUNDING FOR THE PROJECT

As mentioned above, Madison Water Utility (Utility) has been approved to receive $2.93 million in principal forgiveness and $2.93 million as a low-interest loan from the Safe Drinking Water Loan Program (SDWLP) for completing construction of the treatment facility. The SDWLP loan has an attractive annual interest rate of 2.145% and is repayable over a 20-year period.

Under the proposed nationwide PFAS litigation settlements, the Utility is expected to receive an estimated settlement payment of $3.50 million over a 12-year proposed settlement payment period (2024-2036). The estimated payment would adequately cover the projected principal and interestpayments on the $2.93 million low-interest loan from the SDWL Program above.

The principal forgiveness portion of the SDWL Program ($2.93 million) along with the estimated PFAS settlement amount ($3.50 million) would essentially pay for the Utility's Well 15 PFAS treatment facility project ($5.89 million), resulting in no direct financial impact on the Utility's rate payers.

The attached resolution authorizes the issue of $2,932,862 in revenue bonds to the SDWLP. The DNR, who administers the SDWLP, plans to close the Utility's loan on July 24, 2024.

The legislative path for this item is shown below.

06/18/24 –Common Council (Introduction)
06/24/24 – Finance Committee
06/25/24 – Water Utility Board
07/02/24 – Common Council (Final Approval)

ATTACHMENTS:

Resolution authorizing the sale and issuance of up to $2,932,862 subordinate water utility revenue bonds, series 2024B; and providing for other details and covenants with respect thereto.

RESOLUTION NO.: RES-24-_____

RESOLUTION AUTHORIZING THE SALE AND ISSUANCE OF UP TO $2,932,862 SUBORDINATE WATER UTILITY REVENUE BONDS, SERIES 2024B; AND PROVIDING FOR OTHER DETAILS AND COVENANTS WITH RESPECT THERETO

Section 1. Definitions.

In addition to the capitalized terms defined in the recitals above, capitalized terms not otherwise defined in this resolution shall have the meanings set forth below unless the context requires another meaning.

(a) "**Act**" means Section 66.0621 of the Wisconsin Statutes;

(b) "**Bond Registrar**" means the Municipal Treasurer, who shall act as registrar and paying agent for the Bonds;

(c) "**Bonds**" means the Municipality's up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B, dated the Original Issue Date, authorized to be issued by this Resolution;

(d) "**Bond Year**" means the twelve-month period ending on each May 1;

(e) "**Current Expenses**" means the reasonable and necessary cost of operating, maintaining, administering, insuring, and repairing the System. Current Expenses shall be determined in accordance with generally accepted accounting principles and shall include, but not be limited to, salaries and wages, premiums for insurance, and the cost of materials, supplies, and audits. Current Expenses shall exclude allowances for depreciation, debt service on obligations of the System, tax equivalents, and capital expenditures;

(f) "**Debt Service Fund**" means the Water Utility Subordinate Special Redemption Fund of the Municipality created and established under Section 6 of the 2023 Resolution and affirmed and continued in this Resolution for payment of the Bonds, the Outstanding Bonds, and any Parity Bonds, which fund shall be the "special redemption fund", as such term is defined in the Act, with respect to the Bonds;

(g) "**Financial Assistance Agreement**" means the Financial Assistance Agreement, dated the Original Issue Date, by and between the State of Wisconsin by the Department of Natural Resources and the Department of Administration and the Municipality pursuant to which the Bonds are to be issued and sold to the SDWLP, substantially in the form presented to the Governing Body and incorporated herein by reference;

(h) "**Fiscal Year**" means the twelve-month period ending on each December 31;

(i) "**Governing Body**" means the Municipality's Common Council, or such other body as may hereafter be the chief legislative body of the Municipality;

(j) "**Gross Earnings**" means the gross revenues of the System from all sources, excluding (i) customer deposits, (ii) collected taxes imposed by other governmental entities, and (iii) earnings on amounts held in the Special Redemption Fund, the Depreciation Fund, and any construction fund funded with proceeds of the Bonds or any issue of Parity Bonds;

(k) "**Municipal Treasurer**" means the Treasurer of the Municipality;

(l) "**Municipality**" means the City of Madison, Wisconsin;

(m) "**Net Revenues**" means Gross Revenues after deduction of Current Expenses, plus earnings on amounts held in the Special Redemption Fund;

(n) "**Original Issue Date**" means July 24, 2024;

(o) "**Outstanding Bonds**" has the meaning set forth in the recitals to this Resolution;

(p) "**Parity Bonds**" means bonds payable from the revenues of the System other than the Bonds and the Outstanding Bonds, issued on a parity and equality with the Bonds and the Outstanding Bonds pursuant to the restrictive provisions of Section 11(b) of the 2023 Resolution and continued in this Resolution, and subordinate to the Senior Bonds.

(q) "**Project**" means the Project defined in the recitals to this Resolution, all elements of which are to be owned and operated by the Municipality as part of the System;

(r) "**Record Date**" means the close of business on the fifteenth day of the calendar month next preceding any principal or interest payment date;

(s) "**SDWLP**" has the meaning set forth in the recitals to this Resolution;

(t) "**Senior Bonds**" has the meaning set forth in the recitals to this Resolution;

(u) "**Senior Resolutions**" has the meaning set forth in the recitals to this Resolution;

(v) "**System**" means the water utility of the Municipality, which shall include all property of every nature now or hereafter owned by the Municipality for the extraction, collection, storage, treatment, transmission, distribution, metering, and discharge of domestic, industrial, and potable public water, or constituting part of, or used or useful in connection with, the water utility of the Municipality, including all appurtenances, contracts, leases, franchises, and other intangibles relating thereto; and

(w) "**2023 Bonds**" has the meaning set forth in the recitals to this Resolution.

(x) "**2023 Resolution**" has the meaning set forth in the recitals to this Resolution.

(y) "**2024A Bonds**" has the meaning set forth in the recitals to this Resolution.

(z) "**2024A Resolution**" has the meaning set forth in the recitals to this Resolution.

Section 2. Authorization of the Bonds and the Financial Assistance Agreement.

For the purpose of paying the costs of the Project (including legal, fiscal, engineering and other expenses), there shall be borrowed on the credit of the income and revenues of the System the sum of up to $2,932,862 and fully registered revenue bonds of the Municipality are authorized to be issued in evidence thereof and sold to the SDWLP in accordance with the terms and conditions of the Financial Assistance Agreement, which is incorporated herein by this reference. The Mayor and the Clerk of the Municipality are hereby authorized, by and on behalf of the Municipality, to execute the Financial Assistance Agreement.

Section 3. Terms of the Bonds.

The Bonds shall be designated "Subordinate Water Utility Revenue Bonds, Series 2024B"; shall be dated the Original Issue Date; shall be numbered one and upward; shall bear interest at the rate of 2.145% per annum, calculated on the basis of a 360-day year made up of twelve 30-day months; shall be issued in denominations of $0.01 or any multiple thereof; and shall mature on May 1 in the years and in the amounts as set forth in Exhibit B of the Financial Assistance Agreement and in the form of Bond attached hereto as Exhibit A. Interest on the Bonds shall be payable semiannually on May 1 and November 1 of each year, commencing November 1, 2024. The Bonds shall not be subject to redemption prior to maturity except as provided in the Financial Assistance Agreement.

The schedule of maturities of the Bonds is found to be such that the amount of annual debt service payments, taking in to account the debt service payments on the Senior Bonds and the Outstanding Bonds, is reasonable in accordance with prudent municipal utility practices.

Section 4. Form, Execution, Registration, and Payment of the Bonds.

The Bonds shall be issued as registered obligations in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

The Bonds shall be executed in the name of the Municipality by the manual signatures of the Mayor and the Clerk of the Municipality and shall be sealed with its official or corporate seal, if any.

The principal of, premium, if any, and interest on, the Bonds shall be paid by the Municipal Treasurer, who is hereby appointed as the Bond Registrar.

Both the principal of, and interest on, the Bonds shall be payable in lawful money of the United States of America by the Bond Registrar. Payment of principal of the final maturity on the Bonds will be payable upon presentation and surrender of the Bonds to the Bond Registrar. Payment of principal on the Bonds (except the final maturity) and each installment of interest shall be made to the registered owner of each Bond who shall appear on the registration books of the Municipality (the "**Register**"), maintained by the Bond Registrar, on the Record Date and shall be paid by electronic money transfer or by check of the Municipality, sent by overnight delivery service, to such registered owner at the address shown on the Register or at such other address may be furnished in writing by such registered owner to the Bond Registrar.

Each Bond is transferable only upon the Register at the office of the Bond Registrar, by the registered owner in person or its duly authorized attorney, upon surrender of the Bond, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Bond Registrar, duly executed by the registered owner or its duly authorized attorney. Thereupon a replacement Bond shall be issued to the transferee in exchange therefor. The Municipality may deem and treat the person in whose name each Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes.

Section 5. Security for the Bonds.

The Bonds, together with interest thereon, shall not constitute an indebtedness of the Municipality nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Debt Service Fund affirmed and continued hereunder, and shall be a valid claim of the registered owner or owners thereof only against such Debt Service Fund and the revenues of the System pledged to such fund, junior and subordinate to the pledge of Net Revenues in the Special Redemption Fund (as defined in the Senior Resolutions) granted to the owners of the Senior Bonds, and on a parity and equality of rank with the Outstanding Bonds. Sufficient revenues of the System are hereby pledged to the Debt Service Fund and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Bonds, the Outstanding Bonds, and any Parity Bonds as the same become due.

Section 6. Funds and Accounts.

In accordance with the Act, for the purpose of the application and proper allocation of the revenues of the System, and to secure the payment of the principal of, premium, if any, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds, the Municipality affirms, continues, and creates, as applicable, the following funds and accounts of the System, some of which were originally created, continued, or renamed, as applicable, under Section 34 of the 2007 Resolution and continued under the remaining Senior Resolutions, and some of which were originally created under Section 6 of the 2023 Resolution (collectively, the "**Funds and Accounts**"), to provide for the collection, distribution, and use of the Gross

Revenues and proceeds of the Bonds, which shall be used solely for the following respective purposes:

(a) Water Utility Revenue Fund (the "**Revenue Fund**"), into which shall be deposited as received the entire Gross Revenues of the System after deduction of amounts required by the Senior Resolutions to be deposited in the funds and accounts for the Senior Bonds, which money shall then be divided among the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund, and the Surplus Fund, and from the Surplus Fund to the Debt Service Fund in the amounts and in the manner set forth in Section 7 hereof and used for the purposes described below.

(b) Water Utility Operation and Maintenance Fund (the "**Operation and Maintenance Fund**"), which will be used to hold amounts expected to be used for the payment of the reasonable and necessary expenses of operating and maintaining the System, including salaries, wages, materials, supplies, and insurance , unless the balance in the Operation and Maintenance Fund exceeds the estimated operating and maintenance expenses of the System for the next succeeding 90 days, in which case the excess amount, (i) after deduction of amounts required by the Senior Resolutions to be deposited in the funds and accounts for the Senior Bonds must be transferred to the Debt Service Fund to remedy any deficiency in the Debt Service Fund, and (ii) if or to the extent that no such deficiency exists, then the remaining excess amount may be transferred to the Surplus Fund.

(c) Water Utility Special Redemption Fund (the "**Special Redemption Fund**"), which is divided into the following three accounts: (i) the "Interest and Principal Account", (ii) the "Earnings Account", and (iii) the "Reserve Account." Amounts held in the Interest and Principal Account and the Earnings Account will be used only to pay principal of, and premium, if any, and interest on, the Senior Bonds and any bonds issued on a parity to the Senior Bonds as provided in the Senior Resolutions (the "**Senior Parity Bonds**"). Amounts held in the Reserve Account will be used to pay principal of, or interest on, the Senior Bonds or any Senior Parity Bonds on any date when amounts in the Interest and Principal Account and the Earnings Account are insufficient to make such payments as provided in the Senior Resolutions.

(d) Water Utility Depreciation Fund (the "**Depreciation Fund**"), which will be used to hold amounts expected to be used to pay for repairs, replacements, extensions, or additions to the System, *provided,* that amounts in the Depreciation Fund can be used only if such amounts are not needed to make up any deficiency in the Interest and Principal Account or the Reserve Account described in (c) above, and the deposit to the Debt Service Fund for the payment of the Bonds, the Outstanding Bonds, and Parity Bonds.

(e) Water Utility Surplus Fund (the "**Surplus Fund**"), which shall be applied *first*, as required by the Senior Resolutions, to pay principal of, or interest on, the Senior Bonds when the Special Redemption Fund for the Senior Bonds is insufficient for that purpose, and to remedy any deficiency in any of the Funds and Accounts as described in the Senior Resolutions, and *second*, as required by this Resolution, to make deposits to

the Debt Service Fund described in (f) below to provide for the payment of the principal of, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same becomes due, and to remedy any deficiency in any of the Funds and Accounts. Notwithstanding the provisions of the Senior Resolutions, amounts in the Surplus Fund shall not be used for any other purpose except to the extent such amounts are in excess of the amounts required to pay the principal of, and interest coming due on, the Senior Bonds, the Bonds, the Outstanding Bonds, and any Parity Bonds on their next respective interest payment dates. If at the close of any Fiscal Year there is no such deficiency, then such amounts may be disbursed as follows:

(i) to retire the Bonds, the Outstanding Bonds, or any Parity Bonds in advance of maturity by redemption; or

(ii) to rebate payments made by customers of the System pursuant to any plan adopted by the Governing Body of the Municipality; or

(iii) to the general fund of the Municipality.

(f) Water Utility Subordinate Special Redemption Fund (the "**Debt Service Fund**"), which shall be used for the payment of the principal of, premium, if any, and interest on the Bonds, the Outstanding Bonds, and Parity Bonds as the same become due.

(g) 2024B Water Utility SDWLP Project Fund, which shall be used for the purpose of paying the costs of the Project as described in Section 13 hereof.

(h) 2024B Rebate Fund, which shall be used for the purpose of paying any rebate liability with respect to the Bonds as described in Section 16 hereof.

The Special Redemption Fund created under the Senior Resolutions for the Senior Bonds, including the Earnings Account and the Reserve Account therein, is not pledged to the payment of principal of or interest on the Bonds, the Outstanding Bonds, or any Parity Bonds, and amounts on deposit in the Special Redemption Fund shall not be used for the payment of principal of or interest on the Bonds, the Outstanding Bonds, or any Parity Bonds as the same becomes due.

Section 7. Application of Revenues.

Until all Bonds, Outstanding Bonds, and any Parity Bonds have been retired, or until there is on deposit in the Debt Service Fund an amount sufficient to provide for the payment of the Bonds, the Outstanding Bonds, and any Parity Bonds, together with interest thereon to maturity, the Gross Revenues of the System shall be deposited as collected in the Revenue Fund and shall be transferred monthly to the funds listed below in the following order of priority and in the manner set forth below:

(a) to the Operation and Maintenance Fund, an amount equal to the estimated Current Expenses for such month and for the following month (after giving effect to available amounts in said fund from prior deposits);

(b) to the Special Redemption Fund, amounts sufficient to fund the accounts therein as required under the Senior Resolutions.

(c) to the Depreciation Fund, an amount determined by the Governing Body to be sufficient to provide a proper and adequate depreciation account for the System;

(d) to the Surplus Fund, any amount remaining in the Revenue Fund after the monthly transfers required in (a) through (c) above have been completed, to be further applied as described in Section 6(e) above, and the deposit to the Debt Service Fund described below; and.

(e) to the Debt Service Fund, an amount equal to one-sixth (1/6) of the next installment of interest coming due on the Bonds, the Outstanding Bonds, and any Parity Bonds then outstanding and an amount equal to one-twelfth (1/12) of the installment of principal of the Bonds, the Outstanding Bonds, and any Parity Bonds coming due during such Bond Year (after giving effect to available amounts in said fund from accrued interest, any premium or any other source);

Transfers from the Revenue Fund to the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund, and the Surplus Fund, and from the Surplus Fund to the Debt Service Fund, shall be made monthly in the order indicated above, on such dates as are necessary to carry out the purposes of the respective funds, and such transfer shall be applicable to monies on deposit in the Revenue Fund as of the last day of the preceding month. Any other transfers and deposits to any fund required or permitted by subsection (a) through (e) of this Section 7, except transfers or deposits which are required to be made immediately or annually, shall be made on such dates as are necessary to carry out the purposes of the respective funds. Any transfer or deposit required to be made at the end of any Fiscal Year shall be made within 60 days after the close of such Fiscal Year.

It is the express intent and determination of the Governing Body that the amounts transferred from the Surplus Fund and deposited in the Debt Service Fund shall be sufficient in any event to pay the interest on the Bonds, the Outstanding Bonds, and any Parity Bonds and the principal thereof as the same becomes due.

Section 8. <u>Deposits and Investments</u>.

The Debt Service Fund shall be kept apart from monies in the other funds and accounts and the same shall be used for no purpose other than the prompt payment of principal of, premium if any, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same become due and payable. All monies therein shall be deposited in special and segregated accounts in a public depository selected under Chapter 34 of the Wisconsin Statutes and may be temporarily invested until needed in legal investments subject to the provisions of Section 66.0603(1m) of the Wisconsin Statutes. The other funds herein created or continued, as applicable (except the 2024B Water Utility SDWLP Project Fund created in Section 6 hereof), may be combined in a single account in a public depository selected in the manner set forth above and may be temporarily invested until needed in legal investments subject to the provisions of Section 66.0603(1m) of the Wisconsin Statutes.

Section 9. Service to the Municipality.

The reasonable cost and value of services rendered to the Municipality by the System by furnishing water services for public purposes shall be charged against the Municipality and shall, to the extent permitted by law, be paid in monthly installments as the service accrues, out of the current revenues of the Municipality collected or in the process of collection, exclusive of the revenues derived from the System; that is to say, out of the tax levy of the Municipality made by it to raise money to meet its necessary current expenses. The reasonable cost and value of such service to the Municipality in each year shall be equal to an amount which, together with other revenues of the System, will produce in each Fiscal Year Net Revenues equivalent to not less than the annual principal and interest requirements on the Senior Bonds, the Bonds, the Outstanding Bonds, and any Parity Bonds, and any other debt obligations payable from the revenues of the System then outstanding times the greater of (i) 110%, or (ii) the highest debt service coverage ratio required with respect to any debt obligations payable from the revenues of the System then outstanding. However, such payment out of the tax levy shall be subject to (a) approval of the Wisconsin Public Service Commission, or successors to its function, if applicable, (b) yearly appropriations therefor, and (c) applicable levy limitations, if any; but neither this Resolution nor such payment shall be construed as constituting an obligation of the Municipality to make any such appropriation over and above the reasonable cost and value of the services rendered to the Municipality and its inhabitants or to make any subsequent payment over and above such reasonable cost and value.

Section 10. Operation of System; Municipality Covenants.

It is covenanted and agreed by the Municipality with the owner or owners of the Bonds, and each of them, that the Municipality will perform all of its obligations as set forth in the Financial Assistance Agreement.

Section 11. Additional Bonds.

Additional obligations payable out of the revenues of the System that have a priority over the Bonds, the Outstanding Bonds, and any Parity Bonds may be issued as provided in the Senior Resolutions. Additional obligations may be issued if the lien and pledge is junior and subordinate to that of the Bonds, the Outstanding Bonds, and the Senior Bonds. Additional Parity Bonds may be issued only if all the following conditions are met:

(i) The Net Revenues of the System for the Fiscal Year immediately preceding the issuance of such additional Parity Bonds must have been in an amount at least equal to the maximum annual interest and principal requirements on all bonds outstanding payable from the revenues of the System (other than obligations subordinate to the Bonds and the Outstanding Bonds), and on the bonds then to be issued, times the greater of (a) 1.10 or (b) the highest debt service coverage ratio to be required with respect to any Senior Bonds, Outstanding Bonds, and Parity Bonds then outstanding. Should an increase in permanent rates and charges, including those made to the Municipality, be properly ordered and made effective during the Fiscal Year immediately prior to the issuance of such

additional Parity Bonds or during that part of the Fiscal Year of issuance prior to such issuance, then Net Revenues for purposes of such computation shall include such additional revenues as an independent certified public accountant, consulting professional engineer or the Wisconsin Public Service Commission may certify would have accrued during the prior Fiscal Year had the new rates been in effect during that entire immediately prior Fiscal Year.

(ii) The payments required to be made into the funds enumerated in Section 6 of this Resolution must have been made in full.

(iii) Additional Parity Bonds must have principal maturing on May 1 of each year and interest due on May 1 and November 1 of each year.

(iv) The proceeds of additional Parity Bonds must be used only for the purpose of providing extensions or improvements to the System, or to refund obligations issued for such purpose.

(v) Additional Parity Bonds may, at the discretion of the Municipality, be issued with the additional security of a reserve fund but any such reserve fund shall not be available as additional security for the Bonds.

Section 12. Sale of Bonds.

The sale of the Bonds to the SDWLP for the purchase price of up to $2,932,862, and at par, is ratified and confirmed; and the officers of the Municipality are authorized and directed to do any and all acts, including executing the Financial Assistance Agreement and the Bonds as herein above provided, necessary to conclude delivery of the Bonds to the SDWLP, as soon after adoption of this Resolution as is convenient. The purchase price for the Bonds shall be paid upon requisition therefor as provided in the Financial Assistance Agreement. The officers of the Municipality are authorized to prepare and submit to the SDWLP any requisitions or disbursement requests in anticipation of the execution of the Financial Assistance Agreement and the issuance of the Bonds.

Section 13. Application of Bond Proceeds.

The proceeds of the sale of the Bonds shall be deposited by the Municipality into the "**2024B Water Utility SDWLP Project Fund**" created and established under Section 6 hereof. The 2024B Water Utility SDWLP Project Fund shall be used solely for the purpose of paying the costs of the Project (including capitalized interest, if any, on the Bonds) as more fully described in the recitals of this Resolution and in the Financial Assistance Agreement. Moneys in the 2024B Water Utility SDWLP Project Fund shall be disbursed within three business days after their receipt from the SDWLP and shall not be invested in any interest-bearing account.

Section 14. Amendment to Resolution.

After the issuance of the Bonds, no change or alteration of any kind in the provisions of this Resolution may be made until all of the Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except: (a) the Municipality may, from to time, amend this Resolution without the consent of any of the owners of the Bonds, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and (b) this Resolution may be amended, in any respect, with a written consent of the owners of not less than two-thirds (2/3) of the principal amount of the Bonds then outstanding, exclusive of Bonds held by the Municipality; *provided, however,* that no amendment shall permit any change in the pledge of revenues derived from the System or the maturity of any Bond issued hereunder, or a reduction in the rate of interest on any Bond, or in the amount of the principal obligation thereof, or in the amount of the redemption premium payable in the case of redemption thereof, or change the terms upon which the Bonds may be redeemed or make any other modification in the terms of the payment of such principal or interest without the written consent of the owner of each such Bond to which the change is applicable.

Section 15. Defeasance.

When all Bonds have been discharged, all pledges, covenants, and other rights granted to the owners thereof by this Resolution shall cease. The Municipality may discharge all Bonds due on any date by irrevocably depositing in escrow with a suitable bank or trust company a sum of cash and/or bonds or securities issued or guaranteed as to principal and interest by the United States, or by a commission, board, or other instrumentality of the United States, maturing on the dates and bearing interest at the rates required to provide funds sufficient to pay when due the interest to accrue on each of the Bonds to maturity or, at the Municipality's option, if said Bond is prepayable to any prior date upon which it may be called for redemption, and to pay and redeem the principal amount of each such Bond at maturity, or at the Municipality's option, if said Bond is prepayable, at its earliest redemption date, with the premium required for such redemption, if any, provided that notice of the redemption of all prepayable Bonds on such date has been duly given or provided for.

Section 16. Rebate Fund.

Unless the Bonds are exempt from the rebate requirements of the Internal Revenue Code of 1986, as amended (the "**Code**"), the Municipality shall establish and maintain, so long as the Bonds are outstanding, a separate account to be known as the "**2024B Rebate Fund**." The sole purpose of the 2024B Rebate Fund is to provide for the payment of any rebate liability with respect to the Bonds under the relevant provisions of the Code and the Treasury Regulations promulgated thereunder (the "**Regulations**"). The 2024B Rebate Fund shall be maintained by the Municipality until all required rebate payments with respect to the Bonds have been made in accordance with the relevant provisions of the Code and the Regulations.

The Municipality hereby covenants and agrees that it shall pay to the United States Treasury from the 2024B Rebate Fund, on the dates and in the amounts and manner required by the Code and the Regulations, the portion of the "rebate amount" (as defined in

Section 1.148-3(b) of the Regulations) that is due as of each "computation date" (within the meaning of Section 1.148-3(e) of the Regulations). As of the date of this Resolution, the provisions of the Regulations specifying the required amounts of rebate installment payments and the time and manner of such payments are contained in Sections 1.148-3(f) and (g) of the Regulations, respectively. Amounts held in the 2024B Rebate Fund and the investment income therefrom are not pledged as security for the Bonds, the Outstanding Bonds, or any Parity Bonds and may only be used for the payment of any rebate liability with respect to the Bonds.

The Municipality may engage the services of a qualified rebate determination provider to assist it in determining the rebate payments, if any, owed to the United States with respect to the Bonds. The Municipality shall maintain or cause to be maintained records of determinations of rebate liability made with respect to the Bonds for each computation date until three (3) years after the April 15th of the calendar year immediately preceding the retirement of the last Bond. The Municipality shall make such records available to the SDWLP upon reasonable request therefor.

Section 17. Resolution a Contract.

The provisions of this Resolution shall constitute a contract between the Municipality and the owner or owners of the Bonds, and after issuance of any of the Bonds no change or alteration of any kind in the provisions of this Resolution may be made, except as provided in Section 14, until all the Bonds have been paid in full as to both principal and interest. The owner or owners of any the Bonds shall have the right, in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce such owner's or owners' rights against the Municipality, the Governing Body, and any and all officers and agents thereof including, but without limitation, the right to require the Municipality, its Governing Body and any other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in this Resolution.

Section 18. Continuing Disclosure.

The officers of the Municipality are hereby authorized and directed, if requested by the SDWLP, to provide to the SDWLP and to such other persons or entities as directed by the SDWLP, such ongoing disclosure regarding the Municipality's financial condition and other matters, at such times and in such manner as the SDWLP may require, in order that securities issued by the Municipality and the SDWLP satisfy rules and regulations promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended or may be amended from time to time imposed on brokers and dealers of municipal securities before the brokers and dealers may buy, sell, or recommend the purchase of such securities.

Section 19. Application of Surplus Fund.

From and after the date of issuance of the Bonds, and while any of the Bonds, the Outstanding Bonds, and Parity Bonds shall be outstanding, amounts in the Surplus Fund shall be applied (i) *first*, as required by the Senior Resolutions, to pay principal of, or interest on, the Senior Bonds when the Special Redemption Fund is insufficient for that purpose, and to remedy any deficiency in any of the Funds or Accounts, and (ii) *second*, as required by this Resolution,

to make deposits to the Debt Service Fund to provide for the payment of the principal of, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same becomes due, and to remedy any deficiency in any of the Funds and Accounts. Notwithstanding the provisions of the Senior Resolutions, amounts in the Surplus Fund shall not be used for any other purpose except to the extent such amounts are in excess of the amounts required to pay the principal of, and interest coming due on, the Senior Bonds, the Bonds, the Outstanding Bonds, and any Parity Bonds on their next respective interest payment dates, as described in Section 6(e) of this Resolution.

Section 20. Publication of Notice.

The Clerk of the Municipality shall publish notice that the Municipality has agreed to sell the Bonds. The notice shall be published promptly after the execution of the Financial Assistance Agreement in the Municipality's official newspaper as a class 1 notice under Chapter 985 of the Wisconsin Statutes. The notice shall be in substantially the form attached hereto as in Exhibit B. The Clerk shall obtain proof, in affidavit form, of the publication, and shall compare the published notice with the attached form to confirm that no mistake was made in publication.

Section 21. Conflicting Resolutions.

In case any part of a prior action of the Governing Body conflicts with this Resolution, that part of the prior action is hereby rescinded; except that this Section shall not be interpreted as rescinding any part of the Senior Resolutions. In the case of any conflict between this Resolution and the Senior Resolutions, the Senior Resolutions shall control as long as any Senior Bonds are outstanding.

Passed: July 2, 2024

Approved: July ____, 2024

_____
Satya Rhodes-Conway, Mayor

Attest:

_____
Maribeth Witzel-Behl, Clerk

EXHIBIT A

(Form of Bond)

REGISTERED	UNITED STATES OF AMERICA STATE OF WISCONSIN	REGISTERED
No. R-1	CITY OF MADISON	$2,932,862

SUBORDINATE WATER SYSTEM REVENUE BOND, SERIES 2024B

Interest Rate	Maturity Date	Original Issue Date	CUSIP
2.145%	May 1, 2044	July 24, 2024	None

REGISTERED OWNER: STATE OF WISCONSIN SAFE DRINKING WATER LOAN PROGRAM

PRINCIPAL AMOUNT: TWO MILLION NINE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED SIXTY-TWO DOLLARS

THE CITY OF MADISON, WISCONSIN (the "**Municipality**") hereby acknowledges itself to owe and for value received promises to pay the Principal Amount to the Registered Owner on the Maturity Date or earlier installment payment date (as hereinafter described), and interest on the Principal Amount from the Original Issue Date at the annual rate of the Interest Rate. The actual interest amount due is based on the amount of principal drawn, from the dates so drawn (as hereinafter described), or from the most recent interest payment date to which interest has been paid. Interest is due and payable on each May 1 and November 1 until the Principal Amount has been paid, beginning on November 1, 2024. Interest is computed on the basis of a 360-day year of twelve 30-day months.

The Principal Amount evidenced by this Bond (the "**Bonds**") may be drawn upon by the Municipality in accordance with the Financial Assistance Agreement (as defined in the Resolution). The Principal Amount so drawn shall be repaid in annual installments on each May 1, beginning on May 1, 2026, in the amounts set forth in the repayment schedule attached as Exhibit B to the Financial Assistance Agreement and in the attached Schedule 2. The repayment schedule has been calculated by the State of Wisconsin Department of Administration (the "**State**") assuming the full Principal Amount of the Bonds has been drawn by the Municipality on the Original Issue Date. The repayment schedule will be adjusted by the State from time to time based on the actual Principal Amounts drawn by the Municipality. The Principal Amounts so drawn shall be repaid in an amount equal to an amount which when amortized over the remaining term of this Bond plus current payments of interest (but only on amounts drawn hereunder) at the Interest Rate shall result in equal annual payments of the total of principal of and interest on the Bonds. The State shall record draws of principal and repayments of principal in the format shown on the attached Schedule 1.

On each principal payment date (whether at maturity or earlier installment payment or redemption date) and on each interest payment date, the Treasurer of the Municipality (who will act as authentication agent, paying agent, and registrar for the Bonds), or any successor fiscal agent appointed by the Municipality to act as authentication agent, paying agent, and registrar for the Obligations under Section 67.10(2) of the Wisconsin Statutes (hereinafter called the "**Fiscal Agent**"), will pay the principal of, and interest on, this Bond by electronic funds transfer or by check sent by overnight delivery service to the person or entity in whose name this Bond is registered on the register (hereinafter called the "**Bond Register**") maintained by the Fiscal Agent at the end of the 15th day (whether or not a business day) of the calendar month just before a regularly scheduled interest payment date for the Bonds (the "**Record Date**").

The Bonds are subject to optional redemption prior to maturity only as provided in the Financial Assistance Agreement and upon the written consent of the Registered Owner.

This Bond is transferable only upon the Bond Register in the office of the Fiscal Agent, by the Registered Owner in person or its duly authorized attorney, upon surrender of this Bond, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Bond Registrar, duly executed by the Registered Owner or its duly authorized attorney. Thereupon a replacement Bond shall be issued to the transferee in exchange therefor. The Fiscal Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes. This Bond is issuable solely as a negotiable, fully-registered bond, without coupons, and in denominations of $0.01 or any multiple thereof.

This Bond is issued for the purpose of providing for the payment of the cost of constructing improvements to the water utility of the Municipality (the "**System**"), pursuant to Article XI, Section 3, of the Wisconsin Constitution, Section 66.0621 of the Wisconsin Statutes, and a resolution adopted on July 2, 2024, and entitled: "Resolution Authorizing the Sale and Issuance of up to $2,932,862 Subordinate Water Utility Revenue Bonds, Series 2024B and Providing for Other Details and Covenants with Respect Thereto" (the "**Resolution**"), and is payable only from the Debt Service Fund (as defined in the Resolution) continued by the Municipality under the Resolution and the revenues of the System pledged to such fund. The Bonds are issued expressly subordinate to Senior Bonds (as defined in the Resolution) previously issued by the Municipality payable from revenues of the System and, subject to certain conditions described in the Resolution, subordinate to future Senior Bonds to be issued by the Municipality payable from revenues of the System, and on a parity and equality of rank with the Municipality's Outstanding Bonds (as defined in the Resolution). Under circumstances and subject to conditions stated in the resolution authorizing the issuance of the 2023 Bonds (as defined in the Resolution) and continued under the Resolution, additional bonds and notes may later be issued on a parity with the Bonds and the Outstanding Bonds (collectively, "**Parity Bonds**"). This Bond does not constitute an indebtedness of the Municipality within the meaning of any constitutional or statutory debt limitation or provision.

This Bond is a valid claim of the Registered Owner hereof only against the Debt Service Fund and the revenues of the System pledged to the Debt Service Fund. Sufficient revenues of the System have been pledged to the Debt Service Fund to be used for no other

purpose than to pay the principal of, and interest on, the Bonds, the Outstanding Bonds, and any Parity Bonds as the same becomes due.

It is hereby certified, recited, and declared that all acts, conditions, and procedures required to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, have happened, and have been performed in due time, form, and manner as required by law; and that sufficient of the income and revenue to be received by the Municipality from the operation of the System has been pledged to and will be set aside into a special fund for the payment of the principal of, and interest on, this Bond.

IN WITNESS WHEREOF, the Municipality has caused this Bond to be signed by its Mayor and Clerk, and its corporate seal (or a true facsimile thereof) to be impressed (or imprinted) hereon, all as of the Original Issue Date specified above.

CITY OF MADISON, WISCONSIN

[SEAL]

By:_____
Satya Rhodes-Conway, Mayor

By:_____
Maribeth Witzel-Behl, Clerk

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

_____

_____

(Please Print or Type Name and Address of Assignee)

the within-mentioned Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Bond Registrar, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

_____ _____

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Bond Registrar, which requirements include membership or participation in the Securities Transfer Association Medallion Program ("**STAMP**") or such other "signature guarantee program" as may be determined by the Bond Registrar in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Note: The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or change whatsoever. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of such person's authority to act must accompany this Bond.

SCHEDULE 1 TO BOND FORM

$2,932,862
CITY OF MADISON, WISCONSIN
SUBORDINATE WATER SYSTEM REVENUE BONDS, SERIES 2024B

Amount of Disbursement	Date of Disbursement	Principal Repaid	Principal Balance
$_____	_____	$_____	$_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SCHEDULE 2 TO BOND FORM

PRINCIPAL REPAYMENT SCHEDULE

Date	Principal Amount
May 1, 2026	$126,664.16
May 1, 2027	129,381.10
May 1, 2028	132,156.33
May 1, 2029	134,991.08
May 1, 2030	137,886.64
May 1, 2031	140,844.31
May 1, 2032	143,865.42
May 1, 2033	146,951.33
May 1, 2034	150,103.44
May 1, 2035	153,323.16
May 1, 2036	156,611.94
May 1, 2037	159,971.27
May 1, 2038	163,402.65
May 1, 2039	166,907.64
May 1, 2040	170,487.81
May 1, 2041	174,144.77
May 1, 2042	177,880.17
May 1, 2043	181,695.70
May 1, 2044	185,593.08

EXHIBIT B

NOTICE TO THE ELECTORS OF THE
CITY OF MADISON, WISCONSIN
RELATING TO BOND SALE

On July 2, 2024, pursuant to Section 66.0621 of the Wisconsin Statutes, a resolution was offered, read, approved, and adopted whereby the City of Madison, Wisconsin (the "City") authorized the borrowing of money through the issuance of bonds and authorized certain City officials to enter into a purchase agreement relating to said borrowing. On July 24, 2024 the City entered into a purchase agreement with the State of Wisconsin Safe Drinking Water Loan Program to whom the City agreed to sell its subordinate water utility revenue bonds in the principal amount of up to $2,932,862. The closing of the bonds was held on July 24, 2024. A copy of all proceedings with respect to the authorization and sale of said bonds is on file and may be examined in the office of the City Clerk at Room 101, City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, Wisconsin between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

This notice is given pursuant to Section 893.77 of the Wisconsin Statutes, which provides that an action or proceeding to contest the validity of such financing, for other than constitutional reasons, must be commenced within 30 days after the date of publication of this notice.

Publication Date: July __, 2024

/s/ Maribeth Witzel-Behl
City Clerk

City of Madison

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

Master

File Number: 83914

File ID:	83914	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/11/2024
File Name:	Authorizing the Mayor and City Clerk to enter into a competitively selected service contract with M3 Insurance Solutions Inc. to provide agent & broker services for the City's Wage and Life Insurance programs.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter into a competitively selected service contract with M3 Insurance Solutions Inc. to provide agent & broker services for the City's Wage and Life Insurance programs.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	96.
Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	12100-0-2023-BP Wage and LIfe Insurance Agent.pdf	**Enactment Number:**	
Author:	Brad Wollmann, HR Budget and Data Analyst	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/11/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Referred	FINANCE COMMITTEE		06/24/2024	
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						

1	FINANCE COMMITTEE	06/24/2024	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 83914

Fiscal Note

The proposed resolution authorizes a contract to provide agent and broker services for the City's wage and life insurance programs. The city does not pay fees directly to the broker. Instead, the broker receives a percentage of city and staff premiums paid to our wage and life insurance provider. The agent/broker fee will be 2% of premiums and is anticipated to total approximately $100,000. No additional appropriation is required with this resolution. The city's premium structure is determined through a separate agreement with the insurance provider.

Title

Authorizing the Mayor and City Clerk to enter into a competitively selected service contract with M3 Insurance Solutions Inc. to provide agent & broker services for the City's Wage and Life Insurance programs.

Body

WHEREAS, the City of Madison provides employees access to income continuation insurance for both short and long term disability, referred to as Wage Insurance, to provide employees with income during a recovery period; and the City also provides access to Accidental Death and Dismemberment insurance for general employees and Occupational Death and Dismemberment insurance for Police and Fire personnel, commonly referred to as Life Insurance, in the event of a catastrophic incident; and
WHEREAS, the City of Madison Human Resources Department requires an agent/broker to assist in the redesign of the City's Wage & Life Insurance plans and provide ongoing administration of the updated Wage & Life insurance plans; and
WHEREAS, the Human Resources Department worked with the Purchasing Division to issue RFP #12100-0-2023-BP to solicit proposals for such services, and received 3 proposals; and

WHEREAS, an evaluation team consisting of Purchasing and relevant City staff conducted a detailed evaluation, scored and ranked each of the proposals using criteria including cost, expertise, past performance, and references; interviewed finalists and selected M3 Insurance Solutions Inc. through this process; and

WHEREAS, the vendor's fee will be 2% of the wage & life insurance premiums due; and
WHEREAS, the past year's wage and life insurance premiums did not exceed $5,000,000; and

WHEREAS, the vendor's fee will be calculated as 2% of the annual insurance premiums but shall not exceed $120,000 each year; and

WHEREAS, the contract will have an initial term of three years with two optional 1 year renewal terms; 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 a contract with M3 Insurance Solutions Inc. for the purposes and at the price described above, for a maximum term of five (5) years.

CITY OF MADISON

REQUEST FOR PROPOSALS

RFP #:	12100-0-2023-BP
Title:	Wage & Life Insurance Agent
City Agency:	Human Resources
Due Date:	Friday, January 5, 2024 at 2:00PM CST

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1 NOTICE TO PROPOSERS

1.1 Summary

The City of Madison Human Resources ("City") is soliciting Proposals from qualified consultants for a Wage and Life Insurance Agent . Consultants submitting Proposals ("Proposers") are required to read this Request for Proposals ("RFP") in its entirety and follow the instructions contained herein.

1.2 Important Dates

Deliver Proposals no later than the due time and date indicated below. The City will reject late Proposals:

Issue Date:	Thursday, November 30, 2023
Questions Due Date:	Monday, December 11, 2023
Answers Posted Date:	Friday, December 15, 2023
Due Date:	Friday, January 5, 2024 at 2:00PM CST

1.3 Format

All Proposals are to be submitted electronically. Submit Technical and Cost Proposals (Form D) in separate, distinct files.

Complete and return Forms A through E to City of Madison Purchasing Services by Friday, January 5, 2024**.** Please do not send back the entire RFP document with your proposal. Only send the necessary forms.

1.4 Labeling

All email correspondence must include RFP #12100-0-2023-BP in the subject line.

1.5 Delivery of Proposals

Delivery of electronic copy to: via email to bids@cityofmadison.com

Proposals must be delivered as instructed. Deliveries to other City departments and/or locations may result in disqualification.

Notice: The City is currently only accepting submissions in electronic format only, as indicated in Section 1.3 above.

1.6 Appendix A: Standard Terms & Conditions

Proposers are responsible for reviewing Appendix A, the Standard Terms and Conditions, prior to submission of their Proposals. Appendix A applies to the submission of proposals and in the absence of a signed contract becomes part of the contract terms. Part I of Appendix A provides legal terms relevant only to the submission of proposals. Part II of Appendix A provides legal terms that would apply *only in the absence of a signed contract.*

1.7 Appendix B: Sample Contract for Purchase of Services

Proposers are responsible for reviewing Appendix B, Sample Contract, prior to submission of their Proposals. A contract in the form of Appendix B will serve as the basis of the contract resulting from this RFP. The resulting contract will control over any different legal terms in this RFP, Appendix A, the proposal, etc. **By submitting a proposal, Proposers affirm their willingness to enter into a contract containing the terms found in Appendix B**. While the City strives to provide the most appropriate

sample contract for this RFP, the City reserves the right to modify the sample form for any resulting contract. The City does not negotiate legal terms prior to award.

1.8 Affirmative Action Notice

If Contractor employs 15 or more employees and does aggregate annual business with the City of $50,000 or more for the calendar year in which the PO and/or Contract is in effect, Contractor shall file, within thirty (30) days from the PO/Contract effective date and BEFORE RELEASE OF PAYMENT, an Affirmative Action Plan designed to ensure that the Contractor provides equal employment opportunity to all and takes affirmative action in its utilization of applicants and employees who are women, minorities and/or persons with disabilities. A sample affirmative action plan, Request for Exemption forms, and instructions are available at: www.cityofmadison.com/civil-rights/contract-compliance/vendors-suppliers/forms or by contacting a Contract Compliance Specialist at the City of Madison Affirmative Action Division at (608) 266-4910. Vendors must register for an account to complete the required forms online, here: https://elam.cityofmadison.com/citizenaccess

Contractor shall also allow maximum feasible opportunity to small business enterprises to compete for any subcontracts entered into pursuant to this PO/Contract.

Job postings: All contractors who employ 15 or more employees (regardless of the dollar amount of this contract or their annual aggregate business with the City) must notify the City of all external job openings at locations in Dane County, Wisconsin, and agree to interview candidates referred by the City or its designated organization. Job posting information is available at: http://www.cityofmadison.com/civil-rights/programs/referrals-and-interviews-for-sustainable-employment-raise-program. Instructions for contractors: http://www.cityofmadison.com/civil-rights/documents/RaISE_Job_Posting_Instructions.pdf

The complete set of Affirmative Action requirements for this purchase can be found in **paragraph 20 of Appendix A – Standard Terms and Conditions** and, in **Section 13 of Appendix B – Sample Contract for Purchase of Services**.

1.9 Multiple Proposals

Multiple Proposals from Proposers are permitted; however, each must fully conform to the requirements for submission. Proposers must sequentially label (e.g., Proposal #1, Proposal #2) and separately package each Proposal. Proposers may submit alternate pricing schemes without having to submit multiple Proposals.

1.10 City of Madison Contact Information

The City of Madison Human Resources is the procuring agency:	Kurt D. Rose City of Madison Human Resources KRose@cityofmadison.com
The City of Madison Purchasing Services administers the procurement function:	Brian Pittelli Purchasing Services City-County Bldg, Room 407 210 Martin Luther King, Jr. Blvd. Madison, WI 53703-3346 bpittelli@cityofmadison.com

For questions regarding Affirmative Action Plans please contact:	Contract Compliance Department of Civil Rights City-County Bldg., Room 523 210 Martin Luther King, Jr. Blvd. Madison, WI 53703 PH: (608) 266-4910 dcr@cityofmadison.com

The City employs spam filtering that occasionally blocks legitimate emails, holding them in 'quarantine" for four calendar days. The contacts listed in this RFP will acknowledge all emails received. Proposers not receiving acknowledgement within twenty-four hours shall follow-up via phone with specific information identifying the originating email address for message recovery.

1.11 Inquiries and Clarifications

Proposers are to raise any questions they have about the RFP document without delay. Direct all questions, ***in writing,*** to the Purchasing Services administrator listed in Section 1.10.

Proposers finding any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP document shall immediately notify the Buyer and request clarification. In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda – see 1.12 below. Proposers are strongly encouraged to check for addenda regularly.

Proposals should be as responsive as possible to the provisions stated herein. Exceptions are not permitted. The City of Madison reserves the right to disqualify any and all bids that are non-responsive or that include exceptions.

1.12 Addenda

In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda to its Proposals distribution websites – see 1.13 below. It is the Proposers responsibility to regularly monitor the websites for any such postings. Proposers must acknowledge the receipt of any addenda on Form B. Failure to retrieve addenda and include their provisions may result in disqualification.

1.13 Bid Distribution Networks

The City of Madison posts all Request for Proposals, addenda, tabulations, awards and related announcements on two distribution networks – Vendor Net and Demand Star. The aforementioned documents are available **exclusively** from these websites. It is the Proposers responsibility to regularly monitor the bid distribution network for any such postings. Proposers' failure to retrieve such addenda and incorporate their appropriate provisions in their response may result in disqualification. Both sites offer free registration to City Proposers.

State of Wisconsin VendorNet System:	State of Wisconsin and local agencies bid network. Registration is free. http://vendornet.state.wi.us/vendornet
DemandStar by Onvia:	National bid network – Free subscription is available to access Proposals from the City of Madison and other Wisconsin agencies, participating in the Wisconsin Association of Public Purchasers (WAPP). A fee is required if subscribing to multiple agencies that are not included in WAPP.
Bid Opportunities:	www.cityofmadison.com/finance/purchasing/bidDemandStar.cfm
Home Page:	www.demandstar.com

To Register: https://www.demandstar.com/app/registration

Please note when registering: Pick the **Wisconsin Association of Public Procurement (WAPP)** to select all current Wisconsin government agencies.

1.14 Local Vendor Preference

The City of Madison has adopted a local preference purchasing policy granting a scoring preference to local suppliers. Only suppliers registered as of the bid's due date will receive preference. Learn more and register at the City of Madison website: www.cityofmadison.com/business/localPurchasing.

1.15 Oral Presentations/Site Visits/Meetings

Proposers may be asked to attend meetings, make oral presentations, inspect City locations or make their facilities available for a site inspection as part of this RFP process. Such presentations, meetings or site visits will be at the Proposers expense.

1.16 Acceptance/Rejection of Proposals

The City reserves the right to accept or reject any or all proposals submitted, in whole or in part, and to waive any informalities or technicalities, which at the City's discretion is determined to be in the best interests of the City. Further, the City makes no representations that a contract will be awarded to any proposer responding to this request. The City expressly reserves the right to reject any and all proposals responding to this invitation without indicating any reasons for such rejection(s).

The City reserves the right to postpone due dates and openings for its own convenience and to withdraw this solicitation at any time without prior notice.

1.17 Withdrawal or Revision of Proposals

Proposers may, without prejudice, withdraw Proposals submitted prior to the date and time specified for receipt of Proposals by requesting such withdrawal before the due time and date of the submission of Proposals. After the due date of submission of Proposals, no Proposals may be withdrawn for a period of 90 days or as otherwise specified or provided by law. Proposers may modify their Proposals at any time prior to opening of Proposals.

1.18 Non-Material and Material Variances

The City reserves the right to waive or permit cure of nonmaterial variances in the offer if, in the judgment of the City, it is in the City's best interest to do so. The determination of materiality is in the sole discretion of the City.

1.19 Public Records

Proposers are hereby notified that all information submitted in response to this RFP may be made available for public inspection according to the Public Records Law of the State of Wisconsin or other applicable public record laws. Information qualifying as a "trade secret"—defined in State of Wisconsin Statutes—may be held confidential.

Proposers shall seal separately and clearly identify all information they deem to be "trade secrets," as defined in the State of Wisconsin Statutes. Do not duplicate or co-mingle information, deemed confidential and sealed, elsewhere in your response.

S. 19.36(5)
(5) TRADE SECRETS. An authority may withhold access to any record or portion of a record containing information qualifying as a trade secret as defined in s. 134.90(1)(c).

s. 134.90(1)(c)
(c) "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:
1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

The City cannot ensure that information will not be subject to release if a request is made under applicable public records laws. The City cannot consider the following confidential: a bid in its entirety, price information, or the entire contents of any resulting contract. The City will not provide advance notice to Proposers prior to release of any requested record.

To the extent permitted by such laws, it is the intention of the City to withhold the contents of Proposals from public view—until such times as competitive or bargaining reasons no longer require non-disclosure, in the City's opinion. At that time, all Proposals will be available for review in accordance with such laws.

1.20 Usage Reports

Annually, the successful Proposers shall furnish to City Purchasing usage reports summarizing the ordering history for each department served during the previous contract year. The report, at a minimum, must include each and every item or service ordered during the period, its total quantities and dollars by item/service and in total. The City reserves the right to request usage reports at any time and request additional information, if required, when reviewing contract activity.

1.21 Partial Award

Unless otherwise noted, it will be assumed that Proposers will accept an order for all or part of the items/services priced.

1.22 Tax Exempt

The City of Madison as a municipality is exempt from payment of federal excise taxes (Registration Number 008-1020421147-08) and State of Wisconsin taxes per Wisconsin statute 77.54(9a). Federal Tax ID #39-6005507. A completed Wisconsin Department of Revenue Form S-211 (R.2-00) can be found on the City website. Our tax-exempt number is ES 42916.

1.23 Cooperative Purchasing

Bidders may choose to extend prices offered on bids to other municipalities. Under Wisconsin Statutes, a municipality is defined as a county; city; village; town; school district; board of school directors; sewer district; drainage district; vocational, technical and adult education district; or any other public or quasi-public corporation, officer, board or other body having the authority to award public contracts. This is known as "cooperative" or "piggyback" purchasing, a practice common amongst units of government. The City is not responsible for any contract resulting from a cooperative purchase using this RFP as a basis; they are made solely between the bidders and third party unit of government.

1.24 Proposers Responsibility

Proposers shall examine this RFP and shall exercise their judgment as to the nature and scope of the work required. No plea of ignorance concerning conditions or difficulties that exist or may hereafter arise

in the execution of the work under the resulting contract, as a consequence of failure to make necessary examinations and investigations, shall be accepted as an excuse for any failure or omission on the part of the Proposers to fulfill the requirements of the resulting contract.

2 DESCRIPTION OF SERVICES/COMMODITIES

2.1 Description of Services

The City of Madison is seeking proposals from qualified agents/brokers to serve as the City's agent/broker for the ongoing administration of the City's wage and life insurance plans. This will include a redesign of the City's wage and life insurance plans, development of a market submission for the plans, marketing of the plans, and assistance with the selection of a wage and life insurance vendor for City of Madison employees. The current life insurance plan document is located here: https://www.cityofmadison.com/human-resources/documents/YourBenefitPlan.pdf. The current short-term and long-term disability plan document is located here: https://www.cityofmadison.com/human-resources/documents/YourBenefitPlanDisability.pdf. For more information on City insurance benefits, including rates, please see the City's Benefits page.

2.2 Background

Madison is the 2nd largest metropolitan area in the state of Wisconsin with more than 260,000 City residents. The City is home to the University of Wisconsin-Madison, and is also the state capitol. Madison is consistently recognized nationally as a "#1 place to live." We are surrounded by a density of companies leading the way in health, bioscience, technology, finance, and insurance. These industry leaders provide top tier benefits that allow them to attract and retain top talent.

The City's workforce consists of approximately 2,800 permanent staff and more than 700 hourly/seasonal employees spread across approximately 26 departments. The City uses a single provider for our wage and life insurance together. Wage and life insurance plans are structured whereby the combined premiums for the plan go into a premium stabilization fund to ensure variability in utilization does not impact rates for the plan significantly. Current cost associated with the plan are established at the outset so that any excess premium is able to be returned to the premium stabilization fund. The City has not completed an RFP for wage and life insurance for the last 50 years. The selected agent would anticipate being responsible for the development and completion of the RFP for wage and life insurance in conjunction with a team of individuals from the City of Madison.

The current life insurance plan document is located here: https://www.cityofmadison.com/human-resources/documents/YourBenefitPlan.pdf. The current short-term and long-term disability plan document is located here: https://www.cityofmadison.com/human-resources/documents/YourBenefitPlanDisability.pdf.

Related to Wage Insurance (Disability Insurance), the plan is available to all permanent employees without underwriting for 31 days after the start of employment, and may be eligible after underwriting after the 31 day period has passed. Wage insurance pays short and long-term benefits. Employees are eligible to receive short-term benefits for up to three years as long as the employee is totally unable to perform their job functions. Following the three years of short term benefits, long-term benefits are available until the employee's normal retirement date. Under this policy, the normal retirement date is age 65 for employees other than police officers and fire fighters. Premium rates for Wage Insurance are located at https://www.cityofmadison.com/human-resources/benefits/wage-insurance-disability-insurance.

Related to Life Insurance, the City offers a term life plan that is available to all permanent employees without underwriting for 31 days after the start of employment, and may be eligible after underwriting after the 31 day period has passed. The plan offers multiple levels of life insurance at 1, 1.5, 2, and 3 times the employee's highest salary, and increasing costs based on age and total value of coverage. The plan also allows for one ($5,000 child and $10,000 spouse) or two ($10,000 child and $20,000 spouse) units of dependent coverage. Premium rates for Life Insurance are located at https://www.cityofmadison.com/human-resources/benefits/life-insurance.

We currently have 2,733 active employees who are set up with wage insurance and 2,525 active employees with life insurance at varying levels. Identifying a vendor who specializes in customer service, responsiveness and affordability will be primary functions of the selected agent's role. The agent will be contracted to provide these services for three (3) year period beginning January 1, 2024 with two (2) optional 1-year extensions exercised at the City's discretion.

2.3 Scope of Work

The agent/broker will be expected to lead the charge in assisting with the redesign of the City's wage and life insurance plan, and developing and maintaining a relationship with an appropriate wage and life insurance vendor for the City of Madison once selected. The agent will manage the process in consultation with the City for selecting the wage and life insurance vendor. Additionally, the selected agent will assume primary responsibility in managing the relationship between the City and vendor.

Initial Responsibilities:

- Review background information including the current design and financial responsibility of the wage and life insurance programs and the amount of participating employees.
- Meet with Project Team (Human Resources, associations and unions, and key leadership staff) to validate scope of services, immediate wage and life insurance vendor needs, timetable and other deliverables.
- Propose plan modifications to deliver quality wage and life insurance to City employees at a reasonable price.
- Work with stakeholders to ensure appropriate education of employees, Association and Union representatives, and Human Resources and payroll staff to ensure quality engagement and strong buy-in to plan design changes.

Marketing Management:

- Identify City of Madison needs for a Wage and Life Insurance vendor.
- Draft and prepare market submission in conjunction with the Project Team (Human Resources, associations and unions, and key leadership staff).
- Lead feedback discussions and selection process of wage and life insurance vendor.
- Assist City staff with the development of communications to keep employees appraised throughout the project.

Selection of the Wage and Life Insurance vendor

- Present implementation options to Project Team; assist Human Resources and the Finance Department in the development of budgetary impact data and implementation strategy.
- Through meetings with Project Team, develop final recommendation for implementation.
- Prepare and present on-site a final report that will include the implementation plan, transitional plan and necessary information to ensure full transition.
- Identify training and resources for employees from the wage and life insurance vendor.

Manage and maintain relationship with the Wage and Life insurance vendor

- Serve as liaison between the City and selected wage and life insurance vendor.
- Provide status reports to the City regarding financial contributions and claim trends over time.
- Provide status updates to the wage and life insurance vendor regarding customer service needs of the City.
- Provide customer service assurance through regular survey and report-outs of the wage and life insurance employee experience.
- Ensure compliance with related state and federal law.
- Provide long range strategic planning for, and analysis of, wage and life insurance plans, in addition to analyzing both long and short-range financial risks related to these plans.
- Recommend policy updates and changes as necessary.
- Provide educational materials to City employees to allow them to select the most effective benefits to meet their needs and utilize available benefits effectively.

- Provide ongoing education and training to City staff to ensure effective administration of the plans.
- Streamline benefits to match vendor's billing method

3 REQUIRED INFORMATION AND CONTENT OF PROPOSALS

3.1 Required Forms

Form A: Signature Affidavit

Form B: Receipt of Forms and Submittal Checklist

Form C: Vendor Profile

Form E: References

3.2 Technical Questions

Responses must be in the same sequence and identified with the corresponding question number (Example: Question 1, Question 2, etc.). Please limit responses in this section to not more than twenty five (25) pages. Resumes will not count towards the twenty five (25) page limit. The percentage of the total score that each question is worth is listed as [x] in each question.

1) Description of Company – Describe the proposing organization, include related services provided and the length of time the organization has been providing those services, also include office locations, customer service philosophy and number of employees. [5%]

2) Key Staff – Identify the Agent and Primary Point of Contact. Include names, titles, roles and responsibilities for each key team member. Include resumes for each team member highlighting related work as applicable.[5%]

3) Past Experience – Provide information related to similar organizations in size and complexity who have implemented and are currently utilizing services designed, developed, and implemented by your organization, especially focused on those who are public sector clients. [5%]

4) Objectives and Scope – Please describe in detail your ability to complete all objectives in the scope of work in section 2.3 of this document. In particular, please focus on your ability to work with multiple stakeholders to make necessary plan modifications to modernize wage and life insurance plans and provide a quality benefit to City of Madison participants. [10%]

5) Provide your approach to ensuring quality customer service for City participants from the Wage and Life Insurance Vendors. What tools do you use? How do you ensure selected vendors meet service expectations? [10%]

6) Provide an estimated timeline and process for rewrite of the wage and life insurance plan – Identify a concrete, but reasonable timeline for the completion of in the process. The proposal should clearly define the timelines, and the scope of services to be provided during each element described in the Scope of Work. [10%]

7) Provide information about your planning and compliance approach to ensure Plans remain up-to-date and meet State and Federal guidelines while providing participants with a high quality benefit. [10%]

8) Provide engagement approach – Identify your approach to creating the employee involvement and education necessary for effective administration of the plans. Please also include how you would engage with associations and unions in this process. [10%]

3.3 Cost Proposal – Form D

Please provide Form D: Cost Proposal separate from the rest of your proposal. [30%]

3.4 Local Vendor Preference

Please reference Section 1.14 in this document. [5%]

Form A: Signature Affidavit

RFP #: 12100-0-2023-BP Wage & Life Insurance

This form must be returned with your response.

In signing Proposals, we certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise take any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit Proposals, that Proposals have been independently arrived at, without collusion with any other Proposers, competitor or potential competitor; that Proposals have not been knowingly disclosed prior to the opening of Proposals to any other Proposers or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, submitting this Proposals, hereby agrees with all the terms, conditions, and specifications required by the City in this Request for Proposals, declares that the attached Proposals and pricing are in conformity therewith, and attests to the truthfulness of all submissions in response to this solicitation.

Proposers shall provide the information requested below. Include the legal name of the Proposers and signature of the person(s) legally authorized to bind the Proposers to a contract.

_____

COMPANY NAME

_____ _____

SIGNATURE DATE

_____

PRINT NAME OF PERSON SIGNING

Form B: Receipt of Forms and Submittal Checklist

RFP #: 12100-0-2023-BP Wage & Life Insurance

This form must be returned with your response.

Proposers hereby acknowledge the receipt and/or submittal of the following forms:

Forms	Initial to Acknowledge SUBMITTAL	Initial to Acknowledge RECEIPT
Description of Services/Commodities	N/A	
Form A: Signature Affidavit		
Form B: Receipt of Forms and Submittal Checklist		
Form C: Vendor Profile		
Form D: Cost Proposal		
Form E: References		
Appendix A: Standard Terms & Conditions	N/A	
Appendix B: Contract for Purchase of Services	N/A	
Addendum #		
Addendum #		
Addendum #		
Addendum #		

VENDOR NAME

COMPANY NAME

Form C: Vendor Profile

RFP #: 12100-0-2023-BP Wage & Life Insurance

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name.)			
FEIN	(If FEIN is not applicable, SSN collected upon award)		
CONTACT NAME (Able to answer questions about proposal.)	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

AFFIRMATIVE ACTION CONTACT

If the selected contractor employs 15 or more employees and does aggregate annual business with the City of $50,000 or more, the contractor will be required to file an Affirmative Action Plan and comply with the City of Madison Affirmative Action Ordinance, Section 39.02(9)(e), within thirty (30) days contract signature. Vendors who believe they are exempt based on number of employees or annual aggregate business must file a request for exemption. Link to information and applicable forms: https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers

CONTACT NAME	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

ORDERS/BILLING CONTACT

Address where City purchase orders/contracts are to be mailed and person the department contacts concerning orders and billing.

CONTACT NAME	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

LOCAL VENDOR STATUS

The City of Madison has adopted a local preference purchasing policy granting a scoring preference to local suppliers. Only suppliers registered as of the bid's due date will receive preference. Learn more and register at the City of Madison website. https://www.cityofmadison.com/finance/purchasing/local-businesses/register-business/

CHECK ONLY ONE:

☐ **Yes,** we are a local vendor ***and*** have registered on the City of Madison website under the following category:_____

☐ **No,** we are not a local vendor or have not registered.

Form D: Price Proposal

RFP #: 12100-0-2023-BP Wage & Life Insurance

This form must be returned with your response.

Prepare your price proposal as follows:

- **All Inclusive** – Your price proposal must cover all direct and indirect necessary expenses including but not limited to; travel, telephone, copying, and other out-of-pocket expenses.
- **Not To Exceed** – The actual fees must not exceed the amount specified in your price proposal.
- **Fixed Fee** – All prices outlined in your proposal must remain fixed and valid for the entire length of the contract and any/all renewals.
- **Unit Pricing, where applicable** - For any given item, the quantity multiplied by the unit price establishes the extended price. If an apparent mistake exists in the extended price, the unit price will be used in the bid/proposal evaluation.
- **FOB (Freight on Board) Destination Freight Prepaid** – If goods are included, you are responsible for the cost of delivering all goods to our location, including handling, delivery, transportation, and insurance charges. Failure to bid FOB Destination Freight Prepaid may disqualify your proposal.

Please provide pricing based on any or all of the following options below. Note that the City reserves the right to ask for follow up pricing that may be different than what you originally propose.

Each cost below is considered the cost per year.

Option #1 – Flat Fee

$_____ per participant

$_____ for all participants

Option #2 – Commission

_____% participant

_____% for all participants

Option #3 – Different Method

If you wish to provide your own method, please detail on a separate page.

COMPANY NAME

Form E: References

RFP #: 12100-0-2023-BP Wage & Life Insurance

This form must be returned with your response.

Please list three references that are **NOT** from the City of Madison. If you wish to highlight any additional work experience for the City of Madison, please list it on a separate page.

REFERENCE #1 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

REFERENCE #2 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

REFERENCE #2 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

CITY OF MADISON

1. General. Throughout this document, "City of Madison," "City" and "Purchasing" shall be synonymous and mean the City of Madison. The words "bid" and "proposal" are synonymous, as are the words "bidder," "proposer" and "contractor." The phrases "request for proposal," "invitation for bids," "request," "invitation," and "solicitation" shall also be synonymous.
   As applied to the winning or selected bidder, the words "bid," "proposal," and "contract" are synonymous.

2. Entire Agreement, Order of Precedence. These standard terms and conditions shall apply to any Purchase Order issued as a result of this Request for Bid/Proposal, except where expressly stated otherwise in the RFP or in a written instrument covering this purchase signed by an authorized representative of the City and the Contractor, in a form approved by the City Attorney (a "Separate Contract"). If such a separate contract is executed it shall constitute the entire agreement and no other terms and conditions, whether oral or written, shall be effective or binding unless expressly agreed to in writing by the City.
   If a Separate Contract is not executed, these Standard Terms and Conditions, the City's request for proposals, the version of the vendor's bid that was accepted by the City, and the City's Purchase Order (if any) shall constitute a contract and will be the entire agreement.
   Order of Precedence: If there is a conflict between this Section A and any terms in the vendor's accepted bid or proposal, this Section A shall control unless the parties expressly agree to another order of precedence, in writing. If there is a conflict between this Section A and a Separate Contract, the terms and conditions of the Separate Contract shall control.

I. TERMS FOR SUBMISSION OF BIDS: The following section applies to the bid/selection process only.

3. This invitation for bids does not commit the City to award a contract, pay any costs incurred in preparation of bids, or to procure or contract for services or equipment. The City may require the bidder to participate in negotiation and to submit such additional price or technical or other revisions to his or her bids as may result from negotiation. The bidder shall be responsible for all costs incurred as part of his or her participation in the pre-award process.
   The City reserves the right to accept or reject any or all bids submitted, in whole or in part, and to waive any informalities or technicalities which at the City's discretion are determined to be in the best interests of the City. Further, the City makes no representations that a contract will be awarded to any offeror responding to this request. The City expressly reserves the right to reject any and all bids responding to this invitation without indicating any reasons for such rejections(s).
   The City reserves the right to postpone due dates and openings for its own convenience and to withdraw this solicitation at any time without prior notice.

4. Addenda. Changes affecting the specifications will be made by addenda. Changes may include, or result in, a postponement in the bid due date. Bidders are required to complete the Bidder Response Sheet, acknowledging receipt of all parts of the bid, including all addenda.

5. Price Proposal. All bidders are required to identify the proposed manufacturer and model, and to indicate the proposed delivery time on the attached Proposal Form. Failure to do so may cause the bid to be considered not responsive. If desired, the bidder may include product literature and specifications. The price quoted will remain firm throughout each contract period. Any price increase proposed shall be submitted sixty (60) calendar days prior to subsequent contract periods and shall be limited to fully documented cost increases to the bidder which are demonstrated to be industry-wide.

6. Price Inclusion. The price quoted in any bid shall include all items of labor, materials, tools, equipment, and other costs necessary to fully complete the furnishing and delivery of equipment or services pursuant to the specifications attached thereof. Any items omitted from the specifications which are clearly necessary for the completion of the project shall be considered a portion of the specifications although not directly specified or called for in these specifications.

7. Pricing and Discount.
   a. Unit prices shown on the bid/proposal or contract shall be the price per unit of sale (e.g., gal., cs., doz., ea., etc.) as stated on the bid/proposal or contract. For any given item, the quantity multiplied by the unit price shall establish the extended price. If an apparent mistake exists in the extended price, the unit price shall govern in the bid/proposal evaluation and contract administration.
   b. In determination of award, discounts for early payment will only be considered when all other conditions are equal. Early payment is defined as payment within fifteen (15) days providing the discount terms are deemed favorable. All payment terms must allow the option of Net 30.

8. F.O.B. Destination Freight Prepaid. Bid prices must include all handling, transportation and insurance charges. Failure to bid FOB Destination Freight Prepaid may disqualify your bid.

9. Award.
   a. The City will have sole discretion as to the methodology used in making the award. Where none is specified, the award will be made to the lowest responsible bidder in compliance with the specifications and requirements of this solicitation.
   b. The right is reserved to make a separate award of each item, group of items or all items, and to make an award in whole or in part, whichever is deemed in the best interest of the City.

10. Responsiveness and Responsibility. Award will be made to the responsible and responsive bidder whose bid is most advantageous to the City with price and other factors considered. For the purposes of this project, responsiveness is defined as the bidder's conformance to the requirements of the solicitation. Being not responsive includes the failure to furnish information requested.
    Responsibility is defined as the bidder's potential ability to perform successfully under the terms of the proposed contract. Briefly, a responsible bidder has adequate financial resources or the ability to obtain said resources; can comply with required delivery taking into

account other business commitments; has a satisfactory performance record; has a satisfactory record of integrity and business ethics; and has the necessary organization, experience and technical skills.

The City reserves the right to refuse to accept any bid from any person, firm or corporation that is in arrears or is in default to the City, or has failed to perform faithfully any previous contract with the City. If requested, the bidder must present within five (5) working days evidence satisfactory to the City of performance ability and possession of necessary facilities, financial resources, adequate insurance, and any other resources required to determine the bidder's ability to comply with the terms of this solicitation document.

11. Cancellation.
    a. The City reserves the right to cancel this bid, in whole or in part, at any time for any reason. The City may, in its sole discretion and without any reason, cancel or terminate any contract or purchase order awarded as a result of this bid, in whole or in part, without penalty, by providing ten (10) days written notice thereof to the contractor.
    a. In the event the Bidder shall default in any of the covenants, agreements, commitments, or conditions and any such default shall continue unremedied for a period of ten (10) days after written notice to the Bidder, the City may, at its option and in addition to all other rights and remedies which it may have, terminate the Agreement and all rights of the Bidder under the Agreement.
    b. Failure to maintain the required certificates of insurance, permits, licenses and bonds will be cause for contract termination. If the Bidder fails to maintain and keep in force the insurance, if required, the City shall have the right to cancel and terminate the contract without notice.

II. CONDITIONS OF PURCHASE: The following section applies to purchases/contracts after the award. See Paragraphs 1 & 2 for applicability and order of precedence.

12. Specifications.
    a. All bidders must be in compliance with all specifications and any drawings provided with this solicitation. Exceptions taken to these specifications must be noted on your bid.
    b. When specific manufacturer and model numbers are used, they are to establish a design, type, construction, quality, functional capability and/or performance level desired. When alternates are bid/proposed, they must be identified by manufacturer, stock number, and the bidder/proposer is responsible for providing sufficient information to establish equivalency. The City shall be the sole judge of equivalency. Bidders are cautioned to avoid bidding alternates which do not meet specifications, which may result in rejection of their bid/proposal.

13. Regulatory Compliance.
    a. Seller represents and warrants that the goods or services furnished hereunder, including all labels, packages, and container for said goods, comply with all applicable standards, rules and regulations in effect under the requirements of all Federal, State and local laws, rules and regulations as applicable, including the Occupational Safety and Health Act (OSHA), as amended, with respect to design, manufacture or use for their intended purpose of said goods or services. Seller shall furnish Material Safety Data Sheets (MSDS) whenever applicable.
    b. If it is determined by the City that such standards are not met, the seller agrees to bear all costs required to meet the minimum standards as stated above for the equipment/products furnished under this contract.

14. Warranty. Unless otherwise specifically stated by the bidder, products shall be warranted against defects by the bidder for ninety (90) days from the date of receipt. If bidder or manufacturer offers warranty that exceeds 90 days, such warranty shall prevail.

15. Ownership of Printing Materials. All artwork, camera-ready copy, negative, dies, photos and similar materials used to produce a printing job shall become the property of the City. Any furnished materials shall remain the property of the City. Failure to meet this requirement will disqualify your bid.

16. Item Return Policy. Bidder will be required to accept return of products ordered in error for up to twenty-one (21) calendar days from date of receipt, with the City paying only the return shipping costs. Indicate in detail on the Bidder Response Sheet, your return policy.

17. Payment Terms and Invoicing. The City will pay properly submitted vendor invoices within thirty (30) days of receipt, providing good and/or services have been delivered, installed (if required), and accepted as specified.
    a. Payment shall be considered timely if the payment is mailed, delivered, or transferred within thirty (30) days after receipt of a properly completed invoice, unless the vendor is notified in writing by the agency of a dispute before payment is due.
    b. Invoices presented for payment must be submitted in accordance with instructions contained on the purchase order, including reference to purchase order and submittal to the correct address for processing. Invoice payment processing address is shown on the upper middle section of the purchase order. Send invoices to Accounts Payable address on the purchase order. Do not send invoices to Purchasing or ship to address.
    c. Bidders, proposers shall include discounts for early payment as a percent reduction of invoice. Invoice discounts shall be determined where applicable, from the date of acceptance of goods and/or the receipt of invoice, whichever is later. Discounts for early payment terms stated on the bid/proposal must be shown plainly on the invoice; discounts for early payment not shown on the invoice will be taken.
    d. Invoices submitted not in accordance with these instructions will be removed from the payment process and returned within ten (10) days.

18. F.O.B. Destination Freight Prepaid. Unless otherwise agreed in writing, the vendor shall bear all handling, transportation and insurance charges. Title of goods shall pass upon acceptance of goods at the City's dock.

19. Tax Exemption. The City of Madison is exempt from the payment of Federal Excise Tax and State Sales Tax. **The City Tax Exempt number is ES 42916.** Any other sales tax, use tax, imposts, revenues, excise, or other taxes which are now, or which may hereafter be imposed by Congress, the State of Wisconsin, or any other political subdivision thereof and applicable to the sale of material delivered as a result of the bidder's bid and which, by terms of the tax law, may be passed directly to the City, will be paid by the City.

20. Affirmative Action.

A. The following language applies to all successful bidders employing fifteen (15) or more employees (MGO 39.02(9)(c):

The Contractor agrees that, within thirty (30) days after the effective date of this Contract, Contractor will provide to the City of Madison Department of Civil Rights (the "Department"), certain workforce utilization statistics, using a form provided by the City.

If the Contract is still in effect, or if the City enters into a new Agreement with the Contractor, within one year after the date on which the form was required to be provided, the Contractor will provide updated workforce information using a second form, also to be furnished by the City. The second form will be submitted to the Department no later than one year after the date on which the first form was required to be provided.

The Contractor further agrees that, for at least twelve (12) months after the effective date of this Contract, it will notify the Department of each of its job openings at facilities in Dane County for which applicants not already employees of the Contractor are to be considered. The notice will include a job description, classification, qualifications, and application procedures and deadlines, shall be provided to the City by the opening date of advertisement and with sufficient time for the City to notify candidates and make a timely referral. The Contractor agrees to interview and consider candidates referred by the Department, or an organization designated by the Department, if the candidate meets the minimum qualification standards established by the Contractor, and if the referral is timely. A referral is timely if it is received by the Contractor on or before the date stated in the notice.

The Department will determine if a contractor is exempt from the above requirements (Sec. 20.A.) at the time the Request for Exemption in 20.B.(2) is made.

B. Articles of Agreement, Request for Exemption, and Release of Payment:

The "ARTICLES OF AGREEMENT" beginning on the following page, apply to all contractors, unless determined to be exempt under the following table and procedures:

NUMBER OF EMPLOYEES	LESS THAN $50,000 Aggregate Annual Business with the City*	$50,000 OR MORE Aggregate Annual Business with the City*
14 or less	Exempt**	Exempt**
15 or more	Exempt**	Not Exempt

*As determined by the Finance Director **As determined by the Department of Civil Rights

(1) Exempt Status: In this section, "Exempt" means the Contractor is exempt from the Articles of Agreement in section 20.B.(5) of this Contract and from filing an Affirmative Action plan as required by Section IV of the Articles of Agreement. The Department of Civil Rights ("Department") makes the final determination as to whether a contractor is exempt. If the Contractor is not exempt, sec. 20.B.(5) shall apply and Contractor shall select option A. or B. under Article IV therein and file an Affirmative Action Plan.

(2) Request for Exemption – Fewer Than 15 Employees: (MGO 39.02(9)(a)2.) Contractors who believe they are exempt based on number of employees shall submit a Request for Exemption on a form provided by the Department within thirty (30) days of the effective date of this Contract.

(3) Exemption – Annual Aggregate Business: (MGO 39.02(9)(a)c.): The Department will determine, at the time this Contract is presented for signature, if the Contractor is exempt because it will have less than $50,000 in annual aggregate business with the City for the calendar year in which the contract is in effect. CONTRACTORS WITH 15 OR MORE EMPLOYEES WILL LOSE THIS EXEMPTION AND BECOME SUBJECT TO SEC. 20.B.(5) UPON REACHING $50,000 OR MORE ANNUAL AGGREGATE BUSINESS WITH THE CITY WITHIN THE CALENDAR YEAR, BEGINNING IN 2019.

(4) Release of Payment: (MGO 39.02(9)(e)1.b.) All non-exempt contractors must have an approved Affirmative Action plan meeting the requirements of Article IV below on file with the Department within thirty (30) days of the effective date of this Contract and prior to release of payment by the City. Contractors that are exempt based on number of employees agree to file a Request for Exemption with the Department within thirty (30) days of the effective date and prior to release of payment by the City.

(5) Articles of Agreement:

ARTICLE I

The Contractor shall take affirmative action in accordance with the provisions of this Contract to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin and that the employer shall provide harassment-free work environment for the realization of the potential of each employee. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training including apprenticeship insofar as it is within the control of the Contractor. The Contractor agrees to post in conspicuous places available to employees and applicants notices to be provided by the City setting out the provisions of the nondiscrimination clauses in this Contract.

ARTICLE II

The Contractor shall in all solicitations or advertisements for employees placed by or on behalf of the Contractors state that all qualified or qualifiable applicants will be employed without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin.

ARTICLE III

The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining Agreement or other Contract or understanding a notice to be provided by the City advising the labor union or workers representative of the Contractor's equal employment opportunity and affirmative action commitments. Such notices shall be posted in conspicuous places available to employees and applicants for employment.

ARTICLE IV

(This Article applies to non-public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison (MGO 39.02) including the Contract compliance requirements. The Contractor warrants and certifies that one of the following paragraphs is true (check one):

- ☐ A. Contractor has prepared and has on file an affirmative action plan that meets the format requirements of Federal Revised Order No, 4, 41 CFR part 60-2, as established by 43 FR 51400 November 3, 1978, including appendices required by City of Madison ordinances or it has prepared and has on file a model affirmative action plan approved by the Madison Common Council.
- ☐ B. Within thirty (30) days after the effective date of this Contract, Contractor will complete an affirmative action plan that meets the format requirements of Federal Revised Order No. 4, 41 CFR Part 60-2, as established by 43 FR 51400, November 3, 1978, including appendices required by City of Madison ordinance or within thirty (30) days after the effective date of this Contract, it will complete a model affirmative action plan approved by the Madison Common Council.
- ☐ C. Contractor believes it is exempt from filing an affirmative action plan because it has fewer than fifteen (15) employees and has filed, or will file within thirty (30) days after the effective date of this Contract, a form required by the City to confirm exempt status based on number of employees. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.
- ☐ D. Contractor believes it is exempt from filing an affirmative action plan because its annual aggregate business with the City for the calendar year in which the contract is in effect is less than fifty thousand dollars ($50,000), or for another reason listed in MGO 39.02(9)(a)2. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

ARTICLE V
(This Article applies only to public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison, including the Contract compliance requirements. The Contractor agrees to submit the model affirmative action plan for public works Contractors in a form approved by the Director of Affirmative Action.

ARTICLE VI

The Contractor will maintain records as required by Section 39.02(9)(f) of the Madison General Ordinances and will provide the City's Department of Affirmative Action with access to such records and to persons who have relevant and necessary information, as provided in Section 39.02(9)(f). The City agrees to keep all such records confidential, except to the extent that public inspection is required by law.

ARTICLE VII

In the event of the Contractor's or subcontractor's failure to comply with the Equal Employment Opportunity and Affirmative Action provisions of this Contract or Sections 39.03 and 39.02 of the Madison General Ordinances, it is agreed that the City at its option may do any or all of the following:

A. Cancel, terminate or suspend this Contract in whole or in part.
B. Declare the Contractor ineligible for further City contracts until the Affirmative Action requirements are met.
C. Recover on behalf of the City from the prime Contractor 0.5 percent of the Contract award price for each week that such party fails or refuses to comply, in the nature of liquidated damages, but not to exceed a total of five percent (5%) of the Contract price, or ten thousand dollars ($10,000), whichever is less. Under public works contracts, if a subcontractor is in noncompliance, the City may recover liquidated damages from the prime Contractor in the manner described above. The preceding sentence shall not be construed to prohibit a prime Contractor from recovering the amount of such damage from the noncomplying subcontractor.

ARTICLE VIII
(This Article applies to public works contracts only.)

The Contractor shall include the above provisions of this Contract in every subcontract so that such provisions will be binding upon each subcontractor. The Contractor shall take such action with respect to any subcontractor as necessary to enforce such provisions, including sanctions provided for noncompliance.

ARTICLE IX

The Contractor shall allow the maximum feasible opportunity to small business enterprises to compete for any subcontracts entered into pursuant to this Contract. (In federally funded contracts the terms "DBE, MBE, and WBE" shall be substituted for the term "small business" in this Article.)

21. Nondiscrimination. During the term of this Contract, the Contractor 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, gender identity, political beliefs

or student status. Contractor further agrees not to discriminate against any subcontractor or person who offers to subcontract on this Contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

22. Prevailing Wage. Where applicable under federal law, the Contractor warrants that prevailing wages will be paid to all trades and occupations.

23. **Indemnification. The Contractor shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, 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 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 Contractor and any of Contractor's subcontractors in the performance of this agreement, whether caused by or contributed to by the negligence of the City or its officers, officials, agents or employees.**

24. Insurance.
The Contractor will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. The Contractor shall not commence work under this Contract, nor shall the Contractor allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.
    a. Commercial General Liability - The Contractor shall procure and maintain during the life of this contract, Commercial General Liability insurance including, but not limited to, products and completed operations, bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than $1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Contractor's coverage shall be primary and list the City of Madison, its officers, officials, agents and employees as additional insureds. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance meeting the above criteria, applying on a primary basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.
    b. Automobile Liability - The Contractor shall procure and maintain during the life of this contract Business Automobile Liability insurance covering owned, non-owned and hired automobiles with limits of not less than $1,000,000 combined single limit per accident. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance covering each subcontractor and meeting the above criteria.
    c. Worker's Compensation - The Contractor shall procure and maintain during the life of this contract statutory Workers' Compensation insurance as required by the State of Wisconsin. The Contractor shall also carry Employers Liability limits of at least $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain such insurance, covering each subcontractor.
    d. Professional Liability - The Contractor shall procure and maintain professional liability insurance with coverage of not less than $1,000,000. If such policy is a "claims made" policy, all renewals thereof during the life of the contract shall include "prior acts coverage" covering at all times all claims made with respect to Contractor's work performed under the contract. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by the City.
    e. Acceptability of Insurers - The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII.
    f. Proof of Insurance, Approval**.** The Contractor shall provide the City with certificate(s) of insurance showing the type, amount, effective dates, and expiration dates of required policies prior to commencing work under this Contract. Contractor shall provide the certificate(s) to the City's representative upon execution of the Contract, or sooner, for approval by the City Risk Manager. If any of the policies required above expire while this Contract is in effect, Contractor shall provide renewal certificate(s) to the City for approval. Certificate Holder language should be listed as follows:

        City of Madison
        ATTN: Risk Management, Room 406
        210 Martin Luther King, Jr. Blvd.
        Madison, WI 53703

    The Contractor shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager. The Contractor and/or Insurer shall give the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Contract.

25. Work Site Damages. Any damage, including damage to finished surfaces, resulting from the performance of this contract shall be repaired to the Owner's satisfaction at the Contractor's expense.

26. Compliance.
    a. Regulations. The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work.
    b. Licensing and Permits. The Contractor selected under this bid shall be required to demonstrate valid **possession of appropriate required licenses and will** keep them in effect for the term of this contract. The Contractor shall also be required, when appropriate, to obtain the necessary building permits prior to performing work on City facilities.

27. Warranty of Materials and Workmanship.
    a. The Contractor warrants that, unless otherwise specified, all materials and equipment incorporated in the work under the Contract shall be new, first class, and in accordance with the Contract Documents. The Contractor further warrants that all workmanship shall be first class and in accordance with the Contract Documents and shall be performed by persons qualified in their respective trades.
    b. Work not conforming to these warranties shall be considered defective.

c. This warranty of materials and workmanship is separate and independent from and in addition to any other guarantees in this Contract.

28. Replacement of Defective Work or Materials. Any work or material found to be in any way defective or unsatisfactory shall be corrected or replaced by the Contractor at its own expense at the order of the City notwithstanding that it may have been previously overlooked or passed by an inspector. Inspection shall not relieve the Contractor of its obligations to furnish materials and workmanship in accordance with this contract and its specifications.

29. Reservation of the Right to Inspect Work. At any time during normal business hours and as often as the City may deem necessary, the Contractor shall permit the authorized representatives of the City to review and inspect all materials and workmanship at any time during the duration of this contract, provided, however, the City is under no duty to make such inspections, and any inspection so made shall not relieve the Contractor from any obligation to furnish materials and workmanship strictly in accordance with the instructions, contract requirements and specifications.

30. Sweatfree Procurement of Items of Apparel. If this bid results in the procurement of $15,000 or more in garments or items of clothing, any part of which is a textile, or any shoes/ footwear, then Sec. 4.25 of the Madison General Ordinances, "Procurement of Items of Apparel", is hereby incorporated by reference and made part of this contract. See Section 4.25(2) at www.municode.com for applicability specifics. The contractor shall follow labor practices consistent with international standards of human rights, meaning that, at a minimum, contractor shall adhere to the minimum employment standards found in Section 4.25 and shall require all subcontractors and third-party suppliers to do the same. For purposes of sec. 4.25, "Subcontractor" means a person, partnership, corporation or other entity that enters into a contract with the contractor for performance of some or all of the City-contracted work and includes all third-party suppliers or producers from whom the contractor or its contractors obtains or sources goods, parts or supplies for use on the city contract and is intended to include suppliers at all level of the supply chain. The standards in Sec. 4.25 shall apply in all aspects of the contractor's and subcontractor's operations, including but not limited to, manufacture, assembly, finishing, laundering or dry cleaning, (where applicable), warehouse distribution, and delivery. Contractor acknowledges that by entering into this contract, Contractor shall be subject to all of the requirements and sanctions of sec. 4.25 of the Madison General Ordinances.

The sanctions for violating Sec. 4.25 under an existing contract are as follows:

a. Withholding of payments under an existing contract.
b. Liquidated damages. The contractor may be charged liquidated damages on an existing contract of two thousand dollars ($2,000) per violation, or an amount equaling twenty percent (20%) of the value of the apparel, garments or corresponding accessories, equipment, materials, or supplies that the City demonstrates were produced in violation of the contract and/or this ordinance per violation; whichever is greater.
c. Termination, suspension or cancellation of a contract in whole or in part.
d. Nonrenewal when a contract calls for optional renewals.
e. Nonrenewal for lack of progress or impossible compliance. The City reserves the right to refuse to renew the contract that calls for optional renewals, when the contractor cannot comply with the minimum standard under (4)(b) and the noncompliance is taking place in a country where:
   (1) Progress toward implementation of the standards in this Ordinance is no longer being made; and
   (2) Compliance with the employment standards in the Ordinance is deemed impossible by the City and/or any independent monitoring agency acting on behalf of the City. Such determination shall be made in the sole opinion of the City and may be based upon examination of reports from governmental, human rights, labor and business organizations and after consultation with the relevant contractors and sub-contractors and any other evidence the City deems reliable.
f. Disqualification of the contractor from bidding or submitting proposals on future City contracts, or from eligibility for future city procurements as defined in sub. (2), whether or not formal bidding or requests for proposals are used, for a period of one (1) year after the first violation is found and for a period of three (3) years after a second or subsequent violation is found. The disqualification shall apply to the contractor who committed the violation(s) whether that be under the same corporate name, or as an individual, or under the name of another corporation or business entity of which he or she is a member, partner, officer, or agent.

The exercise by the City of any or all of the above remedies, or failure to so exercise, shall not be construed to limit other remedies available to the City under this Contract nor to any other remedies available at equity or at law.

31. Local Purchasing. The City of Madison has adopted a local preference purchasing policy granting a 5 percent request for proposal and 1 percent request for bid scoring preference to local vendors.

To facilitate the identification of local suppliers, the City has provided an on-line website as an opportunity for suppliers to voluntarily identify themselves as local, and to assist City staff with their buying decisions. Proposers seeking to obtain local preference are required to register on the City of Madison online registration website. Only vendors registered as of the bid due date will receive preference. Additional information is available at: https://www.cityofmadison.com/finance/purchasing/local-businesses/register-business/.

32. Weapons Prohibition. Contractor shall prohibit, and shall require its subcontractors to prohibit, its employees from carrying weapons, including concealed weapons, in the course of performance of work under this Contract, other than while at the Contractor's or subcontractor's own business premises. This requirement shall apply to vehicles used at any City work site and vehicles used to perform any work under this Contract, except vehicles that are an employee's "own motor vehicle" pursuant to Wis. Stat. sec. 175.60(15m). This section does not apply to employees who are required to carry a weapon under the express terms of the Contract (such as armed security guard services, etc.).

33. Software & Technology Purchases.
   a. Software Licenses. All software license agreements shall include the City's mandatory legal terms and conditions as determined by the City Attorney. Please be advised that no City employee has the authority to bind the City by clicking on an End User License Agreement (EULA) or any other click-through terms and conditions without being specifically authorized by the City's Chief Information Officer through procedures approved by the City Attorney and Risk Manager. All legal documents associated with the purchase or download of software must be reviewed by the City Attorney and may only be signed by an individual authorized to do so.

b. Network Connection Policy. If this purchase includes software support, software maintenance, network services, and/or system development services and will require a Network Connection the City Network (as defined in the following link), the City's Network Connection Policy found at this link: www.cityofmadison.com/attorney/documents/posNetworkConnection.doc is hereby incorporated and made a part of the Contract and Contractor agrees to comply with all of its requirements.

34. Ban the Box - Arrest and Criminal Background Checks.

This provision applies to service contracts of more than $25,000 executed by the City on January 1, 2016 or later, unless exempt by Sec. 39.08 of the Madison General Ordinances (MGO).

a. Definitions. For purposes of this requirement, "Arrest and Conviction Record" includes, but is not limited to, information indicating that a person has been questioned, apprehended, taken into custody or detention, held for investigation, arrested, charged with, indicted or tried for any felony, misdemeanor or other offense pursuant to any law enforcement or military authority.

"Conviction record" includes, but is not limited to, information indicating that a person has been convicted of a felony, misdemeanor or other offense, placed on probation, fined, imprisoned or paroled pursuant to any law enforcement or military authority.

"Background Check" means the process of checking an applicant's arrest and conviction record, through any means.

b. Requirements. For the duration of any contract awarded under this RFP, the successful contractor shall:
   (1) Remove from all job application forms any questions, check boxes, or other inquiries regarding an applicant's arrest and conviction record, as defined herein.
   (2) Refrain from asking an applicant in any manner about their arrest or conviction record until after a conditional offer of employment is made to the applicant in question.
   (3) Refrain from conducting a formal or informal background check or making any other inquiry using any privately or publicly available means of obtaining the arrest or conviction record of an applicant until after a conditional offer of employment is made to the applicant in question.
   (4) Make information about this ordinance available to applicants and existing employees, and post notices in prominent locations at the workplace with information about the ordinance and complaint procedure, using language provided by the City.
   (5) Comply with all other provisions of Sec. 39.08, MGO.

c. Exemptions: This section does not apply when:
   (1) Hiring for a position where certain convictions or violations are a bar to employment in that position under applicable law, or
   (2) Hiring a position for which information about criminal or arrest record, or a background check is required by law to be performed at a time or in a manner that would otherwise be prohibited by this ordinance, including a licensed trade or profession where the licensing authority explicitly authorizes or requires the inquiry in question.

To be exempt under sec. C.1. or 2. above, contractor must demonstrate to the City that there is a law or regulation that requires the background check in question. If so, the contractor is exempt from this section for the position(s) in question.

City of Madison
CONTRACT FOR PURCHASE OF SERVICES

1. **PARTIES.**
This is a Contract between the City of Madison, Wisconsin, hereafter referred to as the "City" and _____ hereafter referred to as "Contractor."

The Contractor is a: ☐ Corporation ☐ Limited Liability Company ☐ General Partnership ☐ LLP
(to be completed by contractor) ☐ Sole Proprietor ☐ Unincorporated Association ☐ Other:_____.

2. **PURPOSE.**
The purpose of this Contract is as set forth in Section 3.

3. **SCOPE OF SERVICES AND SCHEDULE OF PAYMENTS.**
Contractor will perform the following services and be paid according to the following schedule(s) or attachment(s):

Order of Precedence: In the event of a conflict between the terms of this Contract for Purchase of Services and the terms of any document attached or incorporated herein, the terms of this Contract for Purchase of Services shall control and supersede any such conflicting term.

4. **TERM AND EFFECTIVE DATE.**
This Contract shall become effective upon execution by the Mayor, (or the Purchasing Agent, if authorized) on behalf of the City of Madison, unless another effective date is specified in the Attachment(s) incorporated in Section 3, however in no case shall work commence before execution by the City of Madison. The term of this Contract shall be .

5. **ENTIRE AGREEMENT.**
This Contract for Purchase of Services, including any and all attachments, exhibits and other documents referenced in Section 3 (hereafter, “Agreement” or “Contract”) is the entire Agreement of the parties and supersedes any and all oral contracts and negotiations between the parties. If any document referenced in Section 3 includes a statement that expressly or implicitly disclaims the applicability of this Contract for Purchase of Services, or a statement that such other document is the “entire agreement,” such statement shall be deemed rejected and shall not apply to this Contract.

6. **ASSIGNABILITY/SUBCONTRACTING.**
Contractor shall not assign or subcontract any interest or obligation under this Contract without the City's prior written approval. All of the services required hereunder will be performed by Contractor and employees of Contractor.

7. **DESIGNATED REPRESENTATIVE.**
Contractor designates _____ as Contract Agent with primary responsibility for the performance of this Contract. If the Contract Agent resigns, is replaced, or is no longer acting as Contract Agent for any reason, Contractor will notify the City in writing of the change, and propose a replacement Contract Agent within seven (7) calendar days. The City may accept another person as the Contract Agent or may terminate this Contract under Section 25, at its option.

8. **PROSECUTION AND PROGRESS.**
A. Services under this Agreement shall commence upon written order from the City to the Contractor, which order will constitute authorization to proceed; unless another date for commencement is specified elsewhere in this Contract including documents incorporated in Section 3.
B. The Contractor shall complete the services under this Agreement within the time for completion specified in Section 3, the Scope of Services, including any amendments. The Contractor's services are completed when the City notifies the Contractor in writing that the services are complete and are acceptable. The time for completion shall not be extended because of any delay attributable to the Contractor, but it may be extended by the City in the event of a delay attributable to the City, or in the event of unavoidable delay caused by war, insurrection, natural disaster, or other unexpected event beyond the control of the Contractor. If at any time the Contractor believes that the time for completion of the work should be extended because of unavoidable delay caused by an unexpected event, or because of a delay attributable to the City, the Contractor shall notify the City as soon as possible, but not later than seven (7) calendar days after such an event. Such notice shall include any justification for an extension of time and shall identify the amount of time claimed to be necessary to complete the work.
C. Services by the Contractor shall proceed continuously and expeditiously through completion of each phase of the work.
D. Progress reports documenting the extent of completed services shall be prepared by the Contractor and submitted to the City with each invoice under Section 24 of this Agreement, and at such other times as the City may specify, unless another procedure is specified in Section 3.
E. The Contractor shall notify the City in writing when the Contractor has determined that the services under this Agreement have been completed. When the City determines that the services are complete and are acceptable, the City will provide written notification to the Contractor, acknowledging formal acceptance of the completed services.

9. **AMENDMENT.**
This Contract shall be binding on the parties hereto, their respective heirs, devisees, and successors, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto. Any other change in any provision of this Contract may only be made by a written amendment, signed by the duly authorized agent or agents who executed this Contract.

SAMPLE

10. **EXTRA SERVICES.**
The City may require the Contractor to perform extra services or decreased services, according to the procedure set forth in Section 24. Extra services or decreased services means services which are not different in kind or nature from the services called for in the Scope of Services, Section 3, but which may increase or decrease the quantity and kind of labor or materials or expense of performing the services. Extra services may not increase the total Contract price, as set forth in Section 23, unless the Contract is amended as provided in Section 9 above.

11. **NO WAIVER.**
No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Contractor shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by the City or Contractor therein. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

12. **NONDISCRIMINATION.**
During the term of this Contract, the Contractor 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, gender identity, political beliefs or student status. Contractor further agrees not to discriminate against any subcontractor or person who offers to subcontract on this Contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

13. **AFFIRMATIVE ACTION.**

A. The following language applies to all contractors employing fifteen (15) or more employees (MGO 39.02(9)(c):

The Contractor agrees that, within thirty (30) days after the effective date of this Contract, Contractor will provide to the City of Madison Department of Civil Rights (the "Department"), certain workforce utilization statistics, using a form provided by the City.

If the Contract is still in effect, or if the City enters into a new Agreement with the Contractor, within one year after the date on which the form was required to be provided, the Contractor will provide updated workforce information using a second form, also to be furnished by the City. The second form will be submitted to the Department no later than one year after the date on which the first form was required to be provided.

The Contractor further agrees that, for at least twelve (12) months after the effective date of this Contract, it will notify the Department of each of its job openings at facilities in Dane County for which applicants not already employees of the Contractor are to be considered. The notice will include a job description, classification, qualifications, and application procedures and deadlines, shall be provided to the City by the opening date of advertisement and with sufficient time for the City to notify candidates and make a timely referral. The Contractor agrees to interview and consider candidates referred by the Department, or an organization designated by the Department, if the candidate meets the minimum qualification standards established by the Contractor, and if the referral is timely. A referral is timely if it is received by the Contractor on or before the date stated in the notice.

The Department will determine if a contractor is exempt from the above requirements (Sec. 13.A.) at the time the Request for Exemption in 13.B.(2) is made.

B. Articles of Agreement, Request for Exemption, and Release of Payment:
The "ARTICLES OF AGREEMENT" beginning on the following page, apply to all contractors, unless determined to be exempt under the following table and procedures:

NUMBER OF EMPLOYEES	LESS THAN $50,000 Aggregate Annual Business with the City*	$50,000 OR MORE Aggregate Annual Business with the City*
14 or less	Exempt**	Exempt**
15 or more	Exempt**	Not Exempt

*As determined by the Finance Director **As determined by the Department of Civil Rights

(1) Exempt Status: In this section, "Exempt" means the Contractor is exempt from the Articles of Agreement in section 13.B.(5) of this Contract and from filing an Affirmative Action plan as required by Section IV of the Articles of Agreement. The Department of Civil Rights ("Department") makes the final determination as to whether a contractor is exempt. If the Contractor is not exempt, sec. 13.B.(5) shall apply and Contractor shall select option A. or B. under Article IV therein and file an Affirmative Action Plan.

(2) Request for Exemption – Fewer Than 15 Employees: (MGO 39.02(9)(a)2.) Contractors who believe they are exempt based on number of employees shall submit a Request for Exemption on a form provided by the Department within thirty (30) days of the effective date of this Contract.

(3) Exemption – Annual Aggregate Business: (MGO 39.02(9)(a)c.): The Department will determine, at the time this Contract is presented for signature, if the Contractor is exempt because it will have less than $50,000 in annual aggregate business with the City for the calendar year in which the contract is in effect. CONTRACTORS WITH 15 OR MORE EMPLOYEES WILL LOSE THIS EXEMPTION AND BECOME SUBJECT TO SEC. 13.B.(5) UPON REACHING $50,000 OR MORE ANNUAL AGGREGATE BUSINESS WITH THE CITY WITHIN THE CALENDAR YEAR, BEGINNING IN 2019.

SAMPLE

(4) Release of Payment: (MGO 39.02(9)(e)1.b.) All non-exempt contractors must have an approved Affirmative Action plan meeting the requirements of Article IV below on file with the Department within thirty (30) days of the effective date of this Contract and prior to release of payment by the City. Contractors that are exempt based on number of employees agree to file a Request for Exemption with the Department within thirty (30) days of the effective date and prior to release of payment by the City.

(5) Articles of Agreement:

ARTICLE I

The Contractor shall take affirmative action in accordance with the provisions of this Contract to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin and that the employer shall provide harassment-free work environment for the realization of the potential of each employee. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training including apprenticeship insofar as it is within the control of the Contractor. The Contractor agrees to post in conspicuous places available to employees and applicants notices to be provided by the City setting out the provisions of the nondiscrimination clauses in this Contract.

ARTICLE II

The Contractor shall in all solicitations or advertisements for employees placed by or on behalf of the Contractors state that all qualified or qualifiable applicants will be employed without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin.

ARTICLE III

The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining Agreement or other Contract or understanding a notice to be provided by the City advising the labor union or workers representative of the Contractor's equal employment opportunity and affirmative action commitments. Such notices shall be posted in conspicuous places available to employees and applicants for employment.

ARTICLE IV

(This Article applies to non-public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison (MGO 39.02) including the Contract compliance requirements. The Contractor warrants and certifies that one of the following paragraphs is true **(check one):**

☐ A. Contractor has prepared and has on file an affirmative action plan that meets the format requirements of Federal Revised Order No, 4, 41 CFR part 60-2, as established by 43 FR 51400 November 3, 1978, including appendices required by City of Madison ordinances or it has prepared and has on file a model affirmative action plan approved by the Madison Common Council.

☐ B. Within thirty (30) days after the effective date of this Contract, Contractor will complete an affirmative action plan that meets the format requirements of Federal Revised Order No. 4, 41 CFR Part 60-2, as established by 43 FR 51400, November 3, 1978, including appendices required by City of Madison ordinance or within thirty (30) days after the effective date of this Contract, it will complete a model affirmative action plan approved by the Madison Common Council.

☐ C. Contractor believes it is exempt from filing an affirmative action plan because it has fewer than fifteen (15) employees and has filed, or will file within thirty (30) days after the effective date of this Contract, a form required by the City to confirm exempt status based on number of employees. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

☐ D. Contractor believes it is exempt from filing an affirmative action plan because its annual aggregate business with the City for the calendar year in which the contract is in effect is less than fifty thousand dollars ($50,000), or for another reason listed in MGO 39.02(9)(a)2. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

ARTICLE V

(This Article applies only to public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison, including the Contract compliance requirements. The Contractor agrees to submit the model affirmative action plan for public works Contractors in a form approved by the Director of Affirmative Action.

ARTICLE VI

The Contractor will maintain records as required by Section **39.02**(9)(f) of the Madison General Ordinances and will provide the City's Department of Affirmative Action with access to such records and to persons who have relevant and necessary information, as provided in Section **39.02**(9)(f). The City agrees to keep all such records confidential, except to the extent that public inspection is required by law.

ARTICLE VII

In the event of the Contractor's or subcontractor's failure to comply with the Equal Employment Opportunity and Affirmative Action provisions of this Contract or Sections 39.03 and **39.02** of the Madison General Ordinances, it is agreed that the City at its option may do any or all of the following:

A. Cancel, terminate or suspend this Contract in whole or in part.
B. Declare the Contractor ineligible for further City contracts until the Affirmative Action requirements are met.
C. Recover on behalf of the City from the prime Contractor 0.5 percent of the Contract award price for each week that such party fails or refuses to comply, in the nature of liquidated damages, but not to exceed a total of five percent (5%) of the Contract price, or ten thousand dollars ($10,000), whichever is less. Under public works contracts, if a subcontractor is in noncompliance, the City may recover liquidated damages from the prime Contractor in the manner described above. The preceding sentence shall not be construed to prohibit a prime Contractor from recovering the amount of such damage from the noncomplying subcontractor.

ARTICLE VIII

(This Article applies to public works contracts only.)

The Contractor shall include the above provisions of this Contract in every subcontract so that such provisions will be binding upon each subcontractor. The Contractor shall take such action with respect to any subcontractor as necessary to enforce such provisions, including sanctions provided for noncompliance.

SAMPLE

ARTICLE IX

The Contractor shall allow the maximum feasible opportunity to small business enterprises to compete for any subcontracts entered into pursuant to this Contract. (In federally funded contracts the terms "DBE, MBE, and WBE" shall be substituted for the term "small business" in this Article.)

14. **SEVERABILITY.**
It is mutually agreed that in case any provision of this Contract is determined by any court of law to be unconstitutional, illegal or unenforceable, it is the intention of the parties that all other provisions of this Contract remain in full force and effect.

15. **NOTICES.**
All notices to be given under the terms of this Contract shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE CITY:

(Department or Division Head)

FOR THE CONTRACTOR:

16. **INDEPENDENT CONTRACTOR AND TAX INFORMATION.**
It is agreed that Contractor is an independent contractor and not an employee of the City, and any persons who the Contractor utilizes or provides for services under this Contract not employees of the City of Madison.

Contractor shall provide its taxpayer identification number (or social security number) to the Finance Director, 210 Martin Luther King Jr. Blvd, Room 406, Madison, WI 53703, prior to payment. The Contractor is informed that as an independent contractor, Contractor may have a responsibility to make estimated tax returns, file tax returns, pay income taxes and make social security payments on the amounts received under this Contract. No amounts will be withheld by the City for these purposes and payment of taxes and making social security payments are solely the responsibility and obligation of the Contractor. The Contractor is further informed that they may be subject to civil and/or criminal penalties if they fail to properly report income and pay taxes and social security taxes on the amount received under this Contract.

17. **GOODWILL.**
Any and all goodwill arising out of this Contract inures solely to the benefit of the City; Contractor waives all claims to benefit of such goodwill.

18. **THIRD PARTY RIGHTS.**
This Contract is intended to be solely between the parties hereto. No part of this Contract shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

19. **AUDIT AND RETAINING OF DOCUMENTS.**
The Contractor agrees to provide all reports requested by the City including, but not limited to, financial statements and reports, reports and accounting of services rendered, and any other reports or documents requested. Financial and service reports shall be provided according to a schedule (when applicable) to be included in this Contract. Any other reports or documents shall be provided within five (5) working days after the Contractor receives the City's written requests, unless the parties agree in writing on a longer period. Payroll records and any other documents relating to the performance of services under the terms of this Contract shall be retained by the Contractor for a period of three (3) years after completion of all work under this Contract, in order to be available for audit by the City or its designee.

20. **CHOICE OF LAW AND FORUM SELECTION.**
This Contract shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this Contract that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within the State of Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such a dispute according to any law.

21. **COMPLIANCE WITH APPLICABLE LAWS.**
The Contractor shall become familiar with, and shall at all times comply with and observe all federal, state, and local laws, ordinances, and regulations which in any manner affect the services or conduct of the Contractor and its agents and employees.

SAMPLE

22. **CONFLICT OF INTEREST.**

A. The Contractor warrants that it and its agents and employees have no public or private interest, and will not acquire directly or indirectly any such interest, which would conflict in any manner with the performance of the services under this Agreement.

B. The Contractor shall not employ or Contract with any person currently employed by the City for any services included under the provisions of this Agreement.

23. **COMPENSATION.**

It is expressly understood and agreed that in no event will the total compensation under this Contract exceed $_____.

24. **BASIS FOR PAYMENT.**

A. GENERAL.

(1) The City will pay the Contractor for the completed and accepted services rendered under this Contract on the basis and at the Contract price set forth in Section 23 of this Contract. The City will pay the Contractor for completed and approved "extra services", if any, if such "extra services" are authorized according to the procedure established in this section. The rate of payment for "extra services" shall be the rate established in this Contract. Such payment shall be full compensation for services rendered and for all labor, material, supplies, equipment and incidentals necessary to complete the services.

(2) The Contractor shall submit invoices, on the form or format approved by the City and as may be further specified in Section 3 of this Contract. The City will pay the Contractor in accordance with the schedule, if any, set forth in Section 3. The final invoice, if applicable, shall be submitted to the City within three months of completion of services under this Agreement.

(3) Should this Agreement contain more than one service, a separate invoice and a separate final statement shall be submitted for each individual service.

(4) Payment shall not be construed as City acceptance of unsatisfactory or defective services or improper materials.

(5) Final payment of any balance due the Contractor will be made upon acceptance by the City of the services under the Agreement and upon receipt by the City of documents required to be returned or to be furnished by the Contractor under this Agreement.

(6) The City has the equitable right to set off against any sum due and payable to the Contractor under this Agreement, any amount the City determines the Contractor owes the City, whether arising under this Agreement or under any other Agreement or otherwise.

(7) Compensation in excess of the total Contract price will not be allowed unless authorized by an amendment under Section 9, AMENDMENT.

(8) The City will not compensate for unsatisfactory performance by the Contractor.

B. SERVICE ORDERS, EXTRA SERVICE, OR DECREASED SERVICE.

(1) Written orders regarding the services, including extra services or decreased services, will be given by the City, using the procedure set forth in Section 15, NOTICES.

(2) The City may, by written order, request extra services or decreased services, as defined in Section 10 of this Contract. Unless the Contractor believes the extra services entitle it to extra compensation or additional time, the Contractor shall proceed to furnish the necessary labor, materials, and professional services to complete the services within the time limits specified in the Scope of Services, Section 3 of this Agreement, including any amendments under Section 9 of this Agreement.

(3) If in the Contractor's opinion the order for extra service would entitle it to extra compensation or extra time, or both, the Contractor shall not proceed to carry out the extra service, but shall notify the City, pursuant to Section 15 of this Agreement. The notification shall include the justification for the claim for extra compensation or extra time, or both, and the amount of additional fee or time requested.

(4) The City shall review the Contractor's submittal and respond in writing, either authorizing the Contractor to perform the extra service, or refusing to authorize it. The Contractor shall not receive additional compensation or time unless the extra compensation is authorized by the City in writing.

25. **DEFAULT/TERMINATION.**

A. In the event Contractor shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue unremedied for a period of ten (10) days after written notice thereof to Contractor, the City may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Contractor, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Contract and all rights of Contractor under this Contract.

B. Notwithstanding paragraph A., above, the City may in its sole discretion and without any reason terminate this Agreement at any time by furnishing the Contractor with ten (10) days' written notice of termination. In the event of termination under this subsection, the City will pay for all work completed by the Contractor and accepted by the City.

26. **INDEMNIFICATION.**

The Contractor shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, 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 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 Contractor's and/or Subcontractor's acts or omissions in the performance of this Agreement, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or its employees.

SAMPLE

27. **INSURANCE.**

The Contractor will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. The Contractor shall not commence work under this Contract, nor shall the Contractor allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.

Commercial General Liability

The Contractor shall procure and maintain during the life of this Contract, Commercial General Liability insurance including, but not limited to bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than $1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Contractor's coverage shall be primary and non-contributory and list the City of Madison, its officers, officials, agents and employees as additional insureds. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance meeting the above criteria, applying on a primary basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.

Automobile Liability

The Contractor shall procure and maintain during the life of this Contract Business Automobile Liability insurance covering owned, non-owned and hired automobiles with limits of not less than $1,000,000 combined single limit per accident. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance covering each subcontractor and meeting the above criteria.

Worker's Compensation

The Contractor shall procure and maintain during the life of this Contract statutory Workers' Compensation insurance as required by the State of Wisconsin. The Contractor shall also carry Employers Liability limits of at least $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain such insurance, covering each subcontractor.

Professional Liability

The Contractor shall procure and maintain professional liability insurance with coverage of not less than $1,000,000. If such policy is a "claims made" policy, all renewals thereof during the life of the Contract shall include "prior acts coverage" covering at all times all claims made with respect to Contractor's work performed under the Contract. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by the City.

Acceptability of Insurers. The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII.

Proof of Insurance, Approval. The Contractor shall provide the City with certificate(s) of insurance showing the type, amount, effective dates, and expiration dates of required policies prior to commencing work under this Contract. Contractor shall provide the certificate(s) to the City's representative upon execution of the Contract, or sooner, for approval by the City Risk Manager. If any of the policies required above expire while this Contract is still in effect, Contractor shall provide renewal certificate(s) to the City for approval. Certificate Holder language should be listed as follows:

City of Madison
ATTN: Risk Management, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

The Contractor shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager. The Contractor and/or Insurer shall give the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Contract.

28. **OWNERSHIP OF CONTRACT PRODUCT.**

All of the work product, including, but not limited to, documents, materials, files, reports, data, including magnetic tapes, disks of computer-aided designs or other electronically stored data or information (the "Documents"), which the Contractor prepares pursuant to the terms and conditions of this Contract are the sole property of the City. The Contractor will not publish any such materials or use them for any research or publication, other than as expressly required or permitted by this Contract, without the prior written permission of the City. The grant or denial of such permission shall be at the City's sole discretion.

The Contractor intends that the copyright to the Documents shall be owned by City, whether as author (as a Work Made For Hire), or by assignment from Contractor to City. The parties expressly agree that the Documents shall be considered a Work Made For Hire as defined by Title 17, United States Code, Section 101(2).

As further consideration for the City entering into this Contract, the Contractor hereby assigns to City all of the Contractor's rights, title, interest and ownership in the Documents, including the right to procure the copyright therein and the right to secure any renewals, reissues and extensions of any such copyright in any foreign country. The City shall be entitled to the sole and exclusive benefit of the Documents, including the copyright thereto, and whenever required by the City, the Contractor shall at no additional compensation, execute all documents of assignment of the full and exclusive benefit and copyright thereof to the City. Any subcontractors and other independent contractors who prepare portions of the Documents shall be required by the Contractor to execute an assignment of ownership in favor of the City before commencing work.

SAMPLE

29. **BAN THE BOX - ARREST AND CRIMINAL BACKGROUND CHECKS.** (Sec. 39.08, MGO. Applicable to contracts exceeding $25,000.)

A. DEFINITIONS.

For purposes of this section, "Arrest and Conviction Record" includes, but is not limited to, information indicating that a person has been questioned, apprehended, taken into custody or detention, held for investigation, arrested, charged with, indicted or tried for any felony, misdemeanor or other offense pursuant to any law enforcement or military authority.

"Conviction record" includes, but is not limited to, information indicating that a person has been convicted of a felony, misdemeanor or other offense, placed on probation, fined, imprisoned or paroled pursuant to any law enforcement or military authority.

"Background Check" means the process of checking an applicant's arrest and conviction record, through any means.

B. REQUIREMENTS. For the duration of this Contract, the Contractor shall:

(1) Remove from all job application forms any questions, check boxes, or other inquiries regarding an applicant's arrest and conviction record, as defined herein.

(2) Refrain from asking an applicant in any manner about their arrest or conviction record until after conditional offer of employment is made to the applicant in question.

(3) Refrain from conducting a formal or informal background check or making any other inquiry using any privately or publicly available means of obtaining the arrest or conviction record of an applicant until after a conditional offer of employment is made to the applicant in question.

(4) Make information about this ordinance available to applicants and existing employees, and post notices in prominent locations at the workplace with information about the ordinance and complaint procedure using language provided by the City.

(5) Comply with all other provisions of Sec. 39.08, MGO.

C. EXEMPTIONS: This section does not apply when:

(1) Hiring for a position where certain convictions or violations are a bar to employment in that position under applicable law, or

(2) Hiring a position for which information about criminal or arrest record, or a background check is required by law to be performed at a time or in a manner that would otherwise be prohibited by this ordinance, including a licensed trade or profession where the licensing authority explicitly authorizes or requires the inquiry in question.

To be exempt under sec. C.(1) or (2) above, Contractor must demonstrate to the City that there is a law or regulation that requires the hiring practice in question. If so, the contractor is exempt from this section for the position(s) in question.

30. **WEAPONS PROHIBITION.**

Contractor shall prohibit, and shall require its subcontractors to prohibit, its employees from carrying weapons, including concealed weapons, in the course of performance of work under this Contract, other than while at the Contractor's or subcontractor's own business premises. This requirement shall apply to vehicles used at any City work site and vehicles used to perform any work under this Contract, except vehicles that are an employee's "own motor vehicle" pursuant to Wis. Stat. sec. 175.60(15m).

31. **IT NETWORK CONNECTION POLICY.**

If this Contract includes services such as software support, software maintenance, network services, and/or system development services and will require a Network Connection the City Network (as defined in the following link), the City's Network Connection Policy found at this link: http://www.cityofmadison.com/attorney/documents/posNetworkConnection.doc is hereby incorporated and made a part of this Contract and Contractor agrees to comply with all of its requirements.

32. **AUTHORITY.**

Contractor represents that it has the authority to enter into this Contract. If the Contractor is not an individual, the person(s) signing on behalf of the Contractor represents and warrants that they have been duly authorized to bind the Contractor and sign this Contract on the Contractor's behalf.

33. **COUNTERPARTS, ELECTRONIC SIGNATURE AND DELIVERY.**

This Contract may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Contract may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Contract may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Contract may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Contract, fully executed, shall be as valid as an original.

SAMPLE

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

CONTRACTOR:

_____
(Type or Print Name of Contracting Entity)

By: _____
(Signature)

_____
(Print Name and Title of Person Signing)

Date: _____

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Maribeth Witzel-Behl, City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

For City Use Only: SIGNATURE INSTRUCTIONS FOR CONTRACTS SIGNED BY MAYOR/CLERK:
Obtain contractor's signature first. Route this contract & all of its attachments for City signatures using the City Clerk's Contract Routing Database. Include 1 copy of authorizing resolution & 1 copy of the Certificate of Insurance.

NOTE: Certain service contracts may be executed by the designee of the Finance Director on behalf of the City of Madison:

By: _____
Mary Richards, Procurement Supervisor

Date: _____

MGO 4.26(3) and (5) authorize the Finance Director or designee to sign purchase of service contracts when all of the following apply:
(a) The funds are included in the approved City budget.
(b) An RFP or competitive process was used, or the Contract is exempt from competitive bidding under 4.26(4)(a).
(c) The City Attorney has approved the form of the Contract.
(d) The Contract complies with other laws, resolutions and ordinances.
(e) The Contract is for a period of 1 year or less, OR not more than 5 years AND the average cost is not more than $100,000 per year, AND was subject to competitive bidding. (If over $50,000 and exempt from bidding under 4.26(4)(a), regardless of duration of the Contract, the Common Council must authorize the Contract by resolution and the Mayor and City Clerk must sign, per 4.26(5)(b).)

Emergency Service contracts may also be signed by the designee of the Finance Director if the requirements of MGO 4.26(3)(c) are met.

For City Use Only: SIGNATURE INSTRUCTIONS FOR CONTRACT TO BE SIGNED BY FINANCE (PURCHASING):
Obtain contractor's signature first. Attach the contractor-signed contract with all attachments/exhibits and the certificate of insurance to the requisition in MUNIS.

SAMPLE

City of Madison

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

Master

File Number: 83989

File ID:	83989	**File Type:**	Resolution	**Status:**	Council New Business
Version:	2	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/18/2024
File Name:	12960 TID 46 TIF Loan University Park Commons II LLC			**Final Action:**	

Title: SUBSTITUTE Authorizing the Mayor and City Clerk to execute a development agreement and authorizing a budget amendment to the 2024 EDD Capital Budget (TID 46) to fund a $344,000 Tax Incremental Finance Loan to University Park Commons II, LLC, or its assigns to construct approximately 68 units of affordable housing located at 625 Sand Pearl Lane in the former Westgate property in Tax Incremental District (TID) 46. (District 11)

Notes: Introduced from the floor 6/18/24.

		CC Agenda Date:	07/02/2024
		Agenda Number:	97.
Sponsors:	William Tishler	**Effective Date:**	
Attachments:	062424_FinanceCmteRegistrantsReport.pdf, #12960 625 Sand Pearl (JT Klein) TIF Report 3-5-24 FINAL.pdf, Westgate III Executed TIF Term Sheet 6-27 UPC II.pdf, 83989 v1.pdf	**Enactment Number:**	
Author:	Joe Gromacki, TIF Coordinator	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/18/2024	Maggie McClain	Approve	7/8/2024
2	1	6/28/2024	Maggie McClain	Approve	7/18/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/18/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (6/24/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Refer	FINANCE COMMITTEE	06/24/2024	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	06/24/2024	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.

There was 1 registrant in support available to answer questions.

Text of Legislative File 83989

Fiscal Note

The proposed resolution amends the Economic Development Division's 2024 Adopted Capital Budget to add $344,000 in TID-supported GO Borrowing and corresponding expenditures in TID 46. The funding is needed to finance a loan of the same amount to University Park Commons II, LLC, or its assigns ("Developer"), for their development of approximately 68 affordable apartment units ("Project"). The proposed resolution further authorizes the TIF Loan to the Developer and the execution of all necessary documents to complete the transaction.

The TIF Loan would be repaid through incremental taxes generated by the Project and represents 55% of the present value of all incremental taxes anticipated from the Project over the amended TID's 11-year remaining life. While it is anticipated that the incremental taxes generated by the Project will be sufficient to repay the loan within approximately 8 years, the Developer is required to guaranty a minimum payment if sufficient future tax increment is not available. The increment guarantee is secured by a subordinated mortgage on the Property. The TIF Loan also requires that Developer be prohibited from selling or transferring the Property prior to repayment of the TIF Loan. If Developer sells or transfers the Property to a tax-exempt entity, Buyer shall pay an annual payment in lieu of taxes (PILOT) in the amount of the property tax paid as of the date of sale, frozen, until 2051. TIF funding is also contingent upon the amendment of the Project Plan of TID #46 in 2025.

Title

SUBSTITUTE Authorizing the Mayor and City Clerk to execute a development agreement and authorizing a budget amendment to the 2024 EDD Capital Budget (TID 46) to fund a $344,000 Tax Incremental Finance Loan to University Park Commons II, LLC, or its assigns to construct approximately 68 units of affordable housing located at 625 Sand Pearl Lane in the former Westgate property in Tax Incremental District (TID) 46. (District 11)

Body

WHEREAS the City of Madison is in the process of amending TID #46 during 2025; and

WHEREAS the intent and purpose of the Project Plan, among other things, is to encourage development of a wide range of housing options and attract and retain business and employment in the City of Madison; and

WHEREAS University Park Commons II, LLC, or its assigns, ("Developer") has proposed to

construct 68 affordable housing units on the Property at a total estimated development cost of approximately $~~22,700,000~~21,175,000 ("Project") located at 625 Sand Pearl Lane, formerly known as the Westgate Mall property in the City of Madison and within the boundary of a proposed Project Plan amendment to TID #46 ("Property"); and

WHEREAS City staff has conducted an analysis (See Attached Report) of the Project and has determined a gap for to be approximately $344,000 such that, but for TIF assistance, the Project could not occur; and

WHEREAS, $344,000 of TIF assistance to the Project represents approximately 55% of the present value of the estimated tax incremental revenues generated by the Project in conformance to TIF Policy that no more than 55% be made available to a project ("55% Gateway") without Board of Estimates prior authorization; and

WHEREAS, in addition to any other powers conferred by law, the City may exercise any power necessary and convenient to carry out the purpose of the TIF law, including the power to cause project plans to be prepared, to approve such plans, and to implement the provisions that effectuate the purpose of such plans; and

NOW, THEREFORE, BE IT RESOLVED that the City hereby finds and determines that the Project is consistent with the public purposes of Tax Increment Finance Law and the plans and objectives set forth in City of Madison TIF Policy, the City's loan to Developer demonstrates the potential to and encourage development of a wide range of housing options in TID #46, thereby making more likely an accomplishment of the public purpose objectives set forth in the Project Plan, the TIF Law and City TIF Policy.

BE IT FURTHER RESOLVED that funding is subject to the following conditions:

1. The Project. Developer agrees to develop on the Property all of the following:

   a. Construction of approximately 68 units of affordable housing, which Developer agrees to set aside 55 of the apartments units for occupancy at 60% or less of the area median income (AMI) as defined by Section 42 of the Internal Revenue Code and consistent with the income restrictions under the Wisconsin Housing and Economic Development Authority's Low-Income Housing Tax Credit Program, and subject to the Land Use Restriction described in Section 24 of this Term Sheet.

2. Form of Assistance. TIF assistance shall be provided in the form of a 0% interest loan in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) to the Developer for the purposes of constructing the Project (the "TIF Loan"). The TIF Loan to be repaid either through increment, pursuant to Section 10, or a guaranty payment, pursuant to Section 12.

3. Evidence of Financing, Audit and Clawback Provision. Prior to the TIF Loan closing, Developer shall provide evidence of bank financing, grant funds and/or equity in the aggregate amount of not less than $22,356,000 for Project ("Financing").

   Financing shall be evidenced in the form of (i) a bank commitment letter and evidence that Developer has met all of the lender's conditions of financing such as commercial

pre-leasing requirements, if any; (ii) a letter of intent from a tax credit investor; and/or (iii) a grant award letter from a nonprofit or governmental entity.

Equity investment shall be evidenced by paid invoices or other documentation of prepaid project costs paid by Developer and/or a financial statement demonstrating Developer's financial capacity to invest equity in the Project. The Developer's Equity investment may include equity from the sale of Low Income Tax Credits, a cash contribution from the tenant that will occupy the Project, the Developer's contribution of land, and a deferred developer's fee. In aggregate, Developer's equity investment, as established through financing documents shall not be less than the amount of the TIF Loan at closing.

After closing, the TIF Loan shall be used solely for the purpose of funding the TIF eligible portion of the total project costs as stated in the TIF Application. The total project costs estimated therein at approximately $~~22,700,000~~20,831,000. Upon stabilization of the Project (defined as three months of occupancy at 90% physical occupancy), Developer shall provide the City with a cost certification prepared by its accountant (SVA Certified Public Accountants) of the total Project Cost and Financing ("Audit"), to the City's reasonable satisfaction, for the City's review and approval. If the City does not approve the Developer's Audit of Project Cost, the City may request additional information from the Developer and may perform its own audit of Developer's books and records related to Project Cost and Financing. In the event that the financing gap for Project (which is equal to the amount of the TIF Loan) is reduced by a decrease, as established by the Audit, in the Project Cost ("Audited Actual Cost") and/or an increase, as established by the Audit, in Financing ("Audited Actual Financing"), the following formula shall apply to determine the clawback payment due to the City ("Clawback"):

The Clawback shall be calculated as follows:

1. "Cost Savings" Project = $~~22,700,000~~21,175,000, minus the Audited Actual Cost; and
2. "Financing Increase" = Audited Actual Financing minus $~~22,356,000~~20,831,000.

If the sum of (1) Cost Savings and (2) Financing Increase is a negative number, there shall be no Clawback. If the sum is a positive number, Developer shall pay the City Fifty Percent (50%) of such positive number as a Clawback.

Developer's payment of the Clawback shall be applied as a payment to the tax increment guaranty under Sections 10 and 12 below and shall reduce the outstanding amount of the TIF Loan pursuant to Sections 10 and 12 below.

4. Tax Credit Approval. TIF assistance to the Project is contingent upon Developer receiving an award of Section 42 low-income housing tax credits ("LIHTC") from Wisconsin Housing and Economic Development Authority ("WHEDA") by July 1, 2025. The parties agree and acknowledge that the Project received an award of LIHTC from WHEDA as of the date hereof.

5. Disbursement Method. At closing, the City shall disburse the TIF Loan to a title company to be held in escrow. In order to facilitate the City's review of project cost to confirm eligibility under Wisconsin TIF Law (Wis. Stats. 66.1105) and Developer's progress toward SBE bidding goals as set forth in Section 14 herein, the City and Developer shall enter into a Disbursement Agreement that authorizes no less than three (3) disbursements of TIF funds, including a final 20% of total TIF funds retained until 80% project completion confirmation by the Department of Civil Rights ("DCR") that Developer has complied with

the applicable provisions of MGO 39.02 (9). TIF funds shall be disbursed upon the City's receipt and satisfactory review of a detailed draw request from Developer provided on or about no less than three (3) disbursement dates, to a title company. Developer shall have the right to lend a portion of the TIF Loan to the project in phases, secured by one or more notes and mortgages as approved by the City Attorney. The TIF Loan is contemplated to be subordinate to senior financing provided by First Business Bank; but will be senior to a loan provided by Dane Workforce Housing Fund II and a loan provided by County of Dane.

6. Operating Agreement and Pro Forma. At least seven days prior to closing, Developer shall provide to the City: (a) a copy of the Amended and Restated Operating Agreement between the Managing Member, Investor Member, and Special Member(s), if any, of the entity that shall own, manage and control the Property, with the final copy to be delivered at Closing and before the City makes its first disbursement of the TIF Loan proceeds; and (b) the final 30-year operating pro forma.

7. 2024 Capital Budget Amendment. Funding for the Three Hundred Forty-Four Thousand Dollars ($344,000) TIF Loan is contingent upon authorization of a budget amendment to the City of Madison 2024 Capital Budget authorizing additional TID-supported GO Borrowing and the expenditure of funds stated herein.

8. TID 46 Project Plan Amendment. The City shall not make TIF funds available until the date of an approval of a TID #46 Project Plan Amendment by the TIF Joint Review Board during the first quarter of 2025, authorizing the TIF Loan expenditure.

9. No TID Project Plan Certification. In the event that the TID #46 Project Plan and Boundary is not certified by DOR on or about December 31, 2025, Developer understands and acknowledges that the City shall not fund any portion of the TIF Loan to Developer.

   In the event of the TID #46's non-certification, the City shall make its best effort to secure TID certification by DOR no later than on or about December 31, 2026.

10. Method of Payment and Tax Increment Guaranty. The City's expenditure in providing the TIF Loan for the Project shall be repaid by Developer through tax increments generated by the Project and/or cash payments by Developer. A schedule of the projected increment used to calculate the TIF Loan amount shall be attached to the Agreement ("Increment Schedule").

    For the Project described herein, Developer shall perform on all requirements of the respective TIF Loan Agreement for the loan funds disbursed to Developer by the City ("City Loan"), including but not limited to the Clawback provision (Section 3), and the Tax Increment Guaranty (Sections 10 and 12). In such event, the City shall credit Developer for the City's portion of annual estimated incremental property taxes levied on the Project, as set forth in the Tax Increment Guaranty provision in Sections 10 and 12, until the City Loan is repaid. If in any year, the actual annual tax levy on the Project is less than the amount set forth in the Tax Increment Guaranty, Developer shall pay the City the annual difference as a guaranty payment. Developer shall repay to the City remaining principal on the City Loan, if any, at its ten-year maturity in 2035.

11. Sale to Tax Exempt Entity - PILOT Payment. Developer shall be prohibited from selling or transferring the Property prior to the Developer's repayment of the TIF Loan without the prior written consent of the City (except for transfers made pursuant to foreclosure of senior loan on the Project). If Developer sells or transfers the Property to a tax-exempt

entity ("Buyer"), whereupon such ownership renders the Property as property tax-exempt, Buyer shall pay the City an annual payment in lieu of taxes (PILOT) in the amount of property tax last levied as of the date of sale to Buyer, frozen, through 2051. The City of Madison shall share said PILOT in proportion with the overlying taxing jurisdictions. Buyer shall execute a PILOT Agreement and a mortgage in favor of the City in the amount of the PILOT payments ("Buyer's Mortgage") at the time of Buyer's acquisition of the Property. The Buyer's Mortgage and PILOT Agreement shall be released and terminated by the City upon the closure of TID #46. This obligation will be secured by a land use restriction terminable upon closure of TID #46.

12. Security and Personal Guaranty. The TIF Loan shall be evidenced by a note executed by Developer, or its assigns, to the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) bearing zero percent (0%) interest (together the "Note"). Developer shall execute a second lien mortgage in favor of the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) on the Property (the "Mortgage"). The City agrees, if necessary, to execute a subordination of mortgages in a form approved by the City Attorney and acceptable to Developer and Developer's lender(s) and said subordinated mortgage shall be in the second mortgage position. Developer and its assigns shall cause to be provided a personal guaranty of Jacob T. Klein of the TIF Loan to the Project, which is contemplated to be released upon stabilization.

13. Satisfaction. The TIF Mortgage and Agreement shall be satisfied and the Note cancelled via a recordable release upon full payment of the TIF Loan.

14. Affirmative Action MGO 39.02 (9). Developer and its contractors/subcontractors shall comply with all applicable provisions of the Madison General Ordinance (MGO) 39.02 (9), concerning contract compliance requirements. Prior to commencing construction, Developer shall contact the City's Affirmative Action Division to assure that Developer is in compliance with the aforementioned requirements. Developer shall assist and actively cooperate with the Affirmative Action Division in obtaining the compliance of contractors and subcontractors with such applicable provisions of the Madison General Ordinance. Developer shall allow maximum feasible opportunity to small business enterprises to compete for any contracts entered into pursuant to the contract. The Developer understands that it is obligated to meet the goal set by the Department of Civil Rights, or show best efforts to meet the goal based on documented evidence of efforts.

Furthermore, in order to ensure compliance with the above provisions, Developer and its contractor agree to the following:

a. The general contractor provide a schedule of values as soon as reasonably possible following the execution of this Term Sheet.

b. A meeting shall take place before loan closing to set affirmative action goals for the project. Additional meetings may be scheduled at the request of DCR and must be held within 10 days of the request.

c. At 80% completion, the goal is either met, signed contracts establish that the goal will be met, or documented good faith efforts are shown as to why the goal is not met.

For the purposes of this paragraph, "Completion" shall mean expenditure of total project costs as described in the TIF Application.

15. Accessibility (MGO 39.05). Developer shall submit a written assurance of compliance with Madison General Ordinance 39.05.

16. Equal Opportunity. Developer shall comply with all applicable local, state and federal provisions concerning Equal Opportunity.

17. Ban the Box. Developer shall comply with Madison General Ordinance 39.08 related to job applicant arrest and conviction records.

18. Material Changes. At the time of Closing, if any material adverse changes to the size, use or ownership of the Project or Property stated in the TIF Application, including any changes to the number or rent of the affordable units, have been made, this TIF Loan commitment shall be subject to reconsideration by the City. Following Closing, any material change made without consent of the City shall subject the TIF Loan to immediate repayment. Notwithstanding the foregoing, the City acknowledges that the Developer may, with the prior approval of the City, which approval may not be unreasonably withheld, reconfigure the size and use of the Project to address current market conditions (for example, the number and configuration of parking stalls may be increased or decreased, and certain space designated for office use may be converted to retail use).

19. Project Completion. Developer shall use its best efforts to cause the construction of the Project to be completed by December 31, 2025. Project completion shall be evidenced by the issuance of a certificate of occupancy. Failure to complete the Project by said date will require payment under the increment guaranty in Sections 10 and 12.

20. Property Insurance. Prior to funding, evidence shall be provided that a property insurance policy of the proper type and amount of coverage to protect the City's participation has been obtained. The policy shall name the City of Madison as an additional insured.

21. Title Insurance. Within thirty (30) days of the date of the Loan Agreement, Developer shall provide a commitment for a title insurance policy of the proper type and amount of coverage to the City. The City shall receive a lender's policy in a form to be approved by the City Attorney, which will require, among other things, an updated survey of the Property. Developer shall be responsible for all lending costs and fees.

22. Environmental Assessment. Developer shall provide the City an environmental assessment of the Property which is acceptable to staff. Developer providing said environmental assessment does not modify the Developer's indemnification obligations described in Section 22.

23. Indemnification.

    a. Developer shall be liable to and hereby agrees to indemnify, save harmless and defend the City, its officers, officials, agents and employees against all loss or expense (including liability costs and reasonable attorney's fees) arising from any and all claims, demands, liabilities and causes of action of whatever kind or nature related to the Property, to the extent occasioned in whole or in part by any act or omission of Developer or its officers, members agents, contractors, subcontractors, invitees or employees, which may now or hereafter be made against them, whether caused by or contributed to by the negligent acts of the City, its agents or employees.

b. Developer shall enter into an environmental indemnification agreement with the City, which will include the following:

   i. Representations and warranties from Developer regarding Developer's knowledge of the presence of pollutants on the property, history of pollutants on the property, and any existing or possible legal proceedings or actions related to pollutants on the Property.

   ii. Agreement by Developer to indemnify and save the City harmless from all causes of action, suits, claims, demand, judgments and liabilities arising from pollutants on the Property, failure to perform abatement, removal, etc., or other liabilities otherwise arising from environmental laws with respect to the Property.

   iii. Agreement by Developer to timely comply with all applicable environmental laws.

c. The indemnification provisions described in this Section 23 will survive termination of the Loan Agreement and shall be in addition to any other rights and remedies of the City.

24. Period of Affordability. This Project will have a 30-year affordability period evidenced by a Land Use Restriction Agreement recorded in the first position, behind only a Land Use Restriction for Low-Income Housing Tax Credits with WHEDA, and if a permanent first mortgage lender is providing financing, then after such lender's permanent first mortgage and related security documents. The Land Use Restriction Agreement will remain in effect even if the Promissory Notes are satisfied before the end of the Period of Affordability.

25. Automatic Expiration. The TIF Loan shall be null and void in the event that Developer does not: (1) commence construction on the Project, as evidenced by issuance of permits for footings and foundations, by October 31, 2025; or (2) close on the TIF Loan by December 31, 2026.

BE IT STILL FURTHER RESOLVED that the TIF Loan to the Developer is hereby approved and that the Mayor and City Clerk are hereby authorized to execute a development agreement and other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.

BE IT FINALLY RESOLVED that the 2024 EDD Capital Budget (TID 46) is amended to authorize an additional $344,000 of TID-supported GO Borrowing to finance the TIF Loan to the Project.

Identification for Bill No. Purpose Comment Position			Registered Representation			Public Testimony
Name & City	Bill	Position	Lobbyist	Client	Support	Oppose
Matthew Hall, Private Individual						
Matthew Hall Private Individual Denver, CO 80211	Senate Committee on Ag, Water and Natural Resources	Support	No			
	Senate 1 Signature Violation: Yes Senate 2 Signature Violation: No					
Colorado Water Conservation Board (CWCB) Director Rebecca Mitchell and Colorado Water Conservation Board (CWCB) Staff						
Rebecca Mitchell Colorado Water Conservation Board Denver, CO 80203	Senate Committee on Ag, Water and Natural Resources	Support	Colorado Water Conservation Board	Yes	For Positive Water Utility	Yes	No
	Senate 1 Signature Violation: No Senate 2 Signature Violation: No					
Stephen Leonhardt, Colorado Water Conservation Board						
Stephen Leonhardt Colorado Water Conservation Board Denver, CO 80203	Senate Committee on Ag, Water and Natural Resources	Support	Colorado Water Conservation Board	Yes			
	Senate 1 Signature Violation: No Senate 2 Signature Violation: No						
Jennifer Gimbel, Colorado Water Conservation Board (CWCB) Staff						
Jennifer Gimbel Colorado Water Conservation Board Denver, CO 80203	Senate Committee on Ag, Water and Natural Resources	Support	Colorado Water Conservation Board	Yes			
	Senate 1 Signature Violation: No Senate 2 Signature Violation: No						
Total Registrations: 4 **Total Signature Violations: 1** **Hearing Date:2021-2**						

MEMORANDUM

TO: Common Council
FR: Joe Gromacki, TIF Coordinator
DATE: July 2, 2024

SUBJECT: TIF REPORT – University Park Commons II, LLC

Project Description

University Park Commons II, LLC, ("Developer") proposes to construct a mixed-use project consisting of 68 affordable apartment units (the "Project") **(see Figure 1)**. The Project is located at 625 Sand Pearl Lane, located in the former Westgate mall property in Tax Incremental District 46 (Research Park) **(Figure 2).**

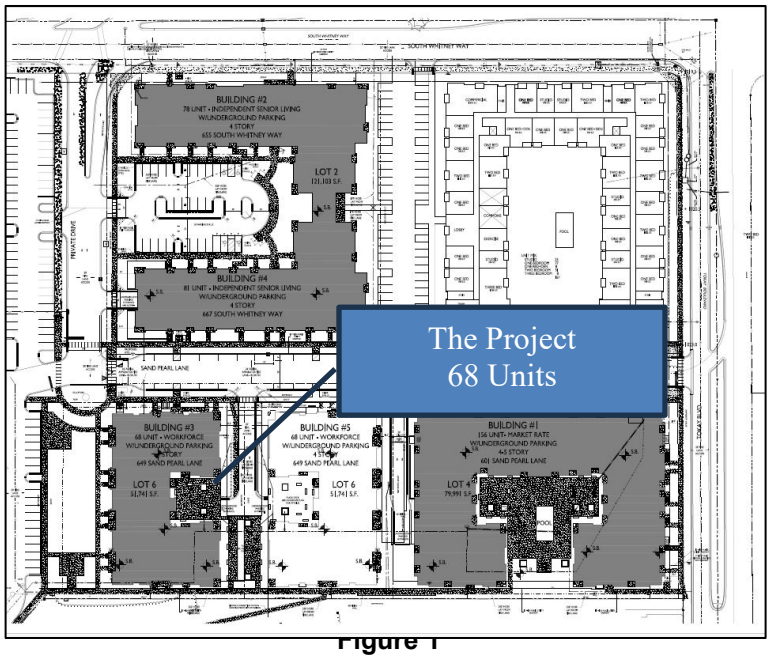


Figure 1

The Project demonstrated a gap of approximately $344,000 or the difference between total project cost of approximately $21,175,000 and capital sources of approximately $20,831,000. The estimated assessed value of the Project is $8,230,000. Recommended TIF assistance of $344,000 is at the maximum 55% amount allowed under TIF Policy (55% Gateway).

TIF Report

The following TIF Report is provided in compliance with Section 3.1 (8) of TIF Goals, Objectives and Process and Section 1 (9) of TIF Loan Underwriting Policy, adopted by the Common Council on February 25, 2014:

(a) Amount Requested: $344,000

(b) Type of Project: Redevelopment, Affordable Housing

(c) Analysis Method: Gap Analysis

(d) Tax Credits: $12,319,000

(e) Est. Value and Tax Increments:

Approximate Project Cost	$21,175,000
Estimated Assessed Value	$ 8,230,000
Total Estimated Tax Increments	$ 1,037,000
Average Annual Tax Increment	$ 135,000
TIF Supportable at 55%	**$ 334,000**

(f) TID Condition:

The Project is located within Tax Incremental District (TID) 46 which the City created in 2015. TID 46 stretches east and west along the West Beltline Highway and Mineral Point Road, bounded by Schroeder Road to the south **(Figure 2)**.

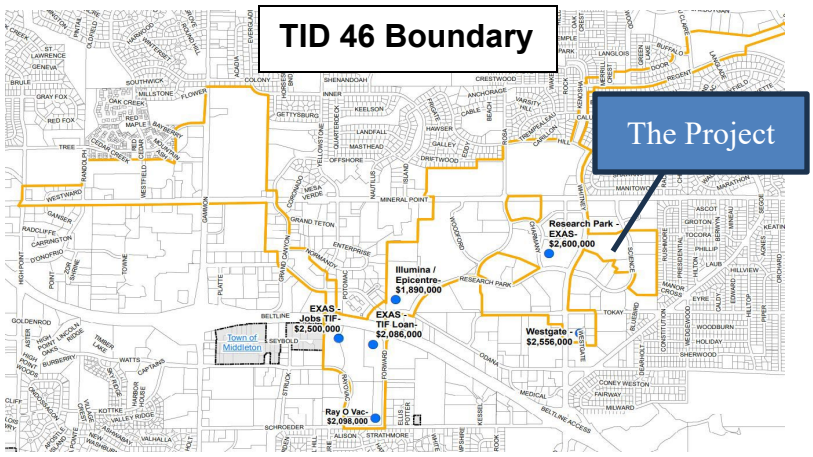


Figure 2

TID 46 has about 10 years of life remaining to recover the TIF Loan expenditure with tax increments. The TID has also committed over $20M to fund the East-West BRT. Although TID 46 has some capacity to fund additional projects, the TID has very little financial cushion to absorb any project shortfalls.

As noted in previous TIF Reports, affordable housing projects, such as the proposed Project, suppress rents at lower, affordable levels, for long periods of time and are therefore much lower in assessed value than their market rate counterparts. In this case, the Project costs about $21,175,000 to construct, yet is only valued at about $8,230,000. Generally, the value of a market rate apartment project would equal or exceed its cost.

Therefore, it is financially prudent to limit TIF assistance to no more than the maximum amount allowable under TIF Policy (55% Gateway), thus providing financial cushion for the lower incremental value, any market or economic uncertainty and the reduced period to recover the expenditure with project tax increments.

(g) TIF Policy Compliance

Developer Equity—Developer equity is approximately $414,000 of deferred developer fee, and $12,319,000 of Low-Income Housing Tax Credit (LIHTC) equity from investors. Developer is providing a personal guaranty for the Project. This amount exceeds TIF Policy that developer equity (i.e., the deferred developer fee) must be equal to or greater than the amount of TIF assistance and is therefore in compliance.

(h) Other Applicable

1) Quantity of living wage jobs created and/or retained. **See TIF Goal Statement (Figure 4.)**
2) Quantity of affordable housing units and level of affordability. **See TIF Goal Statement (Figure 4.)**

(i) Amount of TIF to Be Considered

TIF Eligible	$344,000	55% of TIF
TIF Recommended	**$344,000**	**55% of TIF**

(j) Developer's TIF Goals Statement— TIF Policy requires that Developer provide a statement **(See Figure 4)** as to how the project addresses the following TIF Policy Goals:

1) Per Sections 1 and 3.4 of "TIF Goals, Objectives and Process", how does the Project meet City and TID's goals?

A) Grows the City's property tax base

B) Fosters the creation and retention of family-supporting jobs

C) Encourages the re-use of obsolete or deteriorating property

D) Encourages urban in-fill projects that increase density consistent with the City's Comprehensive Plan

E) Assists in the revitalization of historic, architecturally significant, or deteriorated buildings or enhancement of historic districts.

F) Creates a range of housing types, specifically encouraging affordable housing

G) Funds public improvements that enhance development potential and improve City's infrastructure

H) Promotes superior design, building materials and sustainability features

I) Reserves sufficient increment for public infrastructure in both TID Project Plan and TIF underwriting

(k) TIF Policy Exceptions: **None.**

(l) Known Labor Agreement, Law Violations: **None indicated.**

Staff Recommendation: TIF assistance in the amount of $344,000 or 55% of TIF generated by the project. A 30-year land use restriction agreement (LURA) shall be recorded, requiring the Project to remain affordable for that period.

Figure 4: Applicant's TIF Policy Goal Statement

JTKLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

June 27, 2024

Joseph Gromacki
City of Madison
215 Martin Luther King, Jr. Blvd, 3rd Floor
Madison, WI 53703

RE: TIF Objectives & Goals- University Park Commons II

Dear Mr. Gromacki,

Please see the itemized list of University Park Commons II's TIF objectives and goals:

A. **Growing the property tax base. Estimate the property tax growth as a result of your project.**
As of today, the site for University Park Commons II is completely vacant, and the assessed land value is only valued at $375,000. The proposed redevelopment project has an estimated stabilized value of $7,375,000. University Park Commons II will bring an estimated $128,000 of tax basis growth to the City of Madison by 2026. The site previously held the vacant Westgate Mall and this is the 2nd of a planned multiphase redevelopment project. To date, we have created about $40,000,000 of increment on the property and look to continue that growth with this next phase of development.

B. **Fostering the creation and retention of family-supporting jobs. The City of Madison has a Living Wage Ordinance and has stated through numerous resolutions its support for the right of workers to collectively bargain.**
N/A

C. **C. Encouraging adaptive re-use of obsolete or deteriorating property. The most sustainable building practice is often to reuse existing structures in whole or in part. The City of Madison has an adopted Sustainability Plan.**
The original Westgate Mall building sustained significant damage from the 2018 flood, and have would requiring significant rehabilitation costs that would make the project financially infeasible. Furthermore, market data concluded that a large retail did not have sustainable demand. One way in which we sustainably reused the building was by grinding up concrete on site and using it to raise the site and construct a bisecting Private Drive Sand Pearl Lane.

D. **D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan. The City has adopted plans and policies to encourage growth and density in certain locations through its Comprehensive Plan, Neighborhood Plans, and other applicable land use and transportation plans**
University Park Commons II is part of a greater redevelopment that is revitalizing a blighted and under-used site, while greatly increasing density in accordance of the City's Comprehensive Plan.

The location is perfectly suited for workforce housing, density with access to both public transportation, and local employment. Proximity to the West Transfer bus stop and future BRT will provide future residents the ability to traverse the City without a vehicle. The development will provide bike parking to encourage residents to utilize the exceptional bike infrastructure within the neighborhood

E. **E. Assisting in the revitalization of historic or architecturally significant or deteriorated buildings. The goal of the Madison Landmarks Ordinance is to preserve, protect, enhance and perpetuate and improve historically and architecturally significant buildings, neighborhoods, and historic districts.**

N/A

F. **F. Creating a range of housing options and specifically encouraging the development of workforce and affordable housing. Adopted land use plans and the report of the Housing Diversity Ad Hoc Committee contain recommendations to further the availability of a full range of housing choices.**

University Park Commons II is an workforce housing development financed with competitive 9% WHEDA housing tax credits to create housing for a diverse range of incomes. The main project goal of University Park Commons II is to provide housing for any person of any income, age, or demographic. This development will create 68 units of family housing with 55 units reserved for residents making between 30%-60% of the county AMI, along with additionally market rate units. Within the 68 units will include 14 first floor 3 bedroom townhome style units with individual entrances, designed to accommodate families with children. Additionally, 22 units will be targeting veterans, persons with disabilities, and persons experiencing housing instability/homelessness.

We believe University Park Commons II perfectly exemplifies the City of Madison's TIF goals, and appreciate your consideration of our TIF application. Please do not hesitate to reach out with any questions or comments.

Sincerely,

Jacob T. Klein
President

MEMORANDUM
UNIVERSITY PARK COMMONS II, LLC OR ITS ASSIGNS
TIF FINANCIAL ASSISTANCE TERM SHEET

June 14, 2024

The purpose of this Term Sheet ("Term Sheet") is to outline the principal terms and conditions of a tax incremental financing (TIF) loan agreement ("Loan Agreement") to be executed by and between the City of Madison ("City") and University Park Commons II, LLC, or its assigns ("Developer"). The purpose of the loan is to assist in the construction of University Park Commons – Phase II, consisting of approximately 68 units of multi-family affordable housing ("Project") at the property located at 625 Sand Pearl Lane in Tax Incremental District (TID) #46, in the City of Madison ("Property").

The terms incorporated into the loan documents will be as follows:

1. The Project. Developer agrees to develop on the Property all of the following:

   a. Construction of approximately 68 units of affordable housing, which Developer agrees to set aside 55 of the apartments units for occupancy at 60% or less of the area median income (AMI) as defined by Section 42 of the Internal Revenue Code and consistent with the income restrictions under the Wisconsin Housing and Economic Development Authority's Low-Income Housing Tax Credit Program, and subject to the Land Use Restriction described in Section 24 of this Term Sheet.

2. Form of Assistance. TIF assistance shall be provided in the form of a 0% interest loan in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) to the Developer for the purposes of constructing the Project (the "TIF Loan"). The TIF Loan to be repaid either through increment, pursuant to Section 10, or a guaranty payment, pursuant to Section 12.

3. Evidence of Financing, Audit and Clawback Provision. Prior to the TIF Loan closing, Developer shall provide evidence of bank financing, grant funds and/or equity in the aggregate amount of not less than $20,831,000for Project ("Financing").

   Financing shall be evidenced in the form of (i) a bank commitment letter and evidence that Developer has met all of the lender's conditions of financing such as commercial pre-leasing requirements, if any; (ii) a letter of intent from a tax credit investor; and/or (iii) a grant award letter from a nonprofit or governmental entity.

   Equity investment shall be evidenced by paid invoices or other documentation of prepaid project costs paid by Developer and/or a financial statement demonstrating Developer's financial capacity to invest equity in the Project. The Developer's Equity investment may include equity from the sale of Low Income Tax Credits, a cash contribution from the tenant that will occupy the Project, the Developer's contribution of land, and a deferred developer's fee. In aggregate, Developer's equity investment, as established through financing documents shall not be less than the amount of the TIF Loan at closing.

   After closing, the TIF Loan shall be used solely for the purpose of funding the TIF eligible portion of the total project costs as stated in the TIF Application. The total project costs estimated therein at approximately $21,175,000. Upon stabilization of the Project (defined as three months of occupancy at 90% physical occupancy), Developer shall provide the City with a cost certification prepared by its accountant (SVA Certified Public Accountants) of the total Project Cost and Financing ("Audit"), to the City's reasonable satisfaction, for the City's review and approval. If the City does not approve the Developer's Audit of Project Cost, the City may request additional information from the Developer and may perform its own audit of Developer's books and records related to Project Cost and Financing. In the event that the financing gap for Project (which is equal to the amount of the TIF Loan) is reduced by a decrease, as established by the Audit, in the Project Cost ("Audited Actual

Cost") and/or an increase, as established by the Audit, in Financing ("Audited Actual Financing"), the following formula shall apply to determine the clawback payment due to the City ("Clawback"):

The Clawback shall be calculated as follows:

1. "Cost Savings" Project = $21,175,000, minus the Audited Actual Cost; and
2. "Financing Increase" = Audited Actual Financing minus $20,831,000.

If the sum of (1) Cost Savings and (2) Financing Increase is a negative number, there shall be no Clawback. If the sum is a positive number, Developer shall pay the City Fifty Percent (50%) of such positive number as a Clawback.

Developer's payment of the Clawback shall be applied as a payment to the tax increment guaranty under Sections 10 and 12 below and shall reduce the outstanding amount of the TIF Loan pursuant to Sections 10 and 12 below.

4. Tax Credit Approval. TIF assistance to the Project is contingent upon Developer receiving an award of Section 42 low-income housing tax credits ("LIHTC") from Wisconsin Housing and Economic Development Authority ("WHEDA") by July 1, 2025. The parties agree and acknowledge that the Project received an award of LIHTC from WHEDA as of the date hereof.

5. Disbursement Method. At closing, the City shall disburse the TIF Loan to a title company to be held in escrow. In order to facilitate the City's review of project cost to confirm eligibility under Wisconsin TIF Law (Wis. Stats. 66.1105) and Developer's progress toward SBE bidding goals as set forth in Section 14 herein, the City and Developer shall enter into a Disbursement Agreement that authorizes no less than three (3) disbursements of TIF funds, including a final 20% of total TIF funds retained until 80% project completion confirmation by the Department of Civil Rights ("DCR") that Developer has complied with the applicable provisions of MGO 39.02 (9). TIF funds shall be disbursed upon the City's receipt and satisfactory review of a detailed draw request from Developer provided on or about no less than three (3) disbursement dates, to a title company. Developer shall have the right to lend a portion of the TIF Loan to the project in phases, secured by one or more notes and mortgages as approved by the City Attorney. The TIF Loan is contemplated to be subordinate to senior financing provided by First Business Bank; but will be senior to a loan provided by Dane Workforce Housing Fund II and a loan provided by County of Dane.

6. Operating Agreement and Pro Forma. At least seven days prior to closing, Developer shall provide to the City: (a) a copy of the Amended and Restated Operating Agreement between the Managing Member, Investor Member, and Special Member(s), if any, of the entity that shall own, manage and control the Property, with the final copy to be delivered at Closing and before the City makes its first disbursement of the TIF Loan proceeds; and (b) the final 30-year operating pro forma.

7. 2024 Capital Budget Amendment. Funding for the Three Hundred Forty-Four Thousand Dollars ($344,000) TIF Loan is contingent upon authorization of a budget amendment to the City of Madison 2024 Capital Budget authorizing the expenditure of funds stated herein.

8. TID 46 Project Plan Amendment. The City shall not make TIF funds available until the date of an approval of a TID #46 Project Plan Amendment by the TIF Joint Review Board during the first quarter of 2025, authorizing the TIF Loan expenditure.

9. No TID Project Plan Certification. In the event that the TID #46 Project Plan and Boundary is not certified by DOR on or about December 31, 2025, Developer understands and acknowledges that the City shall not fund any portion of the TIF Loan to Developer.

In the event of the TID #46's non-certification, the City shall make its best effort to secure TID certification by DOR no later than on or about December 31, 2026.

10. Method of Payment and Tax Increment Guaranty. The City's expenditure in providing the TIF Loan for the Project shall be repaid by Developer through tax increments generated by the Project and/or cash payments by Developer. A schedule of the projected increment used to calculate the TIF Loan amount shall be attached to the Agreement ("Increment Schedule").

    For the Project described herein, Developer shall perform on all requirements of the respective TIF Loan Agreement for the loan funds disbursed to Developer by the City ("City Loan"), including but not limited to the Clawback provision (Section 3), and the Tax Increment Guaranty (Sections 10 and 12). In such event, the City shall credit Developer for the City's portion of annual estimated incremental property taxes levied on the Project, as set forth in the Tax Increment Guaranty provision in Sections 10 and 12, until the City Loan is repaid. If in any year, the actual annual tax levy on the Project is less than the amount set forth in the Tax Increment Guaranty, Developer shall pay the City the annual difference as a guaranty payment. Developer shall repay to the City remaining principal on the City Loan, if any, at its ten-year maturity in 2035.

11. Sale to Tax Exempt Entity – PILOT Payment. Developer shall be prohibited from selling or transferring the Property prior to the Developer's repayment of the TIF Loan without the prior written consent of the City (except for transfers made pursuant to foreclosure of senior loan on the Project). If Developer sells or transfers the Property to a tax-exempt entity ("Buyer"), whereupon such ownership renders the Property as property tax-exempt, Buyer shall pay the City an annual payment in lieu of taxes (PILOT) in the amount of property tax last levied as of the date of sale to Buyer, frozen, through 2051. The City of Madison shall share said PILOT in proportion with the overlying taxing jurisdictions. Buyer shall execute a PILOT Agreement and a mortgage in favor of the City in the amount of the PILOT payments ("Buyer's Mortgage") at the time of Buyer's acquisition of the Property. The Buyer's Mortgage and PILOT Agreement shall be released and terminated by the City upon the closure of TID #46. This obligation will be secured by a land use restriction terminable upon closure of TID #46.

12. Security and Personal Guaranty. The TIF Loan shall be evidenced by a note executed by Developer, or its assigns, to the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) bearing zero percent (0%) interest (together the "Note"). Developer shall execute a second lien mortgage in favor of the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) on the Property (the "Mortgage"). The City agrees, if necessary, to execute a subordination of mortgages in a form approved by the City Attorney and acceptable to Developer and Developer's lender(s) and said subordinated mortgage shall be in the second mortgage position. Developer and its assigns shall cause to be provided a personal guaranty of Jacob T. Klein of the TIF Loan to the Project, which is contemplated to be released upon stabilization.

13. Satisfaction. The TIF Mortgage and Agreement shall be satisfied and the Note cancelled via a recordable release upon full payment of the TIF Loan.

14. Affirmative Action MGO 39.02 (9). Developer and its contractors/subcontractors shall comply with all applicable provisions of the Madison General Ordinance (MGO) 39.02 (9), concerning contract compliance requirements. Prior to commencing construction, Developer shall contact the City's Affirmative Action Division to assure that Developer is in compliance with the aforementioned requirements. Developer shall assist and actively cooperate with the Affirmative Action Division in obtaining the compliance of contractors and subcontractors with such applicable provisions of the Madison General Ordinance. Developer shall allow maximum feasible opportunity to small business enterprises to compete for any contracts entered into pursuant to the contract. The Developer

understands that it is obligated to meet the goal set by the Department of Civil Rights, or show best efforts to meet the goal based on documented evidence of efforts.

Furthermore, in order to ensure compliance with the above provisions, Developer and its contractor agree to the following:

a. The general contractor provide a schedule of values as soon as reasonably possible following the execution of this Term Sheet.

b. A meeting shall take place before loan closing to set affirmative action goals for the project. Additional meetings may be scheduled at the request of DCR and must be held within 10 days of the request.

c. At 80% completion, the goal is either met, signed contracts establish that the goal will be met, or documented good faith efforts are shown as to why the goal is not met.

For the purposes of this paragraph, "Completion" shall mean expenditure of total project costs as described in the TIF Application.

15. Accessibility (MGO 39.05). Developer shall submit a written assurance of compliance with Madison General Ordinance 39.05.

16. Equal Opportunity. Developer shall comply with all applicable local, state and federal provisions concerning Equal Opportunity.

17. Ban the Box. Developer shall comply with Madison General Ordinance 39.08 related to job applicant arrest and conviction records.

18. Material Changes. At the time of Closing, if any material adverse changes to the size, use or ownership of the Project or Property stated in the TIF Application, including any changes to the number or rent of the affordable units, have been made, this TIF Loan commitment shall be subject to reconsideration by the City. Following Closing, any material change made without consent of the City shall subject the TIF Loan to immediate repayment. Notwithstanding the foregoing, the City acknowledges that the Developer may, with the prior approval of the City, which approval may not be unreasonably withheld, reconfigure the size and use of the Project to address current market conditions (for example, the number and configuration of parking stalls may be increased or decreased, and certain space designated for office use may be converted to retail use).

19. Project Completion. Developer shall use its best efforts to cause the construction of the Project to be completed by December 31, 2025. Project completion shall be evidenced by the issuance of a certificate of occupancy. Failure to complete the Project by said date will require payment under the increment guaranty in Sections 10 and 12.

20. Property Insurance. Prior to funding, evidence shall be provided that a property insurance policy of the proper type and amount of coverage to protect the City's participation has been obtained. The policy shall name the City of Madison as an additional insured.

21. Title Insurance. Within thirty (30) days of the date of the Loan Agreement, Developer shall provide a commitment for a title insurance policy of the proper type and amount of coverage to the City. The City shall receive a lender's policy in a form to be approved by the City Attorney, which will require, among other things, an updated survey of the Property. Developer shall be responsible for all lending costs and fees.

22. Environmental Assessment. Developer shall provide the City an environmental assessment of the Property which is acceptable to staff. Developer providing said environmental assessment does not modify the Developer's indemnification obligations described in Section 22.

23. Indemnification.

    a. Developer shall be liable to and hereby agrees to indemnify, save harmless and defend the City, its officers, officials, agents and employees against all loss or expense (including liability costs and reasonable attorney's fees) arising from any and all claims, demands, liabilities and causes of action of whatever kind or nature related to the Property, to the extent occasioned in whole or in part by any act or omission of Developer or its officers, members agents, contractors, subcontractors, invitees or employees, which may now or hereafter be made against them, whether caused by or contributed to by the negligent acts of the City, its agents or employees.

    b. Developer shall enter into an environmental indemnification agreement with the City, which will include the following:

        i. Representations and warranties from Developer regarding Developer's knowledge of the presence of pollutants on the property, history of pollutants on the property, and any existing or possible legal proceedings or actions related to pollutants on the Property.

        ii. Agreement by Developer to indemnify and save the City harmless from all causes of action, suits, claims, demand, judgments and liabilities arising from pollutants on the Property, failure to perform abatement, removal, etc., or other liabilities otherwise arising from environmental laws with respect to the Property.

        iii. Agreement by Developer to timely comply with all applicable environmental laws.

    c. The indemnification provisions described in this Section 23 will survive termination of the Loan Agreement and shall be in addition to any other rights and remedies of the City.

24. Period of Affordability. This Project will have a 30-year affordability period evidenced by a Land Use Restriction Agreement recorded in the first position, behind only a Land Use Restriction for Low-Income Housing Tax Credits with WHEDA, and if a permanent first mortgage lender is providing financing, then after such lender's permanent first mortgage and related security documents. The Land Use Restriction Agreement will remain in effect even if the Promissory Notes are satisfied before the end of the Period of Affordability.

25. Automatic Expiration. The TIF Loan shall be null and void in the event that Developer does not: (1) commence construction on the Project, as evidenced by issuance of permits for footings and foundations, by October 31, 2025; or (2) close on the TIF Loan by December 31, 2026.

If the terms and conditions outlined above are acceptable to University Park Commons II, LLC, or its assigns please so indicate by signing in the space provided below. While it is the intent of the City to provide the TIF financial assistance in a timely manner, no binding agreement will exist between the City and University Park Commons II, LLC, or its assigns, unless and until the terms and conditions are approved by the City's Common Council and is executed between the Mayor, City Clerk and Developer or its assigns.

ACCEPTANCE

The terms and conditions as set forth in this term sheet are acceptable to University Park Commons II, LLC, or its assigns. I further certify that I have the full authority to accept these terms and conditions on behalf of University Park Commons II, LLC, or its assigns.

University Park Commons II, LLC,

a Wisconsin Limited Liability Company

By: University Park Commons MM II, LLC
Its: Managing Member

By: JTK 5, LLC
Its: Manager

By: JT Klein Company, Inc.
Its: Manager

By: _____
Jacob T. Klein, President

Date: June 27, 2024

City of Madison

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

Master

File Number: 83989

File ID:	83989	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/18/2024
File Name:	12960 TID 46 TIF Loan University Park Commons II LLC			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute a development agreement and authorizing a budget amendment to the 2024 EDD Capital Budget (TID 46) to fund a $344,000 Tax Incremental Finance Loan to University Park Commons II, LLC, or its assigns to construct approximately 68 units of affordable housing located at 625 Sand Pearl Lane in the former Westgate property in Tax Incremental District (TID) 46. (District 11)

Notes: Introduced from the floor 6/18/24.

CC Agenda Date: 07/02/2024

Sponsors: William Tishler

Effective Date:

Attachments: 062424_FinanceCmteRegistrantsReport.pdf, #12960 625 Sand Pearl (JT Klein) TIF Report 3-5-24 FINAL.pdf, Westgate III Executed TIF Term Sheet 6-27 UPC II.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/18/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/24/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Refer	FINANCE COMMITTEE		06/24/2024	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	06/24/2024	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.

There was 1 registrant in support available to answer questions.

Text of Legislative File 83989

Fiscal Note

The proposed resolution amends the Economic Development Division's 2024 Adopted Capital Budget to add $344,000 in TID-supported GO Borrowing and corresponding expenditures in TID 46. The funding is needed to finance a loan of the same amount to University Park Commons II, LLC, or its assigns ("Developer"), for their development of approximately 68 affordable apartment units ("Project"). The proposed resolution further authorizes the TIF Loan to the Developer and the execution of all necessary documents to complete the transaction.

The TIF Loan would be repaid through incremental taxes generated by the Project and represents 55% of the present value of all incremental taxes anticipated from the Project over the amended TID's 11-year remaining life. While it is anticipated that the incremental taxes generated by the Project will be sufficient to repay the loan within approximately 8 years, the Developer is required to guaranty a minimum payment if sufficient future tax increment is not available. The increment guarantee is secured by a subordinated mortgage on the Property. The TIF Loan also requires that Developer be prohibited from selling or transferring the Property prior to repayment of the TIF Loan. If Developer sells or transfers the Property to a tax-exempt entity, Buyer shall pay an annual payment in lieu of taxes (PILOT) in the amount of the property tax paid as of the date of sale, frozen, until 2051. TIF funding is also contingent upon the amendment of the Project Plan of TID #46 in 2025.

Title

Authorizing the Mayor and City Clerk to execute a development agreement and authorizing a budget amendment to the 2024 EDD Capital Budget (TID 46) to fund a $344,000 Tax Incremental Finance Loan to University Park Commons II, LLC, or its assigns to construct approximately 68 units of affordable housing located at 625 Sand Pearl Lane in the former Westgate property in Tax Incremental District (TID) 46. (District 11)

Body

WHEREAS the City of Madison is in the process of amending TID #46 during 2025; and

WHEREAS the intent and purpose of the Project Plan, among other things, is to encourage development of a wide range of housing options and attract and retain business and employment in the City of Madison; and

WHEREAS University Park Commons II, LLC, or its assigns, ("Developer") has proposed to construct 68 affordable housing units on the Property at a total estimated development cost of approximately $22,700,000 ("Project") located at 625 Sand Pearl Lane, formerly known as the Westgate Mall property in the City of Madison and within the boundary of a proposed Project Plan amendment to TID #46 ("Property"); and

WHEREAS City staff has conducted an analysis (See Attached Report) of the Project and has determined a gap for to be approximately $344,000 such that, but for TIF assistance, the Project could not occur; and

WHEREAS, $344,000 of TIF assistance to the Project represents approximately 55% of the present value of the estimated tax incremental revenues generated by the Project in conformance to TIF Policy that no more than 55% be made available to a project ("55% Gateway") without Board of Estimates prior authorization; and

WHEREAS, in addition to any other powers conferred by law, the City may exercise any power necessary and convenient to carry out the purpose of the TIF law, including the power to cause project plans to be prepared, to approve such plans, and to implement the provisions that effectuate the purpose of such plans; and

NOW, THEREFORE, BE IT RESOLVED that the City hereby finds and determines that the Project is consistent with the public purposes of Tax Increment Finance Law and the plans and objectives set forth in City of Madison TIF Policy, the City's loan to Developer demonstrates the potential to and encourage development of a wide range of housing options in TID #46, thereby making more likely an accomplishment of the public purpose objectives set forth in the Project Plan, the TIF Law and City TIF Policy.

BE IT FURTHER RESOLVED that funding is subject to the following conditions:

1. The Project. Developer agrees to develop on the Property all of the following:

   a. Construction of approximately 68 units of affordable housing, which Developer agrees to set aside 55 of the apartments units for occupancy at 60% or less of the area median income (AMI) as defined by Section 42 of the Internal Revenue Code and consistent with the income restrictions under the Wisconsin Housing and Economic Development Authority's Low-Income Housing Tax Credit Program, and subject to the Land Use Restriction described in Section 24 of this Term Sheet.

2. Form of Assistance. TIF assistance shall be provided in the form of a 0% interest loan in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) to the Developer for the purposes of constructing the Project (the "TIF Loan"). The TIF Loan to be repaid either through increment, pursuant to Section 10, or a guaranty payment, pursuant to Section 12.

3. Evidence of Financing, Audit and Clawback Provision. Prior to the TIF Loan closing, Developer shall provide evidence of bank financing, grant funds and/or equity in the aggregate amount of not less than $22,356,000 for Project ("Financing").

   Financing shall be evidenced in the form of (i) a bank commitment letter and evidence that Developer has met all of the lender's conditions of financing such as commercial pre-leasing requirements, if any; (ii) a letter of intent from a tax credit investor; and/or (iii) a grant award letter from a nonprofit or governmental entity.

   Equity investment shall be evidenced by paid invoices or other documentation of prepaid project costs paid by Developer and/or a financial statement demonstrating Developer's financial capacity to invest equity in the Project. The Developer's Equity investment may include equity from the sale of Low Income Tax Credits, a cash contribution from the tenant that will occupy the Project, the Developer's contribution of land, and a deferred developer's fee. In aggregate, Developer's equity investment, as established through financing documents shall not be less than the amount of the TIF Loan at closing.

After closing, the TIF Loan shall be used solely for the purpose of funding the TIF eligible portion of the total project costs as stated in the TIF Application. The total project costs estimated therein at approximately $22,700,000. Upon stabilization of the Project (defined as three months of occupancy at 90% physical occupancy), Developer shall provide the City with a cost certification prepared by its accountant (SVA Certified Public Accountants) of the total Project Cost and Financing ("Audit"), to the City's reasonable satisfaction, for the City's review and approval. If the City does not approve the Developer's Audit of Project Cost, the City may request additional information from the Developer and may perform its own audit of Developer's books and records related to Project Cost and Financing. In the event that the financing gap for Project (which is equal to the amount of the TIF Loan) is reduced by a decrease, as established by the Audit, in the Project Cost ("Audited Actual Cost") and/or an increase, as established by the Audit, in Financing ("Audited Actual Financing"), the following formula shall apply to determine the clawback payment due to the City ("Clawback"):

The Clawback shall be calculated as follows:

1. "Cost Savings" Project = $22,700,000, minus the Audited Actual Cost; and
2. "Financing Increase" = Audited Actual Financing minus $22,356,000.

If the sum of (1) Cost Savings and (2) Financing Increase is a negative number, there shall be no Clawback. If the sum is a positive number, Developer shall pay the City Fifty Percent (50%) of such positive number as a Clawback.

Developer's payment of the Clawback shall be applied as a payment to the tax increment guaranty under Sections 10 and 12 below and shall reduce the outstanding amount of the TIF Loan pursuant to Sections 10 and 12 below.

4. Tax Credit Approval. TIF assistance to the Project is contingent upon Developer receiving an award of Section 42 low-income housing tax credits ("LIHTC") from Wisconsin Housing and Economic Development Authority ("WHEDA") by July 1, 2025. The parties agree and acknowledge that the Project received an award of LIHTC from WHEDA as of the date hereof.

5. Disbursement Method. At closing, the City shall disburse the TIF Loan to a title company to be held in escrow. In order to facilitate the City's review of project cost to confirm eligibility under Wisconsin TIF Law (Wis. Stats. 66.1105) and Developer's progress toward SBE bidding goals as set forth in Section 14 herein, the City and Developer shall enter into a Disbursement Agreement that authorizes no less than three (3) disbursements of TIF funds, including a final 20% of total TIF funds retained until 80% project completion confirmation by the Department of Civil Rights ("DCR") that Developer has complied with the applicable provisions of MGO 39.02 (9). TIF funds shall be disbursed upon the City's receipt and satisfactory review of a detailed draw request from Developer provided on or about no less than three (3) disbursement dates, to a title company. Developer shall have the right to lend a portion of the TIF Loan to the project in phases, secured by one or more notes and mortgages as approved by the City Attorney. The TIF Loan is contemplated to be subordinate to senior financing provided by First Business Bank; but will be senior to a loan provided by Dane Workforce Housing Fund II and a loan provided by County of Dane.

6. Operating Agreement and Pro Forma. At least seven days prior to closing, Developer shall provide to the City: (a) a copy of the Amended and Restated Operating Agreement

between the Managing Member, Investor Member, and Special Member(s), if any, of the entity that shall own, manage and control the Property, with the final copy to be delivered at Closing and before the City makes its first disbursement of the TIF Loan proceeds; and (b) the final 30-year operating pro forma.

7. 2024 Capital Budget Amendment. Funding for the Three Hundred Forty-Four Thousand Dollars ($344,000) TIF Loan is contingent upon authorization of a budget amendment to the City of Madison 2024 Capital Budget authorizing additional TID-supported GO Borrowing and the expenditure of funds stated herein.

8. TID 46 Project Plan Amendment. The City shall not make TIF funds available until the date of an approval of a TID #46 Project Plan Amendment by the TIF Joint Review Board during the first quarter of 2025, authorizing the TIF Loan expenditure.

9. No TID Project Plan Certification. In the event that the TID #46 Project Plan and Boundary is not certified by DOR on or about December 31, 2025, Developer understands and acknowledges that the City shall not fund any portion of the TIF Loan to Developer.

   In the event of the TID #46's non-certification, the City shall make its best effort to secure TID certification by DOR no later than on or about December 31, 2026.

10. Method of Payment and Tax Increment Guaranty. The City's expenditure in providing the TIF Loan for the Project shall be repaid by Developer through tax increments generated by the Project and/or cash payments by Developer. A schedule of the projected increment used to calculate the TIF Loan amount shall be attached to the Agreement ("Increment Schedule").

    For the Project described herein, Developer shall perform on all requirements of the respective TIF Loan Agreement for the loan funds disbursed to Developer by the City ("City Loan"), including but not limited to the Clawback provision (Section 3), and the Tax Increment Guaranty (Sections 10 and 12). In such event, the City shall credit Developer for the City's portion of annual estimated incremental property taxes levied on the Project, as set forth in the Tax Increment Guaranty provision in Sections 10 and 12, until the City Loan is repaid. If in any year, the actual annual tax levy on the Project is less than the amount set forth in the Tax Increment Guaranty, Developer shall pay the City the annual difference as a guaranty payment. Developer shall repay to the City remaining principal on the City Loan, if any, at its ten-year maturity in 2035.

11. Sale to Tax Exempt Entity - PILOT Payment. Developer shall be prohibited from selling or transferring the Property prior to the Developer's repayment of the TIF Loan without the prior written consent of the City (except for transfers made pursuant to foreclosure of senior loan on the Project). If Developer sells or transfers the Property to a tax-exempt entity ("Buyer"), whereupon such ownership renders the Property as property tax-exempt, Buyer shall pay the City an annual payment in lieu of taxes (PILOT) in the amount of property tax last levied as of the date of sale to Buyer, frozen, through 2051. The City of Madison shall share said PILOT in proportion with the overlying taxing jurisdictions. Buyer shall execute a PILOT Agreement and a mortgage in favor of the City in the amount of the PILOT payments ("Buyer's Mortgage") at the time of Buyer's acquisition of the Property. The Buyer's Mortgage and PILOT Agreement shall be released and terminated by the City upon the closure of TID #46. This obligation will be secured by a land use restriction terminable upon closure of TID #46.

12. Security and Personal Guaranty. The TIF Loan shall be evidenced by a note executed by Developer, or its assigns, to the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) bearing zero percent (0%) interest (together the "Note"). Developer shall execute a second lien mortgage in favor of the City of Madison in the amount of Three Hundred Forty-Four Thousand Dollars ($344,000) on the Property (the "Mortgage"). The City agrees, if necessary, to execute a subordination of mortgages in a form approved by the City Attorney and acceptable to Developer and Developer's lender(s) and said subordinated mortgage shall be in the second mortgage position. Developer and its assigns shall cause to be provided a personal guaranty of Jacob T. Klein of the TIF Loan to the Project, which is contemplated to be released upon stabilization.

13. Satisfaction. The TIF Mortgage and Agreement shall be satisfied and the Note cancelled via a recordable release upon full payment of the TIF Loan.

14. Affirmative Action MGO 39.02 (9). Developer and its contractors/subcontractors shall comply with all applicable provisions of the Madison General Ordinance (MGO) 39.02 (9), concerning contract compliance requirements. Prior to commencing construction, Developer shall contact the City's Affirmative Action Division to assure that Developer is in compliance with the aforementioned requirements. Developer shall assist and actively cooperate with the Affirmative Action Division in obtaining the compliance of contractors and subcontractors with such applicable provisions of the Madison General Ordinance. Developer shall allow maximum feasible opportunity to small business enterprises to compete for any contracts entered into pursuant to the contract. The Developer understands that it is obligated to meet the goal set by the Department of Civil Rights, or show best efforts to meet the goal based on documented evidence of efforts.

    Furthermore, in order to ensure compliance with the above provisions, Developer and its contractor agree to the following:

    a. The general contractor provide a schedule of values as soon as reasonably possible following the execution of this Term Sheet.

    b. A meeting shall take place before loan closing to set affirmative action goals for the project. Additional meetings may be scheduled at the request of DCR and must be held within 10 days of the request.

    c. At 80% completion, the goal is either met, signed contracts establish that the goal will be met, or documented good faith efforts are shown as to why the goal is not met.

    For the purposes of this paragraph, "Completion" shall mean expenditure of total project costs as described in the TIF Application.

15. Accessibility (MGO 39.05). Developer shall submit a written assurance of compliance with Madison General Ordinance 39.05.

16. Equal Opportunity. Developer shall comply with all applicable local, state and federal provisions concerning Equal Opportunity.

17. Ban the Box. Developer shall comply with Madison General Ordinance 39.08 related to job applicant arrest and conviction records.

18. Material Changes. At the time of Closing, if any material adverse changes to the size, use

or ownership of the Project or Property stated in the TIF Application, including any changes to the number or rent of the affordable units, have been made, this TIF Loan commitment shall be subject to reconsideration by the City. Following Closing, any material change made without consent of the City shall subject the TIF Loan to immediate repayment. Notwithstanding the foregoing, the City acknowledges that the Developer may, with the prior approval of the City, which approval may not be unreasonably withheld, reconfigure the size and use of the Project to address current market conditions (for example, the number and configuration of parking stalls may be increased or decreased, and certain space designated for office use may be converted to retail use).

19. Project Completion. Developer shall use its best efforts to cause the construction of the Project to be completed by December 31, 2025. Project completion shall be evidenced by the issuance of a certificate of occupancy. Failure to complete the Project by said date will require payment under the increment guaranty in Sections 10 and 12.

20. Property Insurance. Prior to funding, evidence shall be provided that a property insurance policy of the proper type and amount of coverage to protect the City's participation has been obtained. The policy shall name the City of Madison as an additional insured.

21. Title Insurance. Within thirty (30) days of the date of the Loan Agreement, Developer shall provide a commitment for a title insurance policy of the proper type and amount of coverage to the City. The City shall receive a lender's policy in a form to be approved by the City Attorney, which will require, among other things, an updated survey of the Property. Developer shall be responsible for all lending costs and fees.

22. Environmental Assessment. Developer shall provide the City an environmental assessment of the Property which is acceptable to staff. Developer providing said environmental assessment does not modify the Developer's indemnification obligations described in Section 22.

23. Indemnification.

    a. Developer shall be liable to and hereby agrees to indemnify, save harmless and defend the City, its officers, officials, agents and employees against all loss or expense (including liability costs and reasonable attorney's fees) arising from any and all claims, demands, liabilities and causes of action of whatever kind or nature related to the Property, to the extent occasioned in whole or in part by any act or omission of Developer or its officers, members agents, contractors, subcontractors, invitees or employees, which may now or hereafter be made against them, whether caused by or contributed to by the negligent acts of the City, its agents or employees.

    b. Developer shall enter into an environmental indemnification agreement with the City, which will include the following:

        i. Representations and warranties from Developer regarding Developer's knowledge of the presence of pollutants on the property, history of pollutants on the property, and any existing or possible legal proceedings or actions related to pollutants on the Property.

        ii. Agreement by Developer to indemnify and save the City harmless from all causes of action, suits, claims, demand, judgments and

liabilities arising from pollutants on the Property, failure to perform abatement, removal, etc., or other liabilities otherwise arising from environmental laws with respect to the Property.

iii. Agreement by Developer to timely comply with all applicable environmental laws.

c. The indemnification provisions described in this Section 23 will survive termination of the Loan Agreement and shall be in addition to any other rights and remedies of the City.

24. Period of Affordability. This Project will have a 30-year affordability period evidenced by a Land Use Restriction Agreement recorded in the first position, behind only a Land Use Restriction for Low-Income Housing Tax Credits with WHEDA, and if a permanent first mortgage lender is providing financing, then after such lender's permanent first mortgage and related security documents. The Land Use Restriction Agreement will remain in effect even if the Promissory Notes are satisfied before the end of the Period of Affordability.

25. Automatic Expiration. The TIF Loan shall be null and void in the event that Developer does not: (1) commence construction on the Project, as evidenced by issuance of permits for footings and foundations, by October 31, 2025; or (2) close on the TIF Loan by December 31, 2026.

BE IT STILL FURTHER RESOLVED that the TIF Loan to the Developer is hereby approved and that the Mayor and City Clerk are hereby authorized to execute a development agreement and other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.

BE IT FINALLY RESOLVED that the 2024 EDD Capital Budget (TID 46) is amended to authorize an additional $344,000 of TID-supported GO Borrowing to the finance the TIF Loan to the Project.

City of Madison

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

Master

File Number: 83674

File ID:	83674	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/28/2024
File Name:	Revised CSM - 2102-2202 Darwin Rd			**Final Action:**	

Title: Approving a revised Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 18).

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 98.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Revised Application.pdf, Letter of Intent.pdf, Revised CSM_05-28-24.pdf, Staff Comments.pdf, Link to Official Map File 83533

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2024	Maggie McClain	Approve	6/17/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/28/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (6/24/24), Common Council (7/2/24)					
1	COMMON COUNCIL	06/04/2024	Refer	PLAN COMMISSION		06/24/2024	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.					

1	PLAN COMMISSION	06/24/2024	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Guequierre, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission recommended approval of the proposed land division to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

Text of Legislative File 83674

Fiscal Note
No City appropriation is required with the approval of this revised 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 revised Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road (District 18).

Body
WHEREAS a Certified Survey Map of property owned by B & G Real Estate, LLC and Optunities LLC located at 2102 and 2202 Darwin Road, City of Madison, Dane County, Wisconsin was 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; and

WHEREAS the Common Council approved the division of 2102 and 2202 Darwin Road into two lots and one outlot and the dedication of a 51-foot right of way for a future public street by Resolution 23-00663 (ID 79328) on October 17, 2023; and

WHEREAS the property owners have submitted a revised Certified Survey Map requesting to change the proposed right of way dedication to an outlot (Outlot 2) to be conveyed to the City for a future public street following final approval and recording of the Certified Survey Map; and

WHEREAS the City will be required to adopt a separate resolution to declare the City-owned outlot as right of way in the future at the time the street will be constructed;

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.

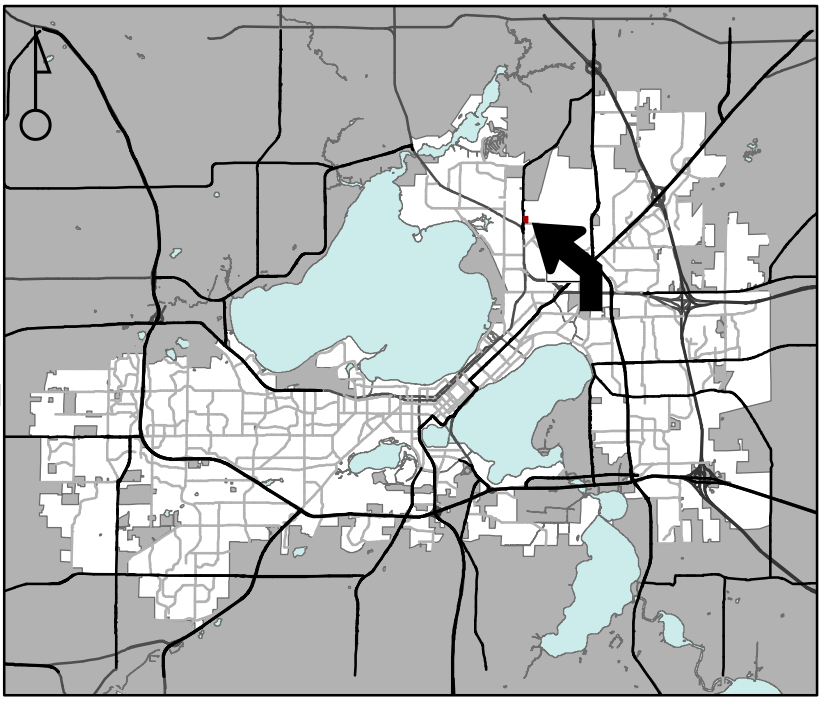
City of Madison

Official Map Amendment & Certified Survey Map Referral

Location
2102-2202 Darwin Road

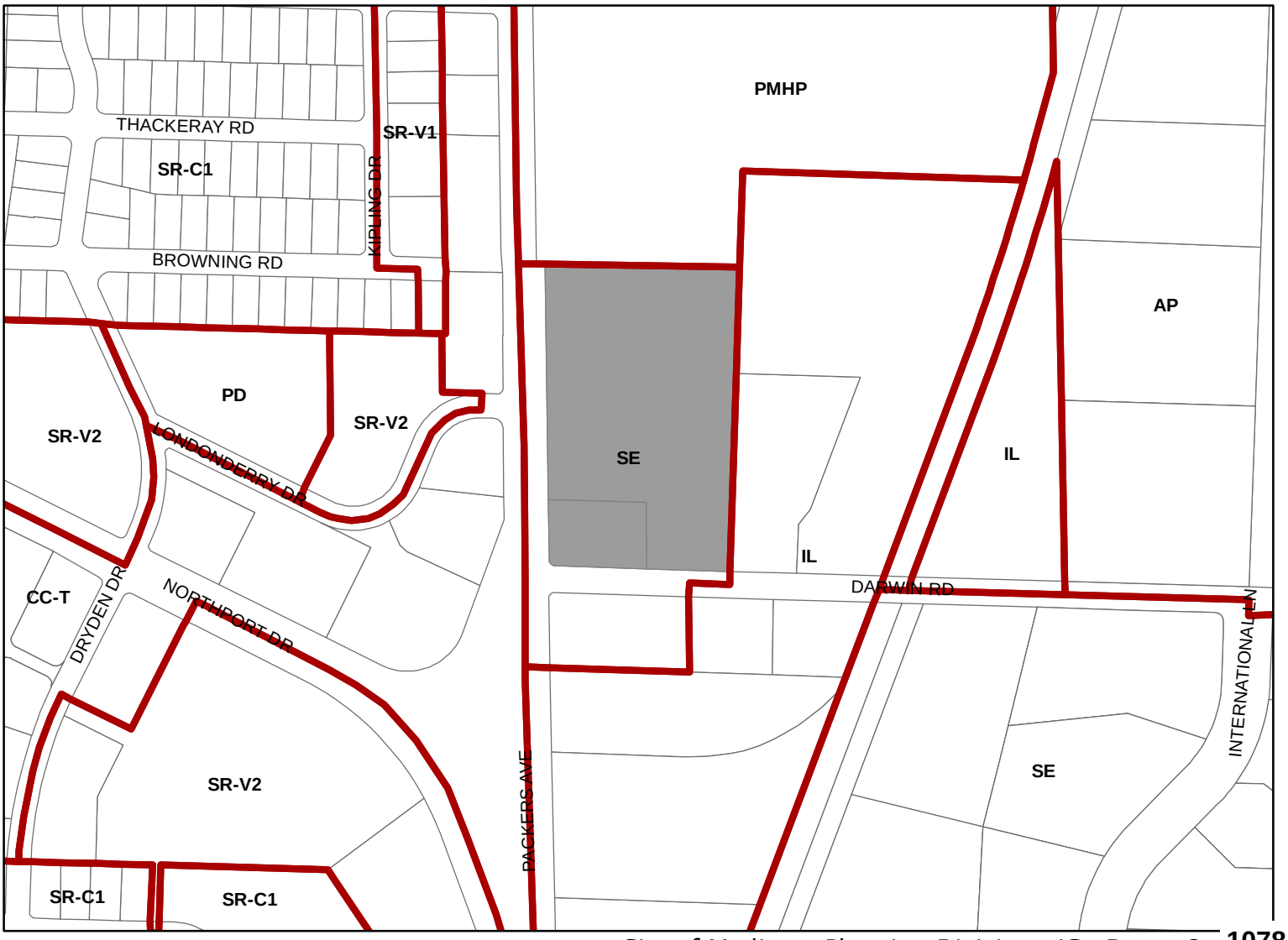
Applicant
Zach Reynolds, Wyser Engineering, LLC
Fred Brouner, B&G Real Estate & Opportunities, LLC

Request
- Amend Official Map to remove north-south street
- Create two lots and one outlot in SE zoning and create one outlot to be conveyed to the City for a future public street



Public Hearing Dates
Plan Commission
June 24, 2024
Common Council
July 2, 2024

For Questions Contact: Lisa McNabola at: 243-0554 or lmcnabola@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 6-4

City of Madison

2102-2202 Darwin Road



Date of Aerial Photography : Spring

DocuSign Envelope ID: CD21F33C-B723-4453-BAA6-FD16E7E2D463

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: B&G Real Estate & Optunities LLC
Representative, if any: Fred Brouner, Trustee
Street address: 2 E Mifflin St, Ste 600
City/State/Zip: Madison, WI 53703
Telephone: 608-469-0361
Email: fjb@dewittllp.com

Firm Preparing Survey: Wyser Engineering, LLC
Contact: Zach Reynolds
Street address: 300 E. Front St.
City/State/Zip: Mount Horeb, WI 53572
Telephone: 608-437-1980
Email: zach.reynolds@wyserengineering.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: 2102 Darwin Road and 2202 Darwin Road
Tax Parcel Number(s): 251/0810-301-0204-0 and 251/0810-301-0203-2
Zoning District(s) of Proposed Lots: SE
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		3.96
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	1		2.98
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.89
Outlots Maintained by a Private Group or Association		1	.22
PROJECT TOTALS	2	2	8.05

DocuSign Envelope ID: CD21F33C-B723-4453-BAA6-FD16E7E2D463

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:

Optunities LLC & B&G Real Estate LLC, By: Bruce Raemisch Revocable Trust, Member

Applicant's Printed Name: Frederic J. Brouner, Trustee Signature: DocuSigned by: Frederic J. Brouner F0B4E7E4E1D4425...

Date: 5/23/2024 Interest In Property On This Date: Trustee

1483

KOTHE REAL ESTATE PARTNERS
324 E. Wilson Street | Madison, WI 53703

May 24, 2024

Ms. Heather Stouder
City of Madison - Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
PO Box 2985
Madison, WI 53701

RE: LETTER OF INTENT – 2102 & 2202 DARWIN RD, Madison WI

Dear Ms. Stouder,

The following Subdivision Application and Land Use Application for 2102 & 2202 Darwin Road are submitted together with the plans and applications for staff, Plan Commission and Common Council's consideration of approval.

Organizational Structure:

Owner:
B&G Real Estate LLC & Optunities LLC
c/o Bruce Raemisch Revocable Trust
2 East Mifflin Street – Suite 600
Madison, WI 53703
Contact: Frederic J Brouner, Trustee
fjb@dewittllp.com
(608) 469-0361

Developer/Buyer:
Wilson Street Hotel Group LLC, or assigns

324 E Wilson St
Madison, WI 53703
Contact: John Kothe
john@kotherep.com
(608) 335-5248

Civil Engineer:
Wyser Engineering
300 E Front Street
Mount Horeb, WI 53572
Contact: Wade Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Project Consultant:
GBA Architecture & Design
2248 Deming Way – Suite 120
Middleton, WI 53562
Contact: Josh Wilcox
josh.wilcox@garybrink.com
(608) 695-8668

Existing Site Conditions and Project Overview:

This approximately 8.02 acre site consists of two parcels on the northeast corner of Darwin Road and Packers Avenue.

Development Plan:

Zoning for 2202 Darwin Road was successfully changed to SE (from PMHP) to accommodate this development. Our plan is to subdivide the combined property into two (2) buildable lots, one (1) private outlot and one (1) public outlot. The private outlot will provide for a separate parcel for the existing cell tower and the two buildable lots will be sold to separate end users who have expressed keen interest in establishing their operations in this preferred location while the public outlot may serve as a future street at the discretion of the City of Madison

City and Neighborhood Input:

We first started discussing the development potential of this site with the City of Madison in January of 2022 as a large industrial site. In July 2022 we had a DAT Development discussion to discuss three separate parcels focused on an Employment use. In August 2022 and thereafter, the site was discussed with Alder Myadze and city staff as two separate parcels that would accommodate two end users and their development goals. These meetings with City staff continued through the end of 2022 to address an Official Map Reservation change. Site planning continued through 2023 with continued feedback from city staff. Throughout this approval and development process, we are committed to engaging with local stakeholders and city staff.

Project Schedule:

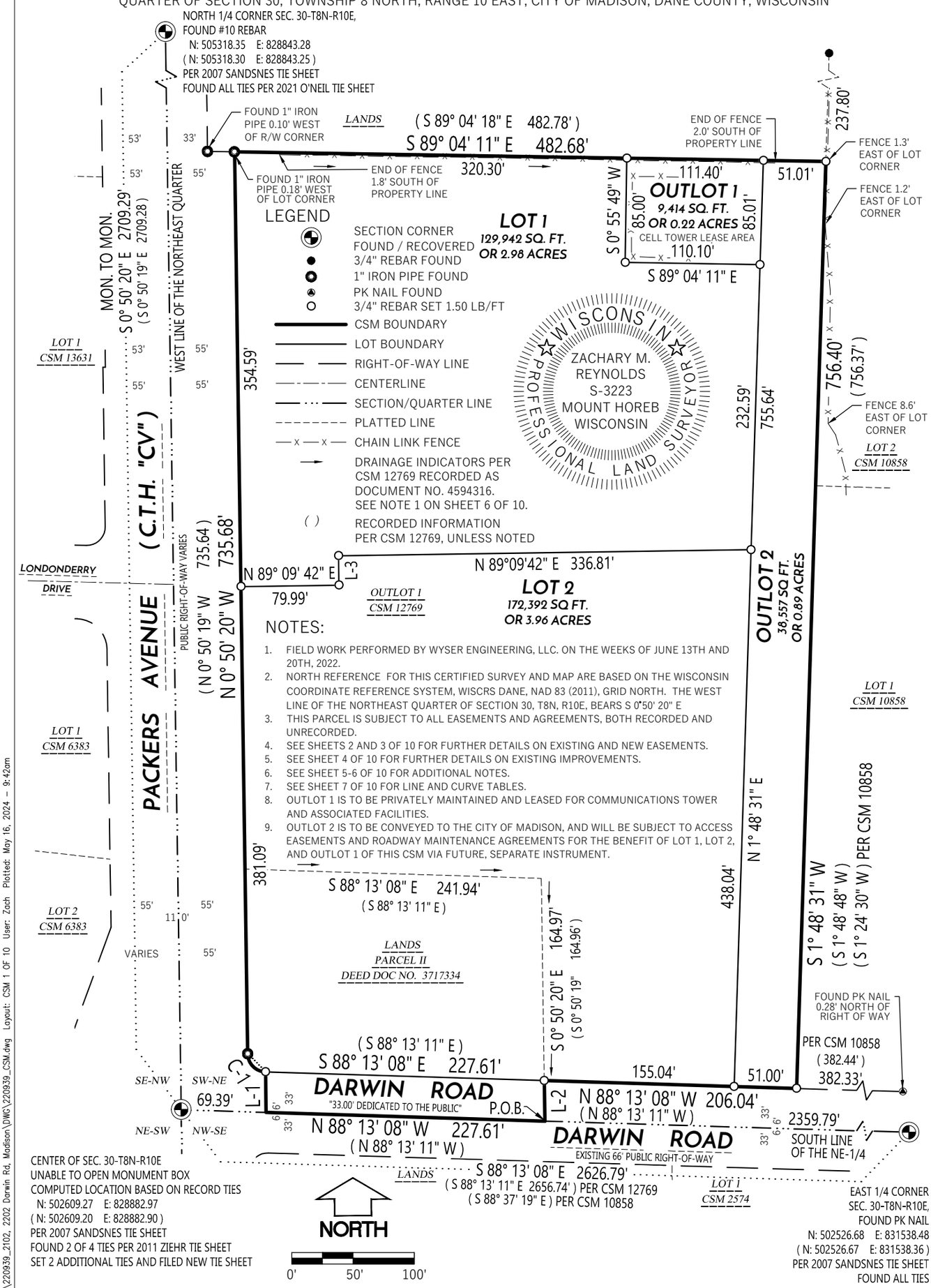
It is anticipated that the construction on this site will start in mid 2024 with completion in Spring of 2025.

Sincerely,

John Kothe
Partner

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
KOTHE REAL ESTATE PARTNERS
324 E. WILSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 1 of 10

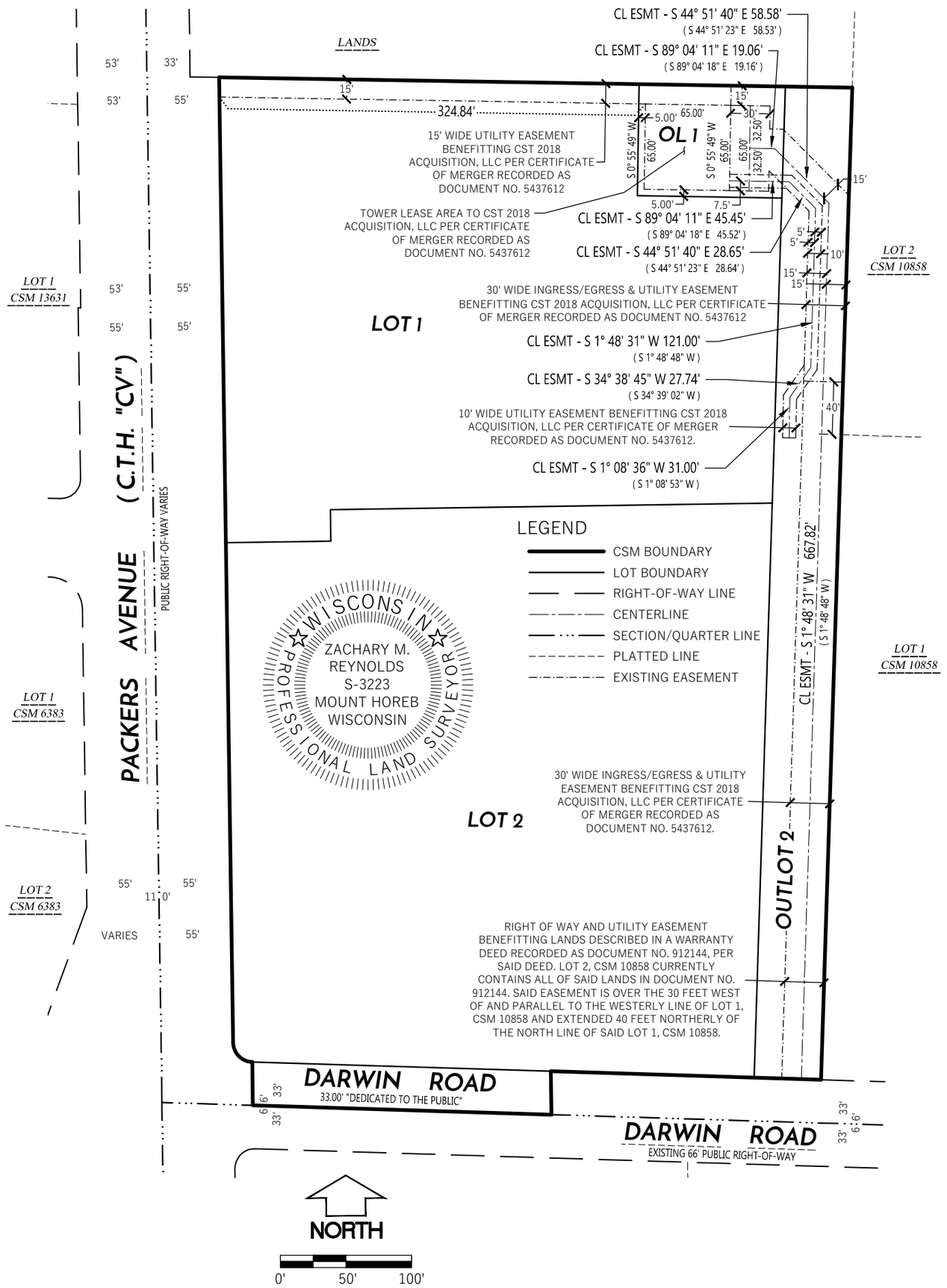
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 1 OF 10 User: Zach Plotted: May 16, 2024 - 9:42am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING EASEMENTS DETAIL



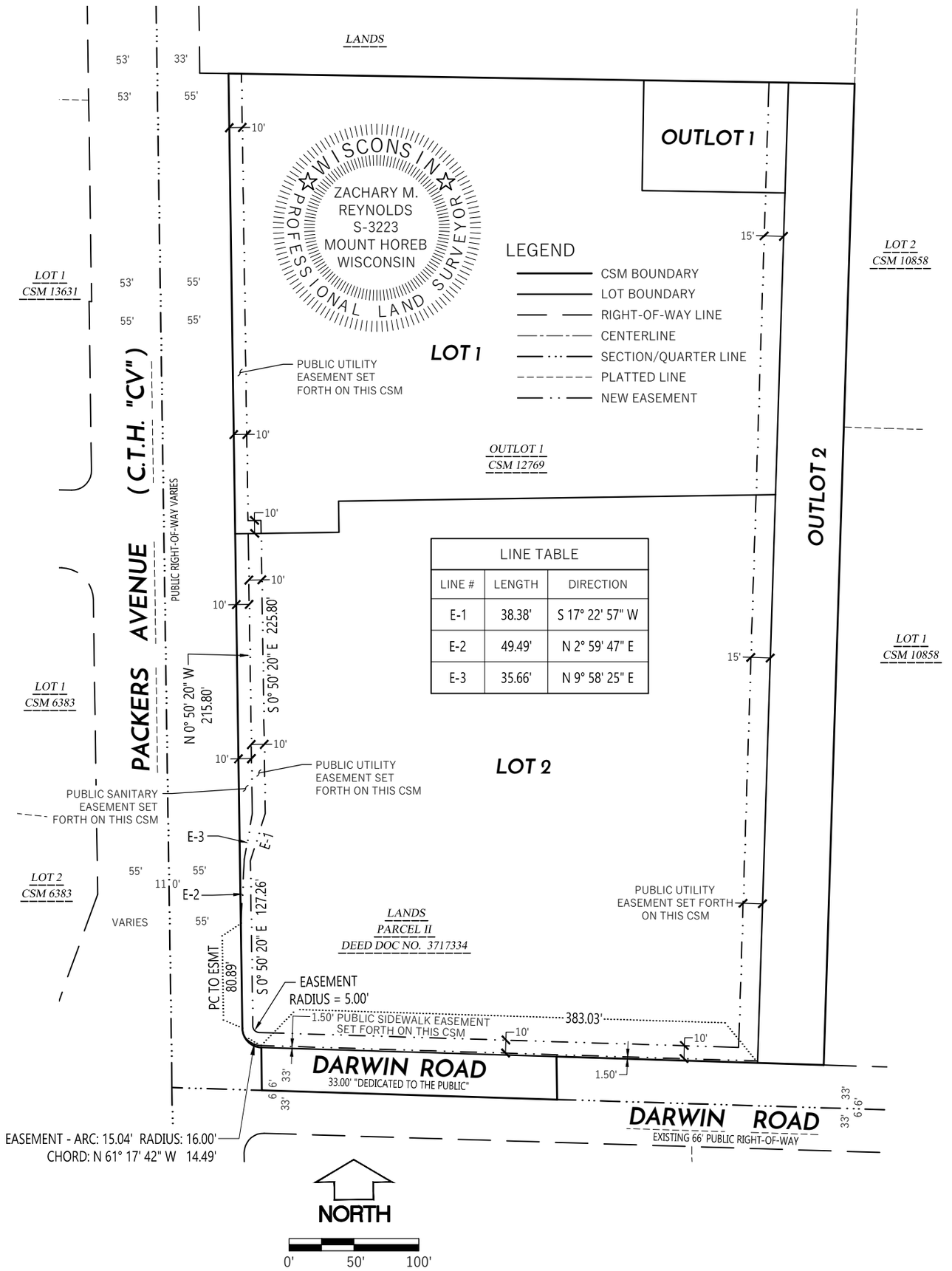
WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KOTHE REAL ESTATE PARTNERS 324 E. WILSON STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220939 SHEET NO: 2 of 10	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 2 OF 10 User: Zach Plotted: May 16, 2024 - 9:43am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NEW EASEMENTS DETAIL



LINE TABLE		
LINE #	LENGTH	DIRECTION
E-1	38.38'	S 17° 22' 57" W
E-2	49.49'	N 2° 59' 47" E
E-3	35.66'	N 9° 58' 25" E

WYSER ENGINEERING

PREPARED BY:
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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
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324 E. WILSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 3 of 10

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DOC. NO. _____
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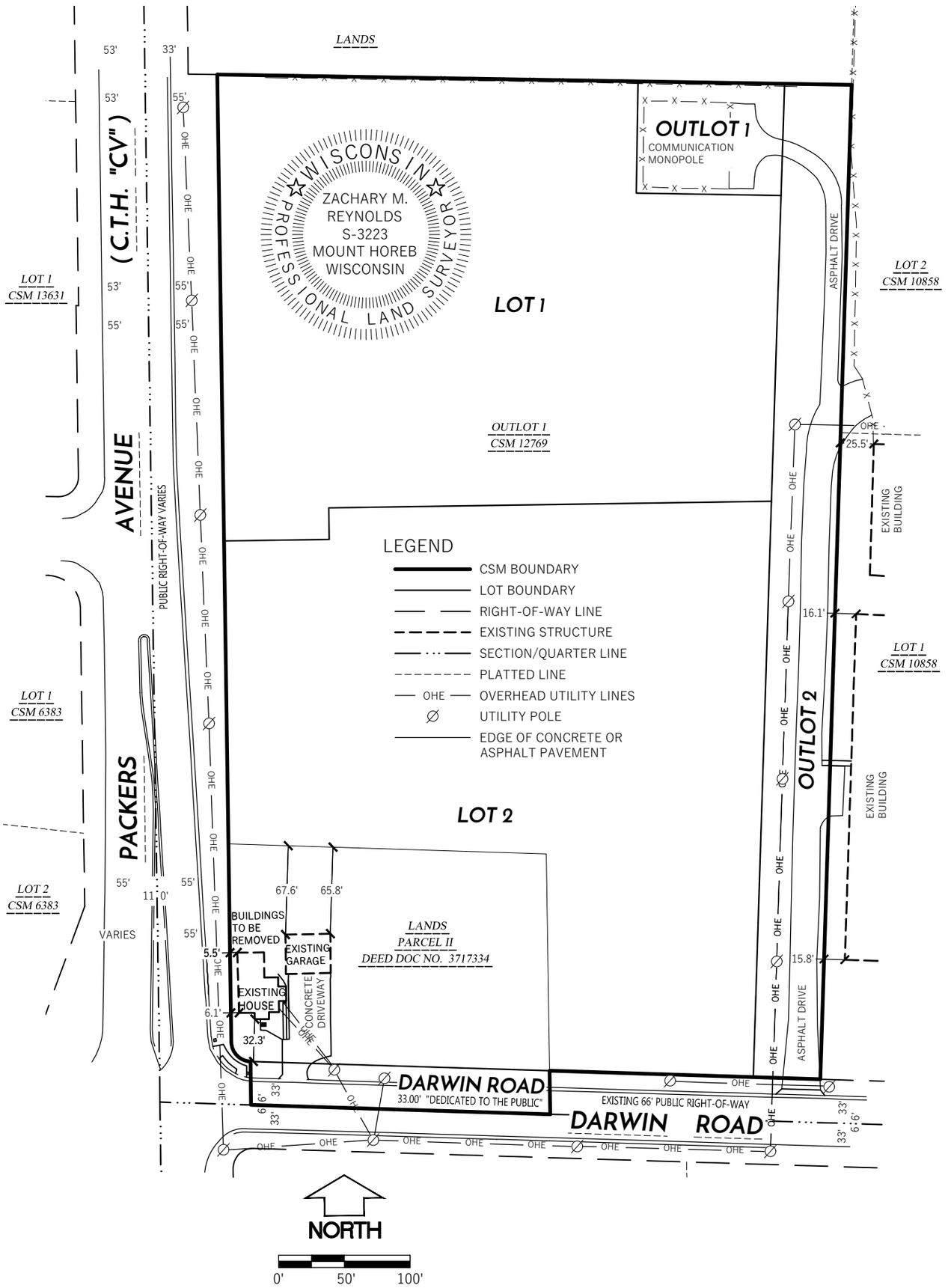
File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 3 OF 10 User: Zach Plotted: May 16, 2024 - 9:59am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING IMPROVEMENTS



PREPARED BY: WYSER ENGINEERING, 300 EAST FRONT STREET, MOUNT HOREB, WI 53572, www.wyserengineering.com	PREPARED FOR: KOTHE REAL ESTATE PARTNERS, 324 E. WILSON STREET, MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 220939 SHEET NO: 4 of 10

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File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 4 OF 10 User: Zach Plotted: May 16, 2024 - 10:00am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC SIDEWALK AND BIKE PATH 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 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.

PUBLIC SANITARY SEWER 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 CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



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SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 5 of 10

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File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 5 OF 10 User: Zach Plotted: Jan 29, 2024 - 2:24pm

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC UTILITY 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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON OR ANY PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE 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 OR ANY REGISTERED PUBLIC UTILITY COMPANY AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE REGISTERED PUBLIC UTILITY SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON , AND ANY OTHER PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON, AND THE OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

ADDITIONAL NOTES AND OTHER MATTERS OF TITLE:

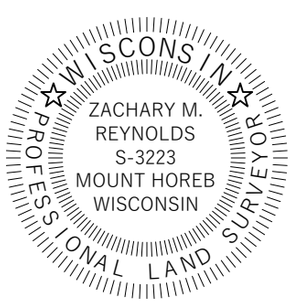
1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

2. PER NOTES 2A & 2B ON SHEET 4 OF CSM 12769, THE CITY REQUIRED FUTURE DEDICATION OF A 66 FOOT WIDE NORTH-SOUTH RIGHT OF WAY, EITHER ALONG AND PARALLEL TO THE ENTIRE EASTER PROPERTY LINE OF SAID CSM 12769, OR ANOTHER APPROVED LOCATION, AND ALSO A NEW, DEDICATED 66 FOOT WIDE EAST-WEST RIGHT OF WAY BETWEEN PACKERS AVENUE AND THE NORTH-SOUTH RIGHT OF WAY (SHOWN AS OUTLOT 2 HEREON) AT THE TIME A SUBSEQUENT CSM IS RECORDED TO CONVERT OUTLOT 1, CSM 12769 INTO A DEVELOPABLE LOT. THIS IS NO LONGER REQUIRED PER RESOLUTION

   FILE ID NO. _____, ADOPTED ON _____.

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. ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).



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SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 6 of 10

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File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 6 OF 10 User: Zoch Plotted: May 17, 2024 – 4:41pm

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	22.88'	15.00'	87° 22' 48"	N 44° 31' 44" W	20.72'	N 88° 13' 08" W	N 0° 50' 20" W
( )		15.00'		N 44° 52' W	20.70'		NORTH
(*)		15.00'	87° 22' 52"	N 44° 31' 45" W		N 88° 13' 11" W	N 0° 50' 19" W

( ) PER AWARD OF DAMAGES DOC. NO. 1126207

(*) PER CSM 12769

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 50' 20" W	33.03'
(*)	N 0° 50' 19" W	33.04'
L-2	S 0° 50' 20" E	33.03'
(*)	S 0° 50' 19" E	
L-3	N 0° 50' 27" W	24.00'

(*) PER CSM 12769

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF KOTHE REAL ESTATE PARTNERS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

_____ _____

ZACHARY M. REYNOLDS, S-3223 DATE

WISCONSIN PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316 (CSM 12769), AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 30, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 2359.79 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, RECORDED AS DOCUMENT NO. 3717334, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 227.61 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, 33.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD AND THE START OF A NON-TANGENT CURVE; THENCE ALONG SAID NORTH RIGHT OF WAY, 22.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 31 MINUTES 44 SECONDS WEST, 20.72 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PACKERS AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, 735.68 FEET TO THE NORTHWEST CORNER OF AFORESAID CSM 12769; THENCE ALONG THE NORTH LINE OF CSM 12769, SOUTH 89 DEGREES 04 MINUTES 11 SECONDS EAST, 482.68 FEET TO THE NORTHEAST CORNER OF SAID CSM 12769, ALSO BEING A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 10858, RECORDED IN VOLUME 65 OF CERTIFIED SURVEYS ON PAGES 17-20 AS DOCUMENT 3810871 (CSM 10858); THENCE ALONG SAID WEST LINE OF CSM 10858 AND THE EAST LINE OF CSM 12769, SOUTH 01 DEGREES 48 MINUTES 31 SECONDS WEST, 756.40 TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD, ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 1, CSM 12769 AND THE SOUTHWEST CORNER OF LOT 1, CSM 10858; THENCE ALONG SAID NORTH RIGHT OF WAY AND THE SOUTH LINE OF SAID OUTLOT 1, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 206.04 FEET TO A POINT ON THE EAST LINE OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 20 SECONDS EAST, 33.03 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 357,757 SQUARE FEET OR 8.21 ACRES INCLUDING RIGHT OF WAY.
SAID PARCEL CONTAINS 311,748 SQUARE FEET OR 7.16 ACRES EXCLUDING RIGHT OF WAY.



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SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
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*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF LESSEE

CST 2018 ACQUISITION, LLC, AS LESSEE OF A PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024, THE ABOVE

NAMED CST 2018 ACQUISITION, LLC, AUTHORIZED OFFICER, _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CONSENT OF LESSEE

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, AS LESSEE OF A PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024, THE ABOVE

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, AUTHORIZED OFFICER,

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES



WYSER ENGINEERING
PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
KOTHE REAL ESTATE PARTNERS
324 E. WILSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 8 of 10

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 8 OF 10 User: Zach Plotted: Jan 29, 2024 - 2:26pm

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVES'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF LESSEE

T-MOBILE CENTRAL, LLC, AS LESSEE OF A PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024, THE ABOVE

NAMED T-MOBILE CENTRAL, LLC, AUTHORIZED OFFICER, _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

OWNER'S CERTIFICATE

OPTUNITES LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
OPTUNITES LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR OPTUNITES LLC, _____TO ME KNOWN TO BE THE

PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING
PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
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PREPARED FOR:
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324 E. WILSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 9 of 10

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 9 OF 10 User: Zach Plotted: Jan 29, 2024 - 2:26pm

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OWNER'S CERTIFICATE

B&G REAL ESTATE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
B&G REAL ESTATE LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR B&G REAL ESTATE LLC, _____TO ME KNOWN TO BE THE

PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ 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 _____, 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.

_____ _____
MATTHEW WACHTER, DATE:
SECRETARY OF THE PLAN COMMISSION

WISCONSIN
ZACHARY M.
REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyseengineering.com

PREPARED FOR:
KOTHE REAL ESTATE PARTNERS
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MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220939
SHEET NO: 10 of 10

File: W:\2022\220939_2102, 2202 Darwin Rd, Madison\DWG\220939_CSM.dwg Layout: CSM 10 OF 10 User: Zach Plotted: Jan 29, 2024 - 2:26pm

PLANNING DIVISION STAFF REPORT

June 24, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address: **2102-2202 Darwin Road** (District 18, Alder Myadze)

Application Type: Certified Survey Map Referral

Legistar File ID #: 83674

Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicants & Owner: Frederic Brouner (Trustee); B&G Real Estate, LLC and Optunities, LLC; 2 East Mifflin Street, Suite 600, Madison, WI 53703

Requested Action: Consideration of a Certified Survey Map to create two lots and two outlots.

Proposal Summary: The applicant is requesting approval to create two lots for future development, one outlot for an existing cell tower, and one outlot for future right-of-way.

Applicable Regulations & Standards: The process and standards of approval for Certified Survey Maps are found in MGO Section 16.23(5)(g).

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the Certified Survey Map for 2102-2202 Darwin Road to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by the reviewing agencies. The recommendation is contingent on approval of an Official Map amendment to remove the mapped street reservation on 2202 Darwin Road.

Background Information

Parcel Location: The subject site includes two existing parcels totaling 309,871 square feet (7.1 acres) located at the northeast corner of Packers Avenue and Darwin Road. It is located within District 18 (Alder Myadze) and the Madison Metropolitan School District. It is also located in the Transit Oriented Development (TOD) Overlay District.

Existing Conditions and Land Use: The property at 2102 Darwin Road is zoned Suburban Employment (SE) District. Per data from the Assessor's Office, the property is occupied by a single-family building built in 1935 that was most recently used as an office and residence. The property at 2202 Darwin Road is zoned SE District and is used for agriculture. There is also a driveway and cell tower on the property.

Surrounding Land Use and Zoning:
North: Oak Park Terrace Mobile Home Park, zoned Planned Mobile Home Park (PMHP) District;

East: Warehouses, zoned Industrial Limited (IL) District, and Dane County Regional Airport, zoned Airport (AR) District;

South: Across Darwin Road, carwash, zoned Suburban Employment (SE) District, and warehouses, zoned IL District; and

West: Across Packers Drive, daycare center and North District Police Station, zoned Commercial Corridor – Transitional (CC-T) District, and multifamily residential, zoned SR-V2 (Suburban Residential–Varied 2) District.

Adopted Land Use Plan: The Comprehensive Plan (2023) recommends Employment (E) development for the subject properties. Surrounding properties are recommended for a mix of Employment (E), Neighborhood Mixed-Use (NMU) and Residential development. The Northport Warner Park Sherman Neighborhood Plan (2009) recommends Employment for the property at 2202 Darwin Road. The property at 2102 Darwin Road is not within the boundary of the Neighborhood Plan.

Zoning Summary: The property at 2102 Darwin Road is zoned Suburban Employment (SE) District.

Requirements	Required
Lot Area (sq. ft.)	20,000
Lot Width	75 ft
Front Yard Setback	5 ft
Side Yard Setback	None
Rear Yard Setback	30 ft
Maximum Lot Coverage	75%
Maximum Building Height	None

Site Design	Required
Number Parking Stalls	No minimum, 1 per employee max
Electric Vehicle Stalls	None
Accessible Stalls	1
Loading	No
Number Bike Parking Stalls	1 per 10 employees
Landscaping and Screening	Yes
Lighting	Yes
Building Form and Design	Yes

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project History

In late 2022 an Official Map amendment was proposed to remove an east-west street reservation and north-south street reservation on 2202 Darwin Road (ID 74140). Per the Planning Division Staff Report, staff supported the recommendations of the Transportation Policy and Planning Board and the Board of Public Works to remove the east-west street reservation and retain the north-south street reservation, acknowledging that this portion would be reserved to support longer term future redevelopment in the area, and that the street did not need to be constructed concurrent with the near-term development of the site. At that time Planning staff did not believe that the dedication of right-of-way for the future north-south street would unduly impact the imminent development of the subject site and noted that it is relatively important to maintain connectivity for any future redevelopment of the mobile home park property to the north. The Plan Commission recommended approval of the amendment with the condition to retain the north-south street reservation. The Council approved the Official Map amendment with the recommended condition.

In late 2023 the following applications were approved:

- ID 79327 – A demolition permit to demolish a single-family building at 2102 Darwin Road;
- ID 79525 – A zoning map amendment to change the zoning for 2202 Darwin Road from Planned Mobile Home Park (PMHP) District to Suburban Employment (SE) District;
- ID 79328 – A Certified Survey Map (CSM) to create two lots and one outlot, and dedicate land to the public for future right-of-way; and
- ID 79329 – A conditional use in the proposed SE District for an auto rental to allow construction of an auto rental business on proposed Lot 2 of the CSM.

There are two proposed developments on the subject site. Plan Commission approved a conditional use for an auto rental business on proposed Lot 2 of the approved CSM, and River Food Pantry plans to construct a facility on proposed Lot 1. The River Food Pantry facility is a permitted use in the SE District and therefor does not require Plan Commission approval.

The approved CSM would dedicate land to the public for the future north-south street as shown on the Official Map but did not require that it be constructed concurrently with the proposed developments. There is an existing driveway located in the future street, and there are recorded access easements over the driveway that provide access to the cell tower on 2202 Darwin Road and 2320 Darwin Road. The owner has been unable to negotiate the release of the easements and the City cannot accept the street dedication unless the easements are released. Until this issue is resolved the CSM cannot be recorded, and the proposed developments on Lot 1 and Lot 2 cannot move forward.

Project Description, Analysis, and Conclusion

Proposed Official Map Amendment

On June 24, the Plan Commission will consider an amendment to the Official Map, to be followed by Common Council consideration on July 2 (ID 83533). The Official Map is a planning tool enabled by Wisconsin Statutes Section 62.23(6), which allows a municipality to map and reserve land for future streets. The City has utilized the Official Map since 1966. No building permits for construction of new buildings or additions may be issued within reserved areas, and when a property owner seeks to divide or combine property within or including an area reserved on the Official Map, the area must be dedicated to the public (MGO Section. 16.23(3)(a)2.)

The proposed Official Map amendment would remove the north-south street reservation on 2202 Darwin Road. City staff still believe that it is important to provide connectivity in this area for future development. However, staff note that it is possible to acquire the land for the future street even if it is removed from the Official Map. The property owner has submitted a revised CSM that would create an outlot in the location of the proposed street. That outlot would then be conveyed to the City. Although the City cannot accept a street dedication that is encumbered by easement, the City could accept an outlot that is encumbered by easements. This would allow for the neighboring property owners to continue to have access until such time that the City decides to construct a street in the outlot.

Consistent with recommendations from the Transportation Commission and the Board of Public Works, Planning Division staff recommend that the Plan Commission forward a recommendation to the Common Council that the reservation for the north-south future street be removed from the Official Map. See the Planning Division Staff Report for details.

Revised Certified Survey Map

The applicant has submitted a revised Certified Survey Map to create two lots for future development (Lots 1 and 2), one outlot for an existing cell tower (Outlot 1), and one outlot for future right-of-way (Outlot 2).

Proposed Outlot 2 corresponds with the north-south street reservation on the Official Map. The existing easements that provide access to proposed Outlot 1 and 2320 Darwin Road will remain. A new easement will be established to provide access to proposed Lot 1 and Lot 2. Per the recommended conditions of approval, the owners of Lot 1, Lot 2, and Outlot 1 will enter into an ingress/egress and storm water easement to Lots 1, Lot 2, and Outlot 1 over Outlot 2. The easement will create and address access rights and maintenance responsibilities over improvements on Outlot 2. Outlot 2 would be conveyed to the City after the CSM is recorded and the required easements and agreements are executed. The new easement shall be terminated when Common Council adopts a resolution to declare Outlot 2 as public right-of-way. The proposed outlot, in combination with the remaining street reservations on 2310 and 2320 Darwin Road and 3901 Packers Avenue, could allow the City to construct the street in the future.

The remaining lots are consistent with the previously approved CSM.

Conclusion

Staff believe that the applicable standards for land divisions can be found met, subject to the recommended conditions of approval, and approval of the proposed Official Map amendment to remove the north-south street reservation on 2202 Darwin Road.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the Certified Survey Map for 2102-2202 Darwin Road to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions recommended by the reviewing agencies. The recommendation is contingent on approval of an Official Map amendment to remove the mapped street reservation on 2202 Darwin Road.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Engineering Division (Contact Brenda Stanley, 261-9127)

1. 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)

2. Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by City Engineer along Darwin Road and Packers Ave.

3. Construct The Developer shall sign a waiver for notice of public hearing for assessments for future roadway construction of proposed Outlot 2. Upon such time, the Common Council shall adopt a resolution to declare it as right of way for a future public street.

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)

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

6. 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 Darwin Road and Packers Avenue as needed.

7. The applicant shall construct public sidewalk along their Darwin Road and Packer Avenue frontages according to plan approved by City Engineer

8. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

9. The applicant shall construct pedestrian crossing improvements at the Londonderry Drive/Packer Avenue intersection according to plan approved by City Engineer. Work will include markings, pedestrian ramp reconstruction and potential refuge island in Packers Avenue.

Metro Transit (Contact Timothy Sobota, 261-4289)

10. In coordination with any public works improvements, the applicant shall install and maintain public sidewalk and curb ramps from the northeast corner of Darwin Road and Packers Avenue east along the north side of Darwin Road and north along the east side of Packers Avenue.

11. In coordination with any public works improvements, the applicant shall install and maintain a concrete boarding and passenger amenity pad at the planned Metro bus stop on the east side of Packers Avenue, north of Darwin Road. Concrete pad must measure minimally 20' parallel to Packers Avenue (beginning at least 50' and ending no more than 100' north of crosswalk across Packers Avenue), and must span perpendicularly at least 8' between face of curb and sidewalk.

12. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

13. Metro Transit operates daily all-day transit service along Darwin Road and Packers Avenue adjacent this property - with trips at least every 60 minutes.

Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

14. Grant a Public Sanitary Sewer Easement along Packers ave. to the City on the face of this Certified Survey Map with the following conditions. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com) for the final required language.

15. Grant a Public Sidewalk Easement along Packers Ave and Darwin Road to the City on the face of this Certified Survey Map or expand dedication area to include required expanded terrace areas required by Traffic Engineering. The final location and size of the easement to be approved by City Engineering and Traffic Engineering. Contact Jule Smith (Jsmith4@cityofmadison.com) for the easement language to be included on the face of the map.

16. Any portion(s) of a public restriction that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat.

17. Provide fee for Real estate project to release any all restrictions as listed on Certified Survey Map No. 12769 Recorded as Document no. 4594316 requiring any future road dedications. This release shall be drafted and recorded by the City Office of Real Estate Services Prior to recording the Certified Survey Map.

18. Following recording, Outlot 2 will be conveyed to and held by the City as an undeveloped parcel until such time as the Common Council adopts a resolution to declare it as right of way for a future public street. The conveyance will be subject to pre-existing easement rights.

    Prior to recording the Certified Survey Map, the Applicant/Developer shall provide the City with a copy of the lease for the cell tower cite on Outlot 1, which lease is the subject of the Memorandum of Lease recorded as Document No. 5222369. This lease created a 30 foot ingress/egress and utility easement, and a 10 foot wide utility easement over Outlot 2. Following conveyance of Outlot 2 to the City, no further amendments to the lease that affect Outlot 2 or the two easements will be authorized without the City's consent.

    Prior to recording the Certified Survey Map, Applicant/Developer shall provide, for City review and approval, a non-exclusive ingress/egress and storm water easement to Lots 1 and 2 and Outlot 1 over Outlot 2, which easement will create and address access rights and maintenance responsibilities over improvements on Outlot

    No improvements to the easement area will be allowed without the consent of the City Engineer. The easement will expire, with no compensation, upon the City's declaration of Outlot 2 as a right of way. Under the easement, the owners of Lots 1 and 2 and Outlot 1 shall accept full responsibility for their use of Outlot 2, and will agree to release, defend, indemnify and hold harmless the City for any claims or liabilities associated with their use of the easement area, and agree to work with the beneficiaries of the other easements over Outlot 2 (the owner of Lot 2, CSM 10858, as reflected in Doc. 912144, and the tenant and subtenants of Outlot 1 as reflected in Doc. 5222369) on construction, maintenance and operational issues within the easement area. Once approved by the City, the easement will be recorded, for the benefit of Lots 1 and 2 and Outlot 1 prior to the conveyance of Outlot 2 to the City.

19. Add standard note for public utility easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area. And Remove the long language as used on Sheet 6 of 10

20. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.

21. Correct all references of the Personal Representative's Deed Document No. 3717334 to read 3717334 from 5717334, within the title caption at the top of each sheet, and the caption of the legal description and wherever it may be shown in error.

22. Properly cite the easements for the cell tower on Outlot 1. These should be properly listed by the document that set them forth by way of Document No. 5222369. Document no. 5437612 was a re-assignment of the rights and not the original document that set forth the easements.

23. 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)

24. 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.

25. 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.

26. Verify the overall distance shown for the South line of the NE 1/4 2626.83' it seems short by 30 feet.

27. Section Quarter linetype appears the same as the a R/W line please differentiate this line as it appears to split the street and be confusing.

28. Remove the statement Public Right-of-Way Varies under Packers Ave. the statement is not true where labeled. The only section of Packers Ave. shown that varies is that in the Southwest corner where correctly labeled.

29. Correct the title caption at the top of each sheet and in the legal description to read a Consolidation and Redivision of Outlot 1

30. Show the overall length of the South line of Lot 2.

31. Revise or make adjustments to the North line of the CSM and/or the sub-distances of Lot 1, Outlot 1 and Outlot

32. The values shown currently do not sum to the overall of 482.68 feet

33. Remove the underlying parcel label for Parcel II Deed Doc No. 3717334 on sheet 10

34. Confirm the proposed Public Utility Easement being set forth this Certified Survey Map along the Sanitary Sewer Easement with any possible conflicts with the proposed development on Lot 2.

35. Consider making the Curve and line tables larger

36. For the area calls at the end of the legal description only list the overall lands as described for the 8.21 Acres.

37. 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 and early start permits for new construction.

38. 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.

Real Estate Office (Contact Lance Vest, 245-5794)

39. 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.

40. MORTGAGEE/VENDOR CERTIFICATION

Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

41. REAL ESTATE TAXES

As of June 14, 2024, the 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. 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

42. SPECIAL ASSESSMENTS

As of June 14, 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.

43. 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 Lance Vest (lvest@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 (July 21, 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.

44. ADDITIONAL REQUIREMENTS

a. Revise Notes 8 & 9 to specify the entities that will retain ownership of the Outlots at the time of CSM recording, and subsequently convey the Outlots.

b. Revise Note 2 on Sheet 6 to change "Easter" to "Eastern".

The following agencies reviewed the request and recommended no conditions of approval: Zoning, Parks Division, Forestry, Water Utility, Fire Department

City of Madison

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

Master

File Number: 82741

File ID:	82741	**File Type:** Claim	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Risk Manager
			File Created Date : 04/02/2024
File Name:	CLAIM: G. Coronado-Esbona - Property Damage - $518.27		**Final Action:**
Title:	G. Coronado-Esbona - Property Damage - $518.27		
Notes:	EVL005420		
			CC Agenda Date: 07/02/2024
			Agenda Number: 99.
Sponsors:			**Effective Date:**
Attachments:			**Enactment Number:**
Author:			**Hearing Date:**
Entered by:	jaustin2@cityofmadison.com		**Published Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	04/16/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 82741

Title

G. Coronado-Esbona - Property Damage - $518.27

Body

Claim received 3/27/2024.

City of Madison

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

Master

File Number: 82748

File ID:	82748	**File Type:** Claim	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Risk Manager
			File Created Date : 04/02/2024
File Name:	CLAIM: R. Felland Padfield - Vehicle Damage - $2422.72		**Final Action:**
Title:	R. Felland Padfield - Vehicle Damage - $2,422.72		
Notes:	EVL005421		
			CC Agenda Date: 07/02/2024
			Agenda Number: 100.
Sponsors:			**Effective Date:**
Attachments:			**Enactment Number:**
Author:			**Hearing Date:**
Entered by:	jaustin2@cityofmadison.com		**Published Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	04/16/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 82748

Title

R. Felland Padfield - Vehicle Damage - $2,422.72

Body

Claim received 3/30/2024.

City of Madison

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

Master

File Number: 83770

File ID:	83770	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/31/2024
File Name:	CLAIM: L. Weber - Property Damage - $23.31			**Final Action:**	
Title:	L. Weber - Property Damage - $23.31				
Notes:	EVL005587				
				CC Agenda Date:	06/18/2024
				Agenda Number:	101.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83770

Title

L. Weber - Property Damage - $23.31

Body

Claim received 5/29/2024.

City of Madison

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

Master

File Number: 83774

File ID:	83774	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/31/2024
File Name:	CLAIM: C. Zhao - Property Damage - $3,069.84			**Final Action:**	
Title:	C. Zhao - Property Damage - $3,069.84				
Notes:	EVL005588				
				CC Agenda Date:	06/18/2024
				Agenda Number:	102.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83774

Title

C. Zhao - Property Damage - $3,069.84

Body

Claim received 5/29/2024.

City of Madison

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

Master

File Number: 83785

File ID:	83785	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/04/2024
File Name:	CLAIM: AFICS for D. Borenz - Vehicle Damage - $1,442.46			**Final Action:**	
Title:	AFICS for D. Borenz - Vehicle Damage - $1,442.46				
Notes:	EVL005589				
				CC Agenda Date:	06/18/2024
				Agenda Number:	103.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83785

Title

AFICS for D. Borenz - Vehicle Damage - $1,442.46

Body

Claim received 5/30/2024.

City of Madison

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

Master

File Number: 83788

File ID:	83788	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/04/2024
File Name:	CLAIM: W. Justus - Vehicle Damage - $6,312.51			**Final Action:**	
Title:	W. Justus - Vehicle Damage - $6,312.51				
Notes:	EVL005590				
				CC Agenda Date:	06/18/2024
				Agenda Number:	104.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83788

Title

W. Justus - Vehicle Damage - $6,312.51

Body

Claim received 6/1/2024.

City of Madison

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

Master

File Number: 83876

File ID:	83876	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/10/2024
File Name:	CLAIM: T. Nordman - Property Damage - $430.27			**Final Action:**	
Title:	T. Nordman - Property Damage - $430.27				
Notes:	EVL005620				
				CC Agenda Date:	06/18/2024
				Agenda Number:	105.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83876

Title

T. Nordman - Property Damage - $430.27

Body

Claim received 6/5/2024.

City of Madison

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

Master

File Number: 83880

File ID:	83880	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/10/2024
File Name:	CLAIM: T. Curry - Property Damage - $1,200.00			**Final Action:**	
Title:	T. Curry - Property Damage - $1,200.00				
Notes:	EVL005621				
				CC Agenda Date:	06/18/2024
				Agenda Number:	106.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83880

Title

T. Curry - Property Damage - $1,200.00

Body

Claim received 6/5/2024.

City of Madison

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

Master

File Number: 83891

File ID:	83891	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/11/2024
File Name:	CLAIM: K. Young - Vehicle Damage - $922.00			**Final Action:**	
Title:	K. Young - Vehicle Damage - $922.00				
Notes:	EVL005545				
				CC Agenda Date:	06/18/2024
				Agenda Number:	107.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83891

Title

K. Young - Vehicle Damage - $922.00

Body

Claim received 6/8/2024.

City of Madison

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

Master

File Number: 83894

File ID:	83894	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/11/2024
File Name:	CLAIM: M. Leasure - Vehicle and Property Damage - $9,582.54			**Final Action:**	
Title:	M. Leasure - Vehicle and Property Damage - $9,582.54				
Notes:	EVL005626				
				CC Agenda Date:	06/18/2024
				Agenda Number:	108.
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	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83894

Title

M. Leasure - Vehicle and Property Damage - $9,582.54

Body

Claim received 6/9/2024.

City of Madison

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

Master

File Number: 83898

File ID:	83898	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/11/2024
File Name:	CLAIM: Tree fell on claimant's vehicle during a storm.			**Final Action:**	
Title:	J. Vriesacker - Vehicle Damage - $2,876.00				
Notes:	EVL005627				
				CC Agenda Date:	06/18/2024
				Agenda Number:	109.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/18/2024	Referred	Risk Manager		06/26/2024	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	06/26/2024	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 83898

Title

J. Vriesacker - Vehicle Damage - $2,876.00

Body

Claim received 6/10/2024.

City of Madison

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

Master

File Number: 83918

File ID:	83918	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Traffic Engineering Division
				File Created Date :	06/12/2024
File Name:	Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Carbon Reduction Program (CRP), for project ID 5992-11-38 Traffic Signal Controller and project ID 5992-11-39 LED Traffic Signal and authorizing the Mayor and C			**Final Action:**	

Title: Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Carbon Reduction Program (CRP), for project ID 5992-11-38 Traffic Signal Controller and project ID 5992-11-39 LED Traffic Signal and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Notes:

		CC Agenda Date:	06/18/2024
		Agenda Number:	110.
Sponsors:	Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field	**Effective Date:**	
Attachments:	[public] Reject Funding Requests.pdf	**Enactment Number:**	
Author:	Yang Tao, Director of Traffic Engineering	**Hearing Date:**	
Entered by:	ALarson2@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/12/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Referred	TRANSPORTATION COMMISSION	06/26/2024		
	Action Text: This Resolution was Referred to the TRANSPORTATION COMMISSION						

Notes: Additional referral to Finance Committee

1	TRANSPORTATION COMMISSION	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	

Action Text: This Resolution was Referred to the FINANCE COMMITTEE

1	FINANCE COMMITTEE	06/24/2024	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	06/26/2024	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.

1	TRANSPORTATION COMMISSION	06/26/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass

Action Text: Traffic Engineer David Hansen provided verbal reports and was available for questions.

Registrants as follows: Oppose, does not wish to speak; Janet Hirsch, Cedar Creek Trl

Bremer moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Kliems. The motion passed by voice vote/other.

Text of Legislative File 83918

Fiscal Note

The proposed resolution approves grant agreements for awards through the 2024 Redistribution Carbon Reduction Program. Two projects are awarded under the program and will improve traffic signal cabinets and purchase LED traffic signal fixtures. Award amounts total $4.9m and have a local match requirement of $1.2m. Work associated with these projects is expected to occur through 2028. Traffic Engineering anticipates $245,100 of local match needed in 2024 and will utilize existing capital budget authority. For the remaining local match, Traffic Engineering will request for the amounts to be included in the 2025 Capital Improvement Plan, with $245,100 of local borrowing needed in 2025. Federal amounts from the award will be added to the budget through the mid-year resolution and future budget requests.

Title

Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Carbon Reduction Program (CRP), for project ID 5992-11-38 Traffic Signal Controller and project ID 5992-11-39 LED Traffic Signal and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Body

Federal redistribution is an annual process that occurs in August that affords a state an opportunity to request additional federal funds above their annual initial obligation limit. To obligate these funds, states must have projects eligible for the federal programs and Wisconsin Department of Transportation (WisDOT) has requested municipal partners to collaborate and develop eligible projects that would meet federal project readiness requirements.

The City of Madison endeavors to provide its citizens with a robust, sustainable, safe, multi-modal transportation system. The City has made major investments in traffic safety for all road users, transportation efficiency, sustainability, and climate change, and this priority is reflected in current budgets and these Carbon Reduction Program (CRP) projects.

WHEREAS, the City of Madison Traffic Engineering Division has applied for this federal grant funding opportunity and WisDOT has selected the following City of Madison projects meeting

the federal and state requirements of the FFY 2024 Redistribution Carbon Reduction Program (CRP):
1. Project ID 5992-11-38: Complete the retrofitting of existing NEMA TS-1 traffic signal cabinets and old-technology traffic signal controllers with NEMA TS-2 cabinets and Econolite Cobalt EOS traffic controllers at various intersections throughout the City of Madison. The funding for this project will be used to purchase materials. Installation will be completed by City staff or a contractor separately from this project.
2. Project ID 5992-11-39: Purchase approximately 12,550 LED traffic signal fixtures that will replace existing incandescent and early-technology LED signal faces at 251 intersections. Installation will be performed by city staff, and;

WHEREAS, the awarded projects will be reimbursed at 80% of the participating costs and state review,

NOW, THEREFORE BE IT HEREBY RESOLVED, that the Mayor and City Clerk are authorized to execute an agreement with the State of Wisconsin Department of Transportation for WISDOT Project ID 5992-11-38 and 5992-11-39 through the FFY 2024 Redistribution Carbon Reduction Program (CRP).

From: jhirsch@chorus.net
To: Transportation Commission
Cc: All Alders
Subject: Reject Funding Requests
Date: Wednesday, June 26, 2024 10:10:22 AM

You don't often get email from jhirsch@chorus.net. Learn why this is important

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

Transportation Commissioners:

As you are aware, the City has to make some tough decisions regarding where to spend money. It's great to see the Transportation Department reach out for other funding sources. We need to be smart about these grants and requests. City matches and additional funding need to be considered.

There are several items on the Transportation Commission agenda of June 26, 2024 which are "**Wants**" rather than "**Needs**". I am requesting that the Commissioners review these expenses closely and REJECT the following:

#2. 83918 - It is premature to expect $245,100 of borrowing and $1.2 million in future budget requests.

#3. 83919 – The 20% match is $37,000 for the two projects.

#4. 83920 – While the proposal states "…City funds are not anticipated to be used for the project.", the Commissioners should specify that future requests for City funds would be rejected.

#5. 83921 – The "not to exceed" amount should be eliminated to avoid the additional expenses of $19,919 .

Thank you for your thorough evaluation of these requests.

Janet Hirsch
District 9

City of Madison

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

Master

File Number: 83919

File ID:	83919	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Traffic Engineering Division
				File Created Date :	06/12/2024
File Name:	Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Transportation Alternatives Program (TAP) for project ID 5992-11-40 Stop Sign Paddles and project ID 5992-11-41 Bicycle Traffic Counters and authorizing the May			**Final Action:**	

Title: Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Transportation Alternatives Program (TAP) for project ID 5992-11-40 Stop Sign Paddles and project ID 5992-11-41 Bicycle Traffic Counters and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 111.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field

Effective Date:

Attachments: [public] Reject Funding Requests.pdf

Enactment Number:

Author: Yang Tao, Director of Traffic Engineering

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/12/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	TRANSPORTATION COMMISSION	06/26/2024	
	Action Text:	This Resolution was Referred to the TRANSPORTATION COMMISSION				
	Notes:	Additional referral to Finance Committee				
1	TRANSPORTATION COMMISSION	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	06/24/2024	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	06/26/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.				
1	TRANSPORTATION COMMISSION	06/26/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	Assistant Director of Traffic Engineering Renee Callaway provided verbal reports and was available for questions. Registrants as follows: Oppose, does not wish to speak; Janet Hirsch, Cedar Creek Trl Bremer moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Webber, with Harrington-McKinney abstaining. The motion passed by voice vote/other.				

Text of Legislative File 83919

Fiscal Note

The proposed resolution authorizes grant agreements for two City of Madison projects under the Redistribution Transportation Alternatives Program.

The first project is to purchase crossing guard stop paddles that provide improved visibility in low light conditions. The total project cost is $20,000 and the grant award will cover 80% of the cost. The grant amount will be added to Traffic Engineering's operating budget through the mid-year budget resolution. The local match of $4,000 will be funded by existing budget authority within Traffic Engineering's operating budget.

The second project supports improvements to the City's automated bicycle counters. The total project cost is $165,000 and the grant award will cover 80% of the cost. The grant amount will be added to Traffic Engineering's capital budget through the mid-year budget resolution. The local match of $33,000 will be funded by existing budget authority in Traffic Engineering's 2024 Pedestrian Bicycle Counters capital project.

Title

Approving State/Municipal Agreements for FFY 2024 federal distribution grant funds through the Transportation Alternatives Program (TAP) for project ID 5992-11-40 Stop Sign Paddles and project ID 5992-11-41 Bicycle Traffic Counters and authorizing the Mayor and City Clerk to execute the agreements with the State of Wisconsin Department of Transportation.

Body

Federal redistribution is an annual process that occurs in August that affords a state an opportunity to request additional federal funds above their annual initial obligation limit. To obligate these funds, states must have projects eligible for the federal programs and Wisconsin Department of Transportation (WisDOT) has requested municipal partners to collaborate and develop eligible projects that would meet federal project readiness requirements.

The City of Madison endeavors to provide its citizens with a robust, sustainable, safe,

multi-modal transportation system. The City has made major investments in bicycling, walking, and safe routes to school and this priority is reflected in current budgets.

WHEREAS, the City of Madison Traffic Engineering Division has applied for this federal grant funding opportunity and WisDOT has selected the following City of Madison projects meeting the federal and state requirements of FFY 2024 Redistribution Transportation Alternatives Program (TAP):
1. Project ID 5992-11-40: Crossing Guard stop paddles that meet national safety standards and provide improved visibility in low light conditions,
2. Project ID 5992-11-41: Improvements to the automated bicycle counter system including upgrading the current visual bicycle counters on the Capital City Path and the Southwest Path that are at end of product life, and;

WHEREAS, the awarded projects will be reimbursed at 80% of the participating costs and state review,

NOW, THEREFORE BE IT HEREBY RESOLVED, that the Mayor and City Clerk are authorized to execute an agreement with the State of Wisconsin Department of Transportation for WISDOT Project ID 5992-11-40 and 5992-11-41 through the FFY 2024 Redistribution Transportation Alternatives Program (TAP).

From: jhirsch@chorus.net
To: Transportation Commission
Cc: All Alders
Subject: Reject Funding Requests
Date: Wednesday, June 26, 2024 10:10:22 AM

You don't often get email from jhirsch@chorus.net. Learn why this is important

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Transportation Commissioners:

As you are aware, the City has to make some tough decisions regarding where to spend money. It's great to see the Transportation Department reach out for other funding sources. We need to be smart about these grants and requests. City matches and additional funding need to be considered.

There are several items on the Transportation Commission agenda of June 26, 2024 which are "**Wants**" rather than "**Needs**". I am requesting that the Commissioners review these expenses closely and REJECT the following:

#2. 83918 - It is premature to expect $245,100 of borrowing and $1.2 million in future budget requests.

#3. 83919 – The 20% match is $37,000 for the two projects.

#4. 83920 – While the proposal states "…City funds are not anticipated to be used for the project.", the Commissioners should specify that future requests for City funds would be rejected.

#5. 83921 – The "not to exceed" amount should be eliminated to avoid the additional expenses of $19,919 .

Thank you for your thorough evaluation of these requests.

Janet Hirsch
District 9

City of Madison

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

Master

File Number: 83920

File ID:	83920	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Traffic Engineering Division
				File Created Date :	06/12/2024
File Name:	Authorizing City of Madison Traffic Engineering Division to submit a grant application to the U.S. Department of Transportation for up to $2 million dollars, and if awarded, to accept grant funding, and authorizing the Mayor and Clerk to sign the resultin			**Final Action:**	

Title: Authorizing City of Madison Traffic Engineering Division to submit a grant application to the U.S. Department of Transportation for up to $2 million dollars, and if awarded, to accept grant funding, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 112.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, Yannette Figueroa Cole And Derek Field

Effective Date:

Attachments: [public] Reject Funding Requests.pdf

Enactment Number:

Author: Yang Tao, Director of Traffic Engineering

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/12/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)						
1	COMMON COUNCIL	06/18/2024	Referred	TRANSPORTATION COMMISSION	06/26/2024		
	Action Text: This Resolution was Referred to the TRANSPORTATION COMMISSION						

	Notes:	Additional referral to Finance Committee				
1	TRANSPORTATION COMMISSION	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	06/24/2024	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	06/26/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.				
1	TRANSPORTATION COMMISSION	06/26/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	Renee Callaway provided verbal reports and was available for questions. Registrants as follows: Oppose, does not wish to speak; Janet Hirsch, Cedar Creek Trl Kliems moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Webber, with Bremer abstaining. The motion passed by voice vote/other.				

Text of Legislative File 83920

Fiscal Note

The proposed resolution authorizes the application and acceptance of a federal grant to support bicycle and pedestrian safety along Park Street. The requested grant amount is up to $2 million. The grant does not have a local match requirement and City funds are not anticipated to be used for the project. If awarded, Traffic Engineering will seek to appropriate the federal dollars through an amendment to the budget or include in a future request.

Title

Authorizing City of Madison Traffic Engineering Division to submit a grant application to the U.S. Department of Transportation for up to $2 million dollars, and if awarded, to accept grant funding, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Body

WHEREAS, the City of Madison is dedicated to the safety of our community; and

WHEREAS, Traffic Engineering is committed to carrying out the City's Vision Zero goals; and

WHEREAS, Traffic Engineering is interested in obtaining a discretionary grant from the U.S. Department of Transportation for the purposes of piloting a program which increases bicycle and pedestrian safety along Park Street; and

WHEREAS, the proposed technologies will support City's priority of implementing traffic safety measures in a fair and equitable manner to eliminate traffic deaths and serious injuries on City streets; and

WHEREAS, the grant will provide funding for costs associated with planning, design, development, field testing, and workforce development; and

WHEREAS, we will be requesting funding for up to two million dollars; and

WHEREAS, the grant application form includes legal terms, obligations, and/or commitments

from the City, and/or requires a signature from a person who is authorized to bind the City to such things; and

WHEREAS, the City of Madison Traffic Engineering staff can attest to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, if awarded, the granting agency may require the City to sign a contract, grant agreement, and/or other documents binding the City to certain obligations,

NOW, THEREFORE, BE IT RESOLVED, the City of Madison Traffic Engineering Division is authorized, on behalf of the City, to apply for the U.S. DOT SMART grant and sign all application materials, after any legal terms within the application are reviewed by the City Attorney; and

BE IT FURTHER RESOLVED, that, if awarded, the City is authorized to enter into an agreement with U.S. DOT for the grant, and the Mayor and City Clerk are authorized to sign the agreement and related paperwork, in a format approved by the City Attorney; and

BE IT FINALLY RESOLVED that Traffic Engineering staff are authorized to sign related paperwork or forms that are not part of the grant agreement or that are provided after the Mayor and Clerk sign the initial grant agreement, if required, after any legal terms included in those forms are reviewed by the City Attorney.

From: jhirsch@chorus.net
To: Transportation Commission
Cc: All Alders
Subject: Reject Funding Requests
Date: Wednesday, June 26, 2024 10:10:22 AM

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Thank you for your thorough evaluation of these requests.

Janet Hirsch
District 9

City of Madison

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

Master

File Number: 83921

File ID:	83921	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Traffic Engineering Division
				File Created Date :	06/12/2024
File Name:	Authorizing the Mayor and the City Clerk to execute a Three Party Design Engineering Services Contract between the City of Madison, Toole Design Group, LLC, and the State of Wisconsin Department of Transportation for Safe Routes to School Planning (Projec			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute a Three Party Design Engineering Services Contract between the City of Madison, Toole Design Group, LLC, and the State of Wisconsin Department of Transportation for Safe Routes to School Planning (Project Agreement 1009-22-14) authorized for federal grant funding through the Transportation Alternatives Program (TAP).

Notes:

		CC Agenda Date:	06/18/2024
		Agenda Number:	113.
Sponsors:	Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And Derek Field	**Effective Date:**	
Attachments:	[public] Reject Funding Requests.pdf	**Enactment Number:**	
Author:	Yang Tao, Director of Traffic Engineering	**Hearing Date:**	
Entered by:	ALarson2@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/12/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Transportation Commission (6/26/24), Finance Committee (6/24/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	TRANSPORTATION COMMISSION	06/26/2024	
	Action Text:	This Resolution was Referred to the TRANSPORTATION COMMISSION				
	Notes:	Additional referral to Finance Committee				
1	TRANSPORTATION COMMISSION	06/18/2024	Referred	FINANCE COMMITTEE	06/24/2024	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	06/24/2024	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	06/26/2024	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.				
1	TRANSPORTATION COMMISSION	06/26/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	Renee Callaway provided verbal reports and was available for questions. Registrants as follows: Oppose, does not wish to speak; Janet Hirsch, Cedar Creek Trl Webber moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Bremer. The motion passed by voice vote/other.				

Text of Legislative File 83921

Fiscal Note

The proposed resolution authorizes a contract for Safe Routes to School planning. The contract price is not to exceed $149,919. The contract will be mostly funded from a Transportation Alternative Program grant of $130,000 included in the 2022 capital budget. The remaining portion will be funded from existing borrowing authority within Traffic Engineering's Traffic Safety Infrastructure capital program.

Title

Authorizing the Mayor and the City Clerk to execute a Three Party Design Engineering Services Contract between the City of Madison, Toole Design Group, LLC, and the State of Wisconsin Department of Transportation for Safe Routes to School Planning (Project Agreement 1009-22-14) authorized for federal grant funding through the Transportation Alternatives Program (TAP).

Body

PREAMBLE

The City of Madison endeavors to provide its citizens of all ages and abilities with a robust, sustainable, multi-modal transportation system, including a major emphasis on safety, walking and biking. The City is committed to ensuring the safety of children especially as they travel to school and encouraging more families to choose walking and biking as a healthy transportation option.

WHEREAS, Traffic Engineering Division submitted an application for Federal funds under the WisDOT 2022-2023 Bipartisan Infrastructure Law Supplemental Transportation Alternatives Program (TAP) and approved the State/Municipal Agreement and the 2022 Adopted Capital Budget amendment by resolution RES-22-00664, File ID 73498, on 9/22//2022 by the Common Council, and;

WHEREAS, the scope of services for the consultant will include project management,

engagement, creation of a Safe Routes to School framework, in-depth travel safety planning at six schools, recommendations to mitigate unusually hazardous busing designation, and creation of a final plan; and;

WHEREAS, an evaluation of the three proposals obtained through the federal qualifications based procurement process and subsequent interviews found that Toole Design Group, LLC was the most qualified for this project and;

WHEREAS, the term of the contract shall end December 31, 2025, and the contract price shall not exceed $149,919.08;

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute the Three Party Design Engineering Services Contract between the City of Madison, Toole Design Group, LLC, and the State of Wisconsin Department of Transportation for Safe Routes to School Planning (Project Agreement 1009-22-14) authorized for federal grant funding through the Transportation Alternatives Program (TAP).

From: jhirsch@chorus.net
To: Transportation Commission
Cc: All Alders
Subject: Reject Funding Requests
Date: Wednesday, June 26, 2024 10:10:22 AM

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Thank you for your thorough evaluation of these requests.

Janet Hirsch
District 9

City of Madison

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

Master

File Number: 82973

File ID:	82973	**File Type:**	Ordinance	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	URBAN DESIGN COMMISSION
				File Created Date :	04/10/2024
File Name:	Update UDC			**Final Action:**	

Title: Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

Notes: 6761UpdateUDC

		CC Agenda Date:	07/02/2024
		Agenda Number:	114.
Sponsors:	Marsha A. Rummel	**Effective Date:**	
Attachments:	82973Body, 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	4/15/2024	Michael Haas	Approved as to Form	5/1/2024
1	2	4/15/2024	Maggie McClain	Approve	5/3/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/10/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (5/20/24), Urban Design Commission (5/8/24), Common Council (6/4/24)						
1	COMMON COUNCIL	04/16/2024	Referred	PLAN COMMISSION			
	Action Text: This Ordinance was Referred to the PLAN COMMISSION						
	Notes: Additional referral to the Urban Design Commission (5/8/24)						
1	PLAN COMMISSION	04/16/2024	Refer	URBAN DESIGN COMMISSION			
	Action Text: This Ordinance was Refer to the URBAN DESIGN COMMISSION						

1	COMMON COUNCIL	05/07/2024	Re-refer	PLAN COMMISSION	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the PLAN COMMISSION meeting of 6/24/24, additional referral to Urban Design Commission 6/12/24 returning 7/2/24. The motion passed by voice vote/other.			
	Notes:	Additional referral to Urban Design Commission.			
1	PLAN COMMISSION	05/08/2024	Refer	URBAN DESIGN COMMISSION	
	Action Text:	This Ordinance was Refer to the URBAN DESIGN COMMISSION			
1	URBAN DESIGN COMMISSION	05/08/2024	Refer	URBAN DESIGN COMMISSION	Pass
	Action Text:	A motion was made by Knudson, seconded by von Below, to Refer to the URBAN DESIGN COMMISSION meeting of June 12, 2024. The motion passed by voice vote/other.			
1	URBAN DESIGN COMMISSION	06/12/2024	Refer	URBAN DESIGN COMMISSION	Pass
	Action Text:	A motion was made by Klehr, seconded by Knudson, to Refer to the URBAN DESIGN COMMISSION meeting of July 17, 2024. The motion passed by voice vote/other.			

Text of Legislative File 82973

Fiscal Note

No CIty appropriation required.

Title

Repealing and Recreating Section 33.24 of the Madison General Ordinances related to the Urban Design Commission to implement Phase 1 of planned multi-phase revisions to the UDC ordinance.

Body

Please see Legistar File No. 82973 Body in Attachments.

Legistar File No. 82973 Body

DRAFTER'S ANALYSIS: This proposed ordinance change is Phase 1 of planned multi-phase revision of the Urban Design Commission ("UDC") ordinance MGO Sec. 33.24. Staff has worked with the UDC Commissioners and the public to identify goals for Phase 1. The text amendments proposed in Phase 1 are intended to clarify the roles and responsibilities of Commission, in many cases codifying long-standing practices. Additionally, these amendments will be intended to aid the development community in navigating the Urban Design Commission ("UDC") review and approval process.

The following items are in Phase 1, Administrative Updates and Clarifications:

- Modernizing the Commission's purpose and intent statement,
- Clarifying UDC composition,
- Clarifying the powers and duties of the UDC as it relates to specific project types,
- Outlining the duties of the Secretary to the Urban Design Commission, especially as it relates to administrative applications,
- Outlining the application, and review and approval process, and
- Clarifying public notice and fee requirements specific to application types.

****

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

1. Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is repealed and recreated as follows:

33.24 URBAN DESIGN COMMISSION.

(1) Title. This section shall be known, cited and referred to as the Madison Urban Design Commission ordinance and may be referred to herein as "this ordinance.

(2) Purpose And Intent.

It is hereby declared a matter of public policy that the design, appearance, beauty and aesthetics of buildings, landscaping, open spaces, and signage within areas of special interest in the city are a matter of public interest and as such shall be reviewed by the Urban Design Commission to promote these interests.

It is the intent of this section to provide development standards and guidelines for development or redevelopment within areas of special interest in the city. The guidelines and requirements contained within this section are intended serve as the minimum necessary to ensure that development or redevelopment serves the public interest; they are not intended to be overly prescriptive or inhibit design creativity.

The purpose of the Urban Design Commission is to:

(a) Maintain consistency with recommendations in the City of Madison Comprehensive Plan and any applicable neighborhood, neighborhood development, or special area and subarea plans, including design guidelines and requirements adopted as supplements to those plans.

(b) Advocate for the aesthetic quality of the City's public spaces and gateways, and balance the interests of individual projects with the desire for welcoming and cohesive neighborhoods and design districts.

(c) Encourage the use of good urban design principles, including promoting design that is sensitive to context, is appropriate for its time, provides an enhanced

pedestrian experience, employs sustainable design practices, and utilizes an economy of forms and materials.

(3) Definitions. Unless specifically defined herein, terms shall be defined as in MGO Sec. 28.211.

(4) Conflicting Regulations. Where the regulations imposed by this ordinance are either more or less restrictive than regulations in other ordinances or laws, including but not limited to Chapter 28, MGO, the regulations which are more restrictive or which impose higher standards or requirements shall prevail, unless an exception to this provision is specifically noted.

(5) Commission Composition And Terms. An Urban Design Commission, advisory to the City Plan Commission, and vested with final decision-making authority as described elsewhere in this ordinance, in Chapter 31 (Sign Control Ordinance) and elsewhere in these ordinances, is hereby created, consisting of nine (9) voting members. Of the initial voting members appointed, three (3) shall serve terms of two (2) years each; three (3) shall serve terms of one (1) year each; and three (3) shall serve terms of three (3) years each; provided, however, that notwithstanding the provision of subsection (j) below, the alderperson shall serve a two (2) year term and such term shall be concurrent with their term as a member of the Council. Thereafter, the term for each voting member shall be three (3) years. The voting members shall be appointed by the Mayor and approved by the Common Council as follows:

(a) One (1) member shall be an alderperson.

(b) Two (2) resident members.

(c) One (1) member shall be a landscape architect licensed by the State of Wisconsin.

(d) Three (3) members shall be architects licensed by the State of Wisconsin.

(e) Two (2) members shall be design professionals to be selected from design-related professions including, but not limited to: Urban Planner, Architect, Landscape Architect, Landscape Designer, Structural Engineer, or Graphic Designer.

(f) In addition to the members above-mentioned, the Mayor may appoint upon an annual basis a resident to be an alternate member of such Commission to act with full power when any other member of the Commission is absent or refuses to act because of conflict of interest. Alternate members may serve as the Urban Design Commission representative on other City committees.

(g) All members and nominees shall be residents of the City of Madison.

(h) All lists of nominees shall be submitted to the Mayor along with brief biographies of each, in accordance with these provisions, and all nominees and biographies shall be forwarded to the Common Council at such time as the respective appointments are submitted for approval.

(i) The regular terms of office shall commence on July 1 of the respective years, and members shall serve until a replacement is approved.

(j) Officers shall be nominated and elected by the Commission.

(k) All Commission members shall be subject to Sec. 3.35 (Code of Ethics) and all other applicable laws regarding ethics and conflicts of interest. Additionally, no member of the Urban Design Commission who is employed by, or has any ownership interest in, an entity which has entered into a contract with the City of Madison for any work on a building being built or expanded by the City, or has any other private pecuniary interest, direct or indirect, in any such contract, shall be authorized to participate in any capacity in any official function in regard to

that contract or to perform in regard to that contract any official function requiring the exercise of discretion on their part.

(6) Powers And Duties.

(a) General Powers and Duties. In addition to other duties specifically enumerated herein, in Chapter 31 (Sign Control Ordinance), and elsewhere in these ordinances, the Urban Design Commission ("UDC") shall make recommendations to the City Plan Commission, Common Council and any other concerned commission on all matters referred or assigned to it under the provisions of this ordinance and other City ordinances. Upon referral, unless otherwise specified, the UDC shall provide advice and make recommendations to the concerning department, agency, commission or division on the design, appearance and general aesthetics of the proposed project, including but not limited to general site layout, landscape and building design, exterior materials, lighting, etc. In addition, the UDC may provide advice and make recommendations concerning urban design problems at the request of any City department, agency, commission or division. Except where otherwise specified, the review authority of the UDC does not include improvements within the public right-of-way.

(b) Planned Developments. The UDC shall review and provide an advisory recommendation to the Plan Commission on the design of all proposed developments that are considered Planned Developments under provisions of the Zoning Ordinance (i.e. MGO Sec. 28.098).

Where a Planned Development is in an Urban Design District, the UDC shall act only in an advisory capacity. The Urban Design District guidelines and requirements shall be applicable and the UDC shall base its advisory recommendation in their evaluation of the project against the guidelines and requirements as enumerated in the applicable Urban Design District.

(c) Residential Building Complexes. The UDC shall review and provide an advisory recommendation to the Plan Commission on the exterior design and appearance of all principal buildings or structures, general site layout, landscaping, and exterior building and site lighting of all proposed residential building complexes under the provisions of the Zoning Ordinance (i.e. MGO Sec. 28.183).

Where a Residential Building Complex is in an Urban Design District, the UDC shall act only in an advisory capacity. The Urban Design District guidelines and requirements shall be applicable and the UDC shall base its advisory recommendation in their evaluation of the project against the guidelines and requirements as enumerated in the applicable Urban Design District.

(d) Development in the Downtown Core (DC) and Urban Mixed Use (UMX) Zoning Districts. The UDC shall review development within the DC and UMX zoning districts pursuant to MGO Sections 28.074(4) and 28.076(4), respectively. The UDC shall evaluate such projects for consistency with the "Downtown Urban Design Guidelines."

(e) Review of Public Projects. The UDC shall review and approve plans for public projects, including but not limited to principal buildings or structures, general site layout, lighting, landscaping, etc., and the major alteration thereof. Public projects, include but are not limited to those projects proposed to be built or expanded in the City by the City of Madison, Dane County, Madison Metropolitan School District, Madison College, and/or Madison Metropolitan Sewerage District. In order for the Urban Design Commission to approve a public project or major alteration thereof, the Urban Design Commission shall find that the following conditions are met:

1. The design fosters a sense of civic pride through the use of high-quality building materials, context appropriate massing, and positioning in order to accentuate vistas or terminal views, where appropriate.

2. The design is consistent with relevant recommendations from the City's Comprehensive Plan, other adopted City plans, or other adopted design guidelines.

When approval of the public project is also required by the Common Council, or by the Plan Commission, the UDC shall only act in an advisory capacity. Where a public project is also located in an Urban Design District, the UDC shall base its advisory recommendation on those guidelines and requirements and the standards in this section.

(f) Urban Design Districts.

1. Administration of Urban Design Districts. With the advice and assistance from the Urban Design Commission Secretary, the UDC shall administer the adopted Urban Design Districts.

2. Establishment of Urban Design Districts. The UDC, after analysis of an area and public meeting(s) with property owners and residents, may propose geographically defined districts within the City of Madison as Urban Design Districts. Each proposal shall include a description of the district's boundaries, a design analysis, a statement of design objectives and methods, recommendations for future public and private improvements and developments and specific criteria to be employed in reviewing development proposals. Upon approval of such proposal by the Urban Design Commission, the proposal shall be submitted to the City Plan Commission and Common Council for review and adoption. Adoption of the proposal would include any rezonings and proposed ordinance amendments set forth in the proposal, thus requiring public hearings and procedures as set forth in Sec. 28.181 of the Zoning Code. Amendments to an Urban Design District may be proposed and shall be reviewed and adopted in the same manner.

3. All concerned City departments, commissions and agencies shall work with the UDC in the development of a proposal for the designated district.

4. All plans for the major exterior remodeling of existing properties, including but not limited to new development within an Urban Design District, major alterations to existing development within an Urban Design District, or the painting of an unpainted street-facing facade shall be approved by the Urban Design Commission prior to the issuance of any building, demolition or excavation permits therefor.

5. The UDC may waive or modify certain district requirements or guidelines related to window and door openings, materials and colors, landscaping and screening, etc. in cases where such flexibilty does not create a conflict with other chapters of this code, Requirements related to building placement and height shall be maintained as outlined in the individual districts, unless modificatons or waivers to such are otherwise specified in the district.

   The UDC shall make findings that an alternate design is of higher quality or aesthetic, or that a unique or unusual circumstance warrants special consideration to achieve a superior design solution, or the scope of a project is so limited that the strict application of the guidelines and requirements is not feasible.

(g) Large Retail Developments and Planned Multi-Use Sites.

1. Statement of Purpose. The purpose for this section is to provide a regulatory framework to ensure that large-format retail development and development of planned multi-use sites promotes the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In applying this ordinance to the redevelopment, expansion, or remodeling of existing sites, it is the intent of this ordinance to seek improvements, while recognizing that existing constraints will likely make full compliance with all provisions of this section difficult or infeasible.

2. Applicability. All new retail development that is on a single zoning lot and has a total floor area of forty thousand (40,000) square feet or more shall be subject to this ordinance. The total floor area shall be calculated by adding the floor area of all buildings on a zoning lot. When applying the requirements below, the UDC, and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

   a. Any single retail business establishment that has a total floor area of forty-thousand (40,000) or more square feet shall be subject to Paragraphs 3. through 5. below.

   b. All development on a single zoning lot shall be subject to Paragraphs 4. through 5. below.

   c. The Plan Commission may waive one or more of the requirements in Par. 3. through 5. below, if it determines that unique or unusual circumstances warrant special consideration to achieve a superior design solution.

   d. Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail development that has a floor area of forty thousand (40,000) or more square feet shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structures.

   e. Proposals for alterations to existing developments that currently exceed or are proposed to exceed a one hundred thousand (100,000) building footprint, as described in Par. 3, below, shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structure.

3. Requirements for Buildings in Excess of 100,000 Square Feet. A single new retail business establishment may only exceed a building footprint of one hundred thousand (100,000) square feet as defined by the exterior walls, as provided below. Other separately-owned retail business establishments, entertainment, office, and residential uses not associated with the proposed business establishment shall not be counted towards the size of the building footprint.

a. The Plan Commission may consider a single retail establishment exceeding one hundred thousand (100,000) square feet if the design includes one or more of the following elements:

i. Multi-story development.

ii. Mixed use development.

iii. Structured or underground parking facilities.

4. Pedestrian Circulation. The following requirements apply to the entire zoning lot.

a. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points. Walkways shall have adjoining landscaped areas along at least fifty percent (50%) of their length. These areas shall include trees, shrubs, benches, flowerbeds, ground covers, or other such materials.

b. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Walkway materials shall be of durable, low-maintenance surface materials, such as pavers, bricks, or scored concrete. Signs shall be installed to designate pedestrian walkways.

5. Central Features and Community Spaces. The following requirements apply to the entire zoning lot.

a. At least one (1) of the following central features and community spaces shall be provided for each forty thousand (40,000) floor area of building on the zoning lot. A minimum of two (2) is required and each central features and community space shall each occupy a minimum of four hundred (400) square feet in area.

i. Patio/seating area.

ii. Pedestrian plaza with benches.

iii. Transportation center.

iv. Window shopping walkway.

v. Outdoor playground area.

vi. Kiosk area.

vii. Water feature.

viii. Planter walls.

ix. Other deliberately shaped area and/or focal feature or amenity that adequately enhances the community and public spaces.

x. Outdoor employee amenities, such as a break area.

b. All of the above, except outdoor employee amenities, shall have direct access to the public sidewalk network and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

(h) Sign Review Under Chapter 31. The UDC shall perform all duties required by Chapter 31, the Sign Control Ordinance, including but not limited to conducting: Comprehensive Design Reviews under Sec. 31.043, hearing requests for Modifications of Height, Area or Setback for signs, hearing requests for

Additional Sign Code Approvals, hearing appeals from decisions of the Zoning Administrator (except those decisions related to structural or mechanical concerns heard by the Building Board of Appeals under Sec. 31.04(3)(b)1.) and shall perform any other duties or functions as may be required of the Commission under Chapter 31.

1. Criteria for Zoning Administrator Appeals, Comprehensive Design Review and Modifications of Height, Area, or Setbacks. Criteria for Comprehensive Design Review or Modifications of Height, Area, or Setback, shall be as described in Sec. 31.043 and elsewhere in Chapter 31.

2. Criteria for reviewing signs in Urban Design Districts shall be as set forth in this ordinance.

3. Criteria for the UDC to review signs under any other review procedures shall be as set forth by the applicable ordinance. To the extent that requirements, guidelines or other provisions regarding signs in this ordinance conflict with Chapter 31 or any other ordinance, the more restrictive provision shall apply.

(i) Other Duties. The UDC shall also:

1. Recommend ordinance changes to the City Plan Commission and Common Council which will promote a visually and functionally improved City.

2. Actively seek the adoption and implementation of City plans for urban beautification in Madison.

3. Undertake the continuing education of the residents of Madison about the visual assets and liabilities of Madison and the mission and intent of the commission.

(j) Meeting and Rules. Meetings of the UDC shall be held at the call of the chairperson and at such other times as may determined by the UDC. All meetings of said commission shall be open to the public. The UDC shall keep minutes of its proceedings, shall adopt its own rules of procedure not in conflict with this ordinance or with the applicable Wisconsin Statutes, and shall select or appoint such officers, including a chairperson, as it deems necessary.

(k) Duties of the Secretary of the Urban Design Commission. The Secretary of the UDC ("the Secretary") shall be a staff member of the Department of Planning and Community and Economic Development.

1. Administrative Approvals.

a. Administrative Approvals in Urban Design Districts. Except as noted in MGO Sec. 33.24(6)(f), the Secretary is authorized to administratively review small building additions and minor building façade alterations, including but not limited to the installation of canopies or awnings, changes in windows or openings, railing details, and minor site improvements, including changes in existing paving or landscaping if found to be in compliance with the applicable design guidelines and requirements of the Urban Design District in question.

b. Minor Alteration to Approved Plans Reviewed under Sec. 33.24(6).

When, subsequent to the UDC's approval of a plan for which UDC approval was required under Sec. 33.24(6) or elsewhere in these ordinances, a request is made to alter the plans approved by the UDC, the Secretary is authorized to review such alteration(s) administratively, if, in the exercise of their professional judgment, a change does not substantially alter the approved design. Minor alterations include, but are not limited to, small building additions, minor façade alterations or minor changes to site improvements.

c. Minor Façade Alterations in Downtown Core (DC) and Urban Mixed Use Districts (UMX). The Secretary is authorized to review and approve applications administratively for minor building facade changes in the DC and UMX districts found in the "Downtown Urban Design Guidelines" established by Resolution #12-00949.

2. Sign Permit Review.

a. Urban Design Districts. The Secretary shall review applications for sign permits in Urban Design Districts using the requirements and guidelines for each district as required by this ordinance, and shall advise the Zoning Administrator in writing as to whether proposed sign complies, and the Zoning Administrator shall issue or deny the sign permit according to their authority in Ch. 31.

b. Downtown Core (DC) and Urban Mixed Use (UMX) Districts. The Secretary shall review applications for sign permits in the DC and UMX districts, as described in Secs. 31.13(9), and shall apply the criteria therein, which includes the "Downtown Urban Design Guidelines." The Secretary shall advise the Zoning Administrator in writing as whether the proposed sign meets that criteria, and the Zoning Administrator shall issue or deny the sign permit according to their authority in Ch. 31.

(7) Procedures. This section applies to projects enumerated under MGO Sec. 33.24(6).

a. Pre-Application Consultation. Prior to making a formal application to the UDC the applicant shall request a pre-application consultation with staff to review and discuss aspects of the proposal.

b. Completeness Review. Application materials shall be submitted as specified on the Urban Design Commission Application form. The Secretary reserves the right to not accept incomplete applications.

c. UDC Application Types and UDC Actions.

1. Informational Presentation. Informational Presentation applications are voluntary, with the exception of Planned Development rezoning requests where they are required. No formal action will be taken by the UDC.

2. Initial Approval. The UDC shall take formal action, including making findings, design-related recommendations, and/or adopting conditions of approval to be addressed at the Final Approval stage. Initial Approval denotes acceptance of the general site layout and building mass, and scale, but that specific design-related changes and additional information are necessary for the UDC to make findings that the applicable guidelines and requirements and approval criteria are being met.

3. Final Approval. The UDC shall take formal action, including making findings, design-related recommendations, and adopting conditions of

approval that will be addressed at the Site Plan Review stage. For project's returning to the UDC for Final Approval following an Initial Approval, unless significant design changes have occurred, the UDC's review purview shall be limited to evaluating whether the conditions from the Commission's Initial Approval action have been met. Final Approval denotes that the final design and construction details of a project are approved and that the UDC is able to find that the applicable guidelines and requirements and approval criteria are met. Final Approval is required prior to issuance of building permits.

4. Referrals and Advisory Recommendations. The UDC shall make an advisory recommendation to the approving body on all items referred to the UDC under MGO Sec. 33.24(6)(a) and for those application requests where the UDC is an advisory body as enumerated in MGO Sec. 33.24(6). An advisory recommendation may include findings and design-related recommendations. When acting as an advisory body, the UDC shall provide a motion that includes the UDC's findings and recommendations, including the recommendation for the proposal to return to the UDC for final review and approval if applicable. The approving agency may modify, decline, or adopt the UDC's recommendation. For project's returning to the UDC for Final Approval following an advisory recommendation for Initial Approval, unless significant design changes have occurred, the UDC's review purview shall be limited to evaluating whether the conditions from the Commission's initial recommendation have been met.

   An approving body may also refer an item for additional UDC consideration to review revised details or other specified items as part of the action of the approving body.

5. Signage. As part of the UDC's review of signage applications, the UDC shall consider the design-related aspects of the proposed signage, including, but not limited, to general aesthetics, lighting, proportionality, placement, sign type, as well as the applicable criteria enumerated in MGO Chapter 31 for each of the signage applications noted below. The UDC shall take formal action, including making findings, design-related recommendations, and adopting conditions of approval on the following sign application requests:

   a. Zoning Administrator Appeals pursuant to MG) 31.043(1).

   b. Modifications to Height, Setbacks, and Area pursuant to MGO Sec. 31.043(2).

   c. Additional Sign Code Approvals pursuant to MGO 31.043(3).

   d. Comprehensive Design Review for Signage pursuant to MGO Sec. 31.043(4).

   e. Other approvals as noted in MGO Sec. 31.043.

d. Public Notice, When Required.

1. Pre-Application Notification. Written notification to the alder of the district in which the project is located is required prior to making a formal application to the Urban Design Commission.

2. Public Hearing, when Required.

   a. The UDC shall hold a public hearing for all Initial Approval application requests as listed below and for each matter for which

a hearing is required under MGO Sec. 31.043, within thirty (30) days of the date of filing of said application. The UDC shall conduct hearings in accordance with the Urban Design Commission Policies and Procedures Manual.

1. Applications located within an Urban Design District that cannot be approved administratively.
2. Modifications of Height, Area, and Setbacks for signage.
3. Additional Sign Code Approvals pursuant to MGO Sec. 31.043.
4. Comprehensive Design Review for Signage.
5. Text and Map Amendments to Urban Design Districts.
6. Establishment of Urban Design Districts.

b. Notice of the time, place and purpose of such hearing shall be given by Class 1 notice under Wis. Stat. § 985.07 and notice shall also be sent to the applicant, the Alderperson of the District in which the property affected is located and the owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such public hearing.

(e) Coordination with other BCCs. When review of development plans is also required by the Landmarks Commission, the Landmarks Commission shall make an action prior to the UDC review and action on the same. When approval is also required by the Plan Commission the UDC shall make their action prior to the Plan Commission review of the same.

(f) Expiration of Urban Design Commission Approvals. UDC approvals shall expire twenty-four (24) months from the date of the UDC's final action. After consultation with the Alderperson of the district in which the project is located, the Secretary of the UDC may, as part of an administrative application, approve an extension of up to twelve (12) months from the expiration date. If the UDC approval is in conjunction with Land Use application, the UDC approval shall follow the expiration of the Land Use approval.

(g) Appeals from Action by the Urban Design Commission.

1. Appeals from Actions pursuant to MGO Sec. 33.24(6)(a) through (g).
   (a) The UDC's decision on items pursuant to MGO Sec. 33.24(6)(a) through (g) is appealable to the Plan Commission.
   (b) Such appeal shall specify the grounds with specific reference to the findings of the UDC.
   (c) Such appeal shall be filed with both the Secretary of the Plan Commission and the UDC within ten (10) days of the final action of the UDC.
   (d) Any appeal shall stay issuance of permits hereunder until the appeal has been acted upon by the Plan Commission.
2. Appeals of UDC decisions regarding signs made pursuant to Sec. 31.043 shall be final administrative decisions as stated in Sec. 31.043(5).

(8) Fees.

(a) Any application for new construction or major exterior remodeling of existing properties pursuant to MGO Sec. 33.24(6)(a) through (g), except public projects

pursuant to Sec. 33.24(6)(e) built or expanded by the City of Madison, shall be accompanied by a fee of three hundred fifty dollars ($350), which shall be paid to the City Treasurer.

(b) Where a Land Use application is also required, only the Land Use Application fee shall be assessed. In cases where the Land Use Application is only for a demolition request, both the Land Use Application and UDC Application fee shall be assessed.

(c) Any application for minor exterior remodeling of existing properties in an Urban Design District or in the Downtown Core (DC) or Urban Mixed Use (UMX) districts shall be accompanied by a fee of one hundred fifty dollars ($150), which shall be paid to the City Treasurer.

(d) Application fees for Comprehensive Design Review or any other sign review by the UDC shall be as established in Chapter 31 of the Madison General Ordinances.

EDITOR'S NOTE:
Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances currently reads as follows:

33.24 URBAN DESIGN COMMISSION.

(1) Title. This section shall be known, cited and referred to as the Madison Urban Design Commission ordinance and may be referred to herein as "this ordinance".

(2) Purpose And Intent. It is hereby declared a matter of public policy that the design, appearance, beauty and aesthetics of all public and private buildings, structures, landscaping and open areas are a matter of public concern and as such must be controlled so as to promote the general welfare of the community. The purpose of this section is:

(a) To assure the highest quality of design for all public and private projects in the City.

(b) To protect and to improve the general appearance of all buildings, structures, landscaping and open areas in the City; to encourage the protection of economic values and proper use of properties.

(c) To encourage and promote a high quality in the design of new buildings, developments, remodeling and additions so as to maintain and improve the established standards of property values within the City.

(d) To foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

(3) Commission Composition And Terms. An Urban Design Commission, advisory to the City Plan Commission, and vested with final decision-making authority as described elsewhere in this ordinance, in Chapter 31 (Sign Control Ordinance) and elsewhere in these ordinances, is hereby created, consisting of nine (9) voting members. Of the initial voting members appointed, three shall serve terms of two years each; three shall serve terms of one year each; and three shall serve terms of three years each; provided, however, that notwithstanding the provision of subdivision (j) below, the aldermanic member shall serve a two-year term and such term shall be concurrent with his/her term

as a member of the Council. Thereafter, the term for each voting member shall be three years. The voting members shall be appointed by the Mayor and approved by the Common Council as follows:

(a) One member shall be an alderperson.

(b) Two resident members.

(c) One member shall be a graduate landscape architect appointed after consideration of a list of at least three nominees submitted by the Wisconsin Chapter of the American Society of Landscape Architects.

(d) (R. by Ord. 10102, 9-12-90 & 9-15-90)

(e) Three members shall be registered architects appointed after consideration of a list of at least three nominees for each available position submitted by the Southwestern Chapter of the Wisconsin Society of Architects.

(f) Two members shall be design professionals to be selected from design-related professions including, but not limited to: Urban Planner, Architect, Landscape Architect, Structural Engineer, Graphic Designer, and Interior Designer.

(g) In addition to the members above-mentioned, the Mayor may appoint upon an annual basis a resident to be an alternate member of such Commission to act with full power when any other member of the Commission is absent or refuses to act because of conflict of interest. Alternate members may serve as the Urban Design Commission representative on other City committees.

(h) All members and nominees shall be residents of the City of Madison.

(i) All lists of nominees shall be submitted to the Mayor along with brief biographies of each, in accordance with these provisions, and all nominees and biographies shall be forwarded to the Common Council at such time as the respective appointments are submitted for approval.

(j) The regular terms of office shall commence on July 1 of the respective years, and members shall serve until a replacement is approved.

(k) Officers shall be nominated and elected by the commission.

(l) All Commission members shall be subject to Sec. 3.35 (Code of Ethics) and all other applicable laws regarding ethics and conflicts of interest. Additionally, no member of the Urban Design Commission who is employed by, or has any ownership interest in, an entity which has entered into a contract with the City of Madison for any work on a building being built or expanded by the City, or has any other private pecuniary interest, direct or indirect, in any such contract, shall be authorized to participate in any capacity in any official function in regard to that contract or to perform in regard to that contract any official function requiring the exercise of discretion on her/his part.

(4) Powers And Duties.

(a) General Powers and Duties. In addition to other duties specifically enumerated herein, in Chapter 31 (Sign Control Ordinance), and elsewhere in these ordinances, the Urban Design Commission (UDC) shall make recommendations to the City Plan Commission, Common Council and any other concerned commission on all matters referred or assigned to it under the provisions of this ordinance and other City ordinances. In addition, the Commission may provide advice and make recommendations concerning urban design problems at the request of any City department, agency, commission or division.

(b) Planned Developments. The Urban Design Commission shall review the design of all proposed developments that are considered planned developments under

provisions of the Zoning Ordinance (i.e., Secs. 28.098 and 28.099). In exercising this power, the commission shall be bound by the provisions of Section 28.098(2) and shall report its findings to the City Plan Commission and Common Council. The UDC shall review sign packages in Planned Development Districts using the procedure in, Sec. 31.13(4).

(c) Residential Building Complexes. The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.

(d) Review of Public Projects. The Urban Design Commission shall approve plans for all buildings proposed to be built or expanded in the City by the State of Wisconsin, the University of Wisconsin, the City of Madison, Dane County, the Federal Government or any other local governmental entity which has the power to levy taxes on property located within the City. At least annually, the head of every City department, agency, commission or division responsible for major exterior alteration of new or existing public buildings and their related spaces (excluding any subterranean portions of such buildings), parks, or open spaces shall report to the Urban Design Commission those projects proposed for consideration in the capital budget and shall periodically report consideration of such additional projects that subsequently appear during the year. The Urban Design Commission shall provide advice and make recommendations to the responsible department, agency, commission or division on the design, appearance and aesthetics of each proposed project. All plans reviewed by the Urban Design Commission which are submitted to the Common Council for approval shall be accompanied by the report of the commission on the project. The commission shall report in writing to the City Plan Commission and the Common Council at least annually a summary of its recommendations on those projects it has reviewed. The commission need not prepare a detailed design analysis on such minor projects as it deems to have negligible effect on residual environment of the City, including but not limited to the design characteristics of street pavement.

(e) Establishment of Urban Design Districts.

1. The Urban Design Commission, after analysis of an area and meeting with property owners and residents, may propose geographically defined districts within the City of Madison as Urban Design Districts. Each proposal shall include a description of the district's boundaries, a design analysis, a statement of design objectives and methods, recommendations for future public and private improvements and developments and specific criteria to be employed in reviewing development proposals. Upon approval of such proposal by the Urban Design Commission, the proposal shall be submitted to the City Plan Commission and Common Council for review and adoption. Adoption of the proposal would include any rezonings and proposed ordinance amendments set forth in the proposal, thus requiring public hearings and procedures as set forth in Sec. 28.12(9) of the Zoning Code. Amendments to an Urban Design District may be proposed and shall be reviewed and adopted in the same manner.

2. All concerned City departments, commissions and agencies shall work with the Urban Design Commission in the development of a proposal for the designated district.

3. All plans for the major exterior remodeling of existing properties including but not limited to painting of an unpainted exterior face or for new development within an Urban Design District shall be approved by the Urban Design Commission prior to the issuance of any building, demolition or excavation permits therefor. Upon application for such permits, unless the District regulations provide otherwise, the Zoning Administrator shall forward said application together with such plans or other information as may be prescribed to the Urban Design Commission for review and action.

UDC Public Hearing Procedure. The Urban Design Commission shall hold a public hearing on each application for the types of permits listed above, and each matter for which a hearing is required under Sec. 31.043, and any other procedure under Sec. 33.24 that requires a public hearing, within thirty (30) days of the date of filing of said application. Notice of the time, place and purpose of such hearing shall be given by Class 1 notice under Wis. Stat. § 985.07 (2007-2008), and notice shall also be sent to the applicant, the Alderperson of the District in which the property affected is located and the owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such public hearing. Nothing herein shall prevent the owner or the owner's architect from requesting a meeting with the Urban Design Commission prior to beginning extensive preliminary plans for the proposed development, by making a request through the Secretary of the Commission. The owner and/or the owner's architect or other agent may request additional meetings with the Commission during the planning process.

An appeal of the decision of the Urban Design Commission to approve or reject the issuance of a building, demolition or excavation permit under this subsection, or to approve exterior painting, or any other approval required by this Sec. 33.24(4)(e)3., may be taken to the Plan Commission by the applicant or by the Alderperson of the District in which the use is located. Any appeal shall stay issuance of permits hereunder until the appeal has been acted upon by the Plan Commission.

Appeals of UDC decisions regarding signs made pursuant to Sec. 31.043 shall be final administrative decisions as stated in Sec. 31.043(5).

(f) Large Retail Developments.

1. Statement of Purpose. The purpose for this section is to provide a regulatory framework to ensure that large-format retail development promotes the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In applying this ordinance to the redevelopment, expansion, or remodeling of existing sites, it is the intent of this ordinance to seek improvements, while recognizing that existing constraints will likely make full compliance with all provisions of this section difficult or infeasible.

2. Applicability. All new retail development that is on a single zoning lot and has a total floor area of forty thousand (40,000) square feet or more shall be subject to this ordinance total floor area shall be calculated by adding the floor area of all buildings on a zoning lot. When applying the requirements below, the Urban Design Commission, Plan Commission,

and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

a. Any single retail business establishment that has a total floor area of forty-thousand (40,000) or more square feet shall be subject to Paragraphs 3. through 8. below.

b. All development on a single zoning lot shall be subject to Paragraphs 4. through 8. below.

c. The Plan Commission may waive one or more of the requirements in Par. 3. through 8. below, if it determines that unique or unusual circumstances warrant special consideration to achieve a superior design solution.

d. Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail development that has a floor area of forty thousand (40,000) or more square feet shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structures..

e. Proposals for alterations to existing developments that currently exceed or are proposed to exceed a one hundred thousand (100,000) building footprint, as described in Par. 3, below, shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structure.

3. Requirements for Buildings in Excess of 100,000 Square Feet. A single new retail business establishment may only exceed a building footprint of one hundred thousand (100,000) square feet as defined by the exterior walls, as provided below. Other separately-owned retail business establishments, entertainment, office, and residential uses not associated with the proposed business establishment shall not be counted towards the size of the building footprint.

   a. The Plan Commission may consider a single retail establishment exceeding one hundred thousand (100,000) square feet if the design includes one or more of the following elements:

      i. Multi-story development.

      ii. Mixed use development.

      iii. Structured or underground parking facilities.

4. Customer Entrances.

   a. The side of a building that directly abuts the most traveled public or private right-of-way that provides vehicular and pedestrian access to the site shall feature at least one (1) customer entrance. The entry may utilize a pedestrian plaza, entry portico, or other community feature as described in Par. 8, below, between the building and sidewalk. Corner entrances may be considered to meet this requirement.

5. Site Design. A development must follow one of the following three (3) options adjacent to the street that is projected to have the most

pedestrian activity associated with the building(s). The requirements may be met using any combination of buildings on the zoning lot. The site may be designed to utilize any combination of the three (3) setbacks, i. through iii., below. If a zoning lot directly abuts two (2) or more public or private rights-of-way, there are no requirements for additional street frontages.

a. At least fifty percent (50%) of adjacent street frontage shall be occupied by building facades with a maximum setback of twenty (20) feet. This requirement may be met by using any combination of buildings on the zoning lot. No off-street parking facilities shall be located between the façade(s) directly abutting the street and the adjacent street.

b. At least sixty percent (60%) if adjacent street frontage shall be occupied by building facades with a maximum setback of sixty-five (65) feet. This setback shall allow for only a single drive aisle and one row of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 6.a., below. This setback may be extended to a maximum of seventy-five (75) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space.

c. At least seventy percent (70%) of adjacent street frontage shall be occupied by building facades with a maximum setback of eighty-five (85) feet. This setback shall allow for only a single drive aisle and two rows of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 6.a., below. This setback may be extended to a maximum of one hundred (100) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space.

6. Parking. The following requirements apply to the entire zoning lot.

a. Off street parking facilities shall be located at least ten (10) feet from any property line and/or right-of-way and utilize a landscape buffer that includes trees, shrubs, decorative fencing, benches, flowerbeds, ground covers, or other high-quality materials.

b. Transportation Demand Management. Any single retail business establishment of forty thousand (40,000) square feet or more with one hundred (100) or more full-time employees or full-time equivalents is required to have a Transportation Demand Management (TDM) Plan, or participate in a Transportation Management Association (TMA), if one is available in the geographic area of the establishment. This requirement shall also apply to any such existing retail business establishment proposing an addition or alteration, and that will have one hundred (100) or more full-time employees or full-time equivalents.

i. The TDM Plan shall generally describe the applicant's intent with respect to reducing the number of single-occupant automobile trips and list the methods the applicant intends to use. These methods shall be based on the transportation choices available and indicate if the applicant will provide for either the full price to purchase a monthly bus pass from Madison Metro, or provide for three (3) or more of the following options to all employees:

ridesharing/car pool matching; preferred parking for ride sharers; secured bicycle parking, showers and lockers; employee commuting subsidies or awards; emergency ride home program; employer-subsidized bus passes; provision of real-time transit information; or other options proposed by the employer to discourage the use of single-occupant vehicles, and as approved by the City.

ii. The employer shall make the provisions in its Plan available to all employees.

iii. The Plan shall describe the traffic/parking impacts of the development and shall provide specific details on the measures the employer will use to monitor the traffic/parking impacts.

iv. The Plan shall be periodically updated at intervals not to exceed every two years.

v. The Plan shall be reviewed by the Traffic Engineer in concert with the Planning Division Director. The Traffic Engineer shall provide comments and suggestions for how the Plan might be improved.

7. Pedestrian Circulation. The following requirements apply to the entire zoning lot.

a. Sidewalks shall be provided along all sides of the site abutting a public or private right-of-way. Public sidewalks within the right-of-way may be used to meet this requirement.

b. Continuous internal pedestrian walkways at least six (6) feet in width shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points. Walkways shall have adjoining landscaped areas along at least fifty percent (50%) of their length. These areas shall include trees, shrubs, benches, flowerbeds, ground covers, or other such materials.

c. Sidewalks at least eight (8) feet in width shall be provided along the full length of the building facade featuring a customer entrance, and along any façade abutting parking areas and shall provide at least eight (8) feet in width clear from any merchandise, vending, or other obstructions. These sidewalks shall be located at least six (6) feet from the facade to provide planting beds for foundation landscaping, except where features such as arcades, entryways, or community features, as defined in Par. 8., below, are part of the facade.

d. Internal pedestrian walkways provided in conformance with subparagraph b., above, shall have weather protection features, such as awnings or arcades within thirty (30) feet of all customer entrances and shall be constructed parallel to the façade of the building but need not extend into driving aisles or parking areas.

e. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Walkway materials shall be of durable, low-maintenance surface materials, such as pavers, bricks, or scored concrete. Signs shall be installed to designate pedestrian walkways.

f. Sidewalks shall connect transit stops on or off-site as well as to nearby residential neighborhoods.

8. Central Features and Community Spaces. The following requirements apply to the entire zoning lot.

a. At least one (1) of the following central features and community spaces shall be provided for each forty thousand (40,000) floor area of building on the zoning lot. A minimum of two (2) is required and each central features and community space shall each occupy a minimum of 400 square feet in area.

i. Patio/seating area.

ii. Pedestrian plaza with benches.

iii. Transportation center.

iv. Window shopping walkway.

v. Outdoor playground area.

vi. Kiosk area.

vii. Water feature.

viii. Planter walls.

ix. Other deliberately shaped area and/or focal feature or amenity that adequately enhances the community and public spaces.

x. Outdoor employee amenities, such as a break area.

b. All of the above, except outdoor employee amenities, shall have direct access to the public sidewalk network and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

(g) Duties of the Secretary of the Urban Design Commission. The Secretary of the Commission shall be a staff member of the Department of Planning and Community and Economic Development.

1. Administrative Approval within Urban Design Districts. The Secretary may administratively approve certain proposed building additions, minor façade alterations, or minor construction within Urban Design Districts if found to be in compliance with the applicable criteria and requirements of the District in question.

2. Minor Alteration to Approved Plans Reviewed under Sec. 33.24(4)(b).

When, subsequent to the UDC's approval of a plan for which UDC approval was required under Sec. 33.24(4) or elsewhere in these ordinances, a request is made to alter the plans, the Secretary of the Urban Design Commission may approve such alteration(s) on behalf of the UDC, if in the exercise of her/his professional judgment, a change does not substantially alter the approved design, and may make that recommendation to the Director of the Department of Planning and Community and Economic Development.

3. Minor Façade Alterations in DC Downtown Core District. The Secretary shall perform the duties for review and approval of applications for minor

building facade changes in the DC district found in the "Downtown Urban Design Guidelines" established by Resolution #12-00949.

4. Sign Permit Review by the Secretary.

   a. Urban Design Districts. The Secretary shall be authorized to review applications for sign permits in Urban Design Districts using the standards and criteria for each district as required by this ordinance, and shall report to the Zoning Administrator whether proposed signage is in compliance with such requirements, and may recommend approval or denial of the permit accordingly.

   b. DC Downtown Core and UMX Districts. The Secretary shall perform the duties for review and approval of applications for sign permits in the DC and UMX districts, as described in Secs. 31.13(9), and shall apply the criteria therein, which includes the "Downtown Urban Design Guidelines."

(h) Other Duties. The commission shall also:

1. Actively work with the Common Council Legislative Committee to try to implement changes in state laws which will facilitate the discharge of its functions, streamline the approval process for private development, and assist in the improvement of the visual and functional City.
2. Recommend ordinance changes to the City Plan Commission and Common Council which will promote a visually and functionally improved City.
3. Actively seek the adoption and implementation of plans for urban beautification in Madison.
4. Undertake the continuing education of the residents of Madison about the visual assets and liabilities of Madison and the mission and intent of the commission.
5. Report quarterly to the City Plan Commission on its activities, plans and work programs.
6. Perform all duties as authorized in Chapter 31, Sign Control Ordinance, referenced below in Sec. 33.24(4)(j).

(i) Meetings and Rules. Meetings of the Urban Design Commission shall be held at the call of the chairperson and at such other times as such commission may determine. All meetings of said commission shall be open to the public. The commission shall keep minutes of its proceedings, shall adopt its own rules of procedure not in conflict with this ordinance or with the applicable Wisconsin Statutes, and shall select or appoint such officers, including a chairperson, as it deems necessary.

(j) Sign Review Under Chapter 31. The Commission shall perform all duties required by Chapter 31, the Sign Control Ordinance, including but not limited to: conducting Comprehensive Design Reviews under Sec. 31.043, hearing requests for modification of height, area and setback for signs, hearing requests for Additional Sign Code Approvals, hearing appeals from decisions of the Zoning Administrator (except those decisions related to structural or mechanical concerns heard by the Building Board of Appeals under Sec. 31.04(3)(b)1.) and shall perform any other duties or functions as may be required of the Commission under Chapter 31. The Commission shall use criteria for sign review described in Sec. 33.24(7)(b) below.

(5) Professional Services. The Department of Planning and Community and Economic Development and other departments and divisions of the City of Madison shall provide, upon request, the professional services the Urban Design Commission deems necessary to fulfill its purposes and duties.

(6) Fees.

(a) Any application for new construction or major exterior remodeling of existing properties in any Urban Design District, public projects pursuant to Sec. 33.02(4)(c) and (d), unless built or expanded by the City of Madison, State of Wisconsin, University of Wisconsin or federal government shall be accompanied by a fee of three hundred fifty dollars ($350), which shall be paid to the City Treasurer.

(b) Any application for minor exterior remodeling of existing properties in an Urban Design District or a DC District shall be accompanied by a fee of one hundred fifty dollars ($150), which shall be paid to the City Treasurer.

(c) Application fees for Comprehensive Design Review or any other sign review by the UDC shall be as established in Chapter 31 of the Madison General Ordinances.

(7) Urban Design Commission Criteria. In addition to the criteria established elsewhere in Sec. 33.02 for each Urban Design District, the Commission shall apply the following criteria, when applicable:

(a) (Rep. by ORD-13-00069, 5-8-13).

(b) Criteria for Sign Review Under Chapter 31. Criteria for Comprehensive Design Review or other sign approval duties assigned to the UDC in Chapter 31, shall be as described in Sec. 31.043 and elsewhere in Chapter 31. Criteria for reviewing signs in Urban Design Districts shall be as set forth in this ordinance. Criteria for the UDC to review signs under other any other review procedures shall be as set forth by the applicable ordinance. To the extent that requirements, guidelines or other provisions regarding signs in this ordinance conflict with Chapter 31 or any other ordinance, the more restrictive provision shall apply.

(8) Urban Design District No. 1.

(a) Statement of Purpose. Urban Design District No. 1 is hereby established to make John Nolen Drive and the South Beltline Highway and adjacent properties, a most visually attractive approach to the City of Madison, to establish requirements and guidelines for aesthetically pleasing future development, and to assure that future development in the district will preserve and enhance the property values in the district and not cause a substantial depreciation in the property values within the district. Design requirements and guidelines are therefore hereby established to assist property owners in the district and the State of Wisconsin, City of Madison, and Dane County in improving and developing all properties within the district. In addition, the district is designed to foster a sense of personal and civic pride among the property owners, particularly as it relates to the appearance of their area, and the corresponding promotion of the commercial enterprises therein. A map of the District, current as of April 20, 2009, is available from the Department of Planning and Community and Economic Development.

(b) Design Review Required. All development in the district (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior faces, exterior lighting, landscaping or screening done in conjunction with new buildings or structures or additions, and cutting or removal

of trees greater than two inches in maximum diameter, and permits for new signs) shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, with all applicable federal and state laws, and with the Building Code, Zoning Ordinance, and other applicable codes of the City of Madison not in conflict with this ordinance. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the district. However, if this ordinance conflicts with other city regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(c) Basis for Design Review. In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans. The overall design of each development shall be of high quality.

1. Site Planning.

a. Grading. The grading of public and private land in the district shall meet the following requirements, and shall conform as much as possible with the following guidelines:

i. Requirements. Grading shall insure a positive drainage consistent with established water runoff patterns in the district. All grading shall allow for the installation and maintenance of appropriate landscape materials.

ii. Guidelines. Grading may create earth forms which add interest to the existing topography. Respect for the natural topography in site development will also be important as a means of adding interest and capitalizing on the sloping terrain. Earth berms are encouraged, to screen out unpleasant views and accentuate pleasant views. Earth mounds may be used to reinforce the proposed landscape treatment.

b. Landscaping. The landscaping of public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. Landscaping shall be used for a functional as well as decorative purpose, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architectural massing of the building.

ii. Guidelines. Landscaping should express the unique natural beauty of Madison. There should be a variety of trees and shrubs in group plantings, alternated and dispersed in order to create some variety. While indigenous species will be favored, they should be in scale with the buildings and complement the topography. The unique character of the native landscape should be preserved and reinforced by selecting plant material which originally grew in the area. Both upland and lowland sites are included in the district. Species for planting should

reflect this. A recommended list of appropriate species for both types includes:

Upland

Trees:	
Quercus alba	White Oak
Quercus macrocarpa	Bur Oak
Quercus rubra	Red Oak
Tilia americana	Basswood
Prunus serotina	Black Cherry
Acer rubrum	Red Maple
Fraxinus americana	American Ash
Juglans nigra	Walnut
Aesculus hippocastanum	Chestnut

Evergreens:	
Juniperus virginiana	Red Cedar
Juniperus horizontalis	Creeping Juniper

Shrubs:	
Cornus racemosa	Gray Dogwood
Corylus americana	Filbert
Crataegus Spp.	Hawthorne
Malus ioensis	Prairie Crabapple
Prunus virginiana	Common Chokecherry
Rhus glabra	Smooth Sumac
Rhus typhina	Staghorn Sumac
Rosa Spp.	Wild Rose
Viburnum lentago	Nannyberry Vibrunum
Viburnum prunifolium	Blackhawk Viburnum
Euonymus Alatus	Burning Bush

Lowland

Trees :	
Quercus bicolor	Swamp White Oak
Fraximus pennsylvanica	Green Ash
Crataegus mollis	Downy Hawthorn
Crataegus crusgalli	Cockspur Hawthorn
Carpinus caroliniana	Musclewood
Celtis occidentalis	Hackberry
Salix nigra	Black Willow

Acer rubrum	Red Maple
Betula nigra	River Birch

Evergreens :	
Thuja occidentalis	White Cedar or Arborvitae

Shrubs :	
Alnus incana (cold water)	Speckled Alder
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier laevis	Alleghany Serviceberry
Amorpha fruticosa	Indigobush Fruticosa
Aronia arbutifolia	Red Chokecherry
Arnoia melanocarpa	Black Chokeberry
Cephalanthus occidentallis	Common Buttonbush
Clematis virginiana	Virginsbower
Cornus racemosa	Gray Dogwood
Cornus stolonifera	Redosier Dogwood
Cornus amomum	Silky Dogwood
Ilex verticillata	Common Winterberry
Malus ionensis	Prairie Crab
Sambucus canadensis	American Elder
Salix discolor	Pussywillow
Salix glaucophylla	Firm Blueleaf Willow
Salix lucida	Shining Willow
Salix petiolaris	Petiolaris Willow
Salix servicea	Silky Willow
Salix serissima	Autumn Willow
Viburnum dentatum	Arrowood Viburnum
Viburnum trilobum compacta	American Highbush Cranberry

c. Building Relationships. The siting of structures on public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.

ii. Guidelines. In the development of the site, the existing quality vegetation should ordinarily be maintained. Areas which are highly visible to living units should be landscaped in a manner complementary to the building

forms. Buildings should be sited to avoid having living units with direct views of parking areas. The relationship of any buildings to the public right-of-way should be completed in a manner that presents an attractive, properly located structure. In the siting of new structures, consideration shall be given to:

A. Relating attractively to abutting roadways, the Nob Hill Interchange, the interchange with Interstate Highway 90, and the lakes.

B. Recognizing the views of the city skyline, Lake Monona, and the Exposition Center.

C. Providing landscaping treatment for open areas which are highly visible from John Nolen Drive and which complement the building forms.

2. Lighting. Exterior lighting in the district shall meet the following requirements and conform as much as possible with the following guidelines.

a. Requirements. The functions of exterior lighting on private property shall be:

i. To illuminate building facades, especially those bearing business identification signs.

ii. To illuminate pedestrian walks and spaces.

iii. To illuminate parking and service areas.

The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

b. Guidelines.

i. Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

ii. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

iii. Off-Street Parking Area. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Section 10.08 of the Madison General Ordinances.

3. Utility Service. It shall be a goal of this district to eliminate overhead wiring within the district. To this end, owners of property within the district, working with the Madison Gas and Electric Company, Wisconsin Bell, and cable television licensees, shall, in all new developments and major additions, make provision for underground service. Whenever possible this shall be accomplished during building development and construction. When it is not possible, certification to the fact that provisions have been made for the placement of service underground, signed by representatives of each company, shall appear on plans submitted to the Urban Design Commission for review.

4. Signs. Signs in the district shall meet the following requirements and conform as much as possible to the following guidelines.

   a. Requirements.

      i. Signs, if located on or adjacent to buildings, shall be integrated with the architectural design of the buildings.

      ii. Signs shall be located and designed only to inform the intended clientele.

      iii. Signs shall be used only as identification of the establishment, and shall have no more than a total of eight (8) symbols and/or words.

      iv. No portion of an illuminated sign shall have luminance greater than two hundred (200) foot-lamberts for any portion of the sign within a circle of two (2) feet in diameter. No sign or part of any sign shall change its level of illumination more than once every one (1) hour.

      v. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour.

      vi. A minimum setback of five (5) feet from the public right-of-way is required of all ground signs. A minimum setback of ten (10) feet from the public right-of-way is required for signs exceeding ten (10) square feet in net area. A minimum setback of twenty (20) feet is required for all signs exceeding twenty (20) square feet in net area.

      vii. The height of a ground or wall sign shall not exceed ten (10) feet along John Nolen Drive or eighteen (18) feet elsewhere in the district unless a higher sign is specifically approved by the Urban Design Commission based on the following criteria:

         A. An exception from the height limitation is necessary for a sign located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and

         B. An exception from the height limitation will result in a sign more in scale with the building and site and will result in a superior overall design.

      viii. The net area of a ground or wall sign shall not exceed forty (40) square feet along John Nolen Drive or seventy-two (72) square feet elsewhere in the district unless a larger sign is specifically approved by the Urban Design Commission based upon the following criteria:

         A. An exception from the size limitation is necessary for a sign located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and

B. An exception from the size limitation will result in a sign more in scale with the building and site and will result in a superior overall design.

b. Guidelines.

i. A sign should identify the activity without imposing upon the view of residents, businesses or activities of the district.

ii. A sign should be appropriate to the type and activity and clientele at which its message is aimed.

iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

iv. Signs should avoid covering or impinging upon landscape features or significant structures.

v. Illuminated signs should be lit internally or from the ground, not with fixtures projecting from the sign.

vi. Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

c. The Urban Design Commission shall, in addition, evaluate proposed signs in the district based upon the requirements of Chapter 31 in the Madison General Ordinances.

5. Parking and Service Areas; Screening. The Urban Design Commission in its review of plans for the district will concern itself with the height at time of planting, the spacing, height at maturity, and ability of proposed plants to screen throughout the year. Screening shall meet the following requirements and conform as much as possible with the following guidelines:

a. Requirements.

i. The amount of parking and service areas to be provided in conjunction with any use shall conform to the requirements as set forth in Chapter 28 (Zoning Code) of the Madison General Ordinances.

ii. Parking and service areas shall be screened from views from John Nolen Drive, the South Beltline Highway, frontage roads, and abutting properties. Screening shall be accomplished in a manner consistent with the requirements of Section 28.142 of the Madison General Ordinances.

iii. Parking areas shall be illuminated using attractive low-profile standards and fixtures. Drawings of these standards and fixtures shall be a part of plans submitted to the Urban Design Commission for review and approval.

iv. Off-Street Parking and Loading Areas. All open off-street parking areas containing more than three (3) spaces, and all open off-street loading, shall have effective screening on each side adjoining or fronting on any residential property or any public or private street. If the screening is to be accomplished by using plant material, it shall be

planted at a minimum height of thirty (30) inches and grown to a height at maturity of at least fifty-four (54) inches. If any other material is used to screen these types of areas, it shall be a minimum height of fifty-four (54) inches.

v. District Boundary Lines. Any property located in a commercial or manufacturing district shall have effective screening along lot lines adjoining any residence district.

vi. Screening of Rubbish and Trash Storage. Such areas shall be screened to block the view of rubbish and trash containers from any point outside the property on which the storage area is located.

b. Guidelines.

i. Large parking lots should be avoided. Parking lots with more than seven parking spaces should be subdivided by landscaping so that each subdivided area has no more than seven spaces.

ii. Acceptable screening may consist of any of the following or combinations thereof:

A. Principal or accessory buildings;

B. Earth berms;

C. Masonry walls;

D. Hedges;

E. Trees;

F. Decorative fences. (Diamond mesh or other metallic fences are not acceptable.)

6. Building Design. Buildings shall meet the following requirements and conform as much as possible with the following guidelines.

a. Requirements.

i. Materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

ii. Mechanical elements mounted on the roof or ground shall be screened from the view of adjacent properties and roadways.

iii. Contemporary architecture shall be the goal of the district. Buildings shall be designed to complement and enrich this character. Building component massing, materials, textures, and colors shall be consistent with this character.

iv. The overall design of the building shall be of high quality, considering the importance of the district as a principal gateway to the City.

v. Metal shall not be used as an exterior material for building, except as an integral part of a design of exceptional merit.

vi. An addition shall relate to the existing building in terms of scale, materials, and color.

b. Guidelines.

i. Structures should be designed to be compatible with the structures that are adjacent to them.

ii. Large unbroken exterior facades should be avoided.

iii. All building elevations are of importance and should be carefully designed. Buildings should avoid blank facades. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.

iv. Any building of exceptional height or prominence shall be integrated with the surrounding development and topography.

(9) Urban Design District No. 2.

(a) Statement of Purpose. The Urban Design District No. 2 is hereby established to make the Schroeder Road/Watts Road area and adjacent properties between Gammon Road and Whitney Way an attractive visual experience and to establish guidelines which insure that commercial, industrial, and residential development can occur which complement the existing development in the district. Design guidelines and criteria are therefore hereby established to assist area property owners in the City of Madison, Dane County, Town of Madison, and Town of Middleton in improving and developing all properties within this area. In addition, the district is designed to develop a sense of identity among the people that live and work in the district. A map of the District is available from the Department of Planning and Community and Economic Development.

All development designed, erected, and maintained pursuant to the provisions of this ordinance shall be designed, erected, and maintained in compliance with all applicable Federal Laws, State Laws, and with the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance.

(b) Property Included in the District. The District shall include property having any frontage on: Forward Drive, Ellis Potter Court, Gilbert Court, Kessel Court, Rayovac Drive, Schroeder Road and Schroeder Court; Struck Street between Schroeder Road and Watts Road; the east side of Gammon Road between the southern right-of-way line of the West Beltline Highway and Park Ridge Drive; the south side of Watts Road between Gammon Road and Rayovac Drive; the west side of Whitney Way between Schroeder Road and 410 feet north of the north right-of-way line of Piping Rock Road and the east side of Whitney Way between the West Beltline Highway and 130 feet northeast of the north right-of-way line of Woodland Way. Any future attachment of property located on both sides of Seybold Road and the north side of Watts Road from the Town of Middleton to the City of Madison shall hereby be added to the District. If any portion of a zoning lot is in the district, the entire lot is within the district.

(c) Design Review Required. All development in the district (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, and screening done in conjunction with new buildings or structures or additions to existing buildings or structures, and permits for new signs), except residential buildings containing eight (8) or fewer dwelling units and modifications to the existing miniature golf course, par-three golf course, driving range and batting cages and any new structures containing less than two thousand (2000) square feet situated on the Vitense Golfland abutting the 5400 and 5500 blocks of Schroeder Road, shall require approval of the Urban

Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the district. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(d) Basis For Design Review. In reviewing plans for the improvement of existing facilities or for new development within the area, the Urban Design Commission shall consider in each case those of the following guidelines and requirements as may be appropriate:

1. Site Planning.

a. Grading. The grading of public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. Grading shall insure positive drainage consistent with established run-off patterns in the district. All grading shall be completed in such a manner that allows for the regrowth of natural vegetation. The creation of artificial topography or the change of any grades shall strive towards a natural appearance.

ii. Guidelines. Grading should be considered as a device for creating earth forms which add interest to the existing topography. Respect for the natural topography in site development will also be important as a means of adding interest and capitalizing on the gentling sloping terrain. The use of earth berms is encouraged as a means of screening out unpleasant views and accentuating pleasant ones. Earth mounds should be used to reinforce the proposed landscape treatment.

b. Landscaping. The landscaping of public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. Landscaping shall be used for a functional as well as decorative purpose, including framing of desirable views, screening of unattractive features and views along the roadway, screening of different uses from each other, and finally complementing the architectural massing of the building.

ii. Guidelines. Any landscaping which is done should be expressive of the unique natural beauty of Madison. There should be a variety of trees and shrubs in group plantings alternated and dispersed in order to create some variety. While indigenous species will be favored, they should also be in scale with the buildings and complementary of the topography. The goal of perpetuating and reinforcing the unique character of the native landscape can be facilitated

by the selection of plant material which originally grew in the area. Both upland and lowland sites are included in the Schroeder Road Design District, and species for planting should reflect this. A recommended list of appropriate species for both types includes:

UPLAND	LOWLAND (e.g., the Greenway)
Trees	Trees
Quercus alba (White Oak)	Guercus bicolor (Swamp White Oak)
Quercus macrocarpa (Bur Oak)	Fraximus pennsylvanica (Green Ash)
Quercus rubra (Red Oak)	Cratagus mollis (Downy Hawthorn)
Tilia americana (Basswood)	Crataegu crus-galli (Cockspur Hawthorn)
Prunus serotina (Black Cherry)	Carpinus caroliniana (Musclewood)
Acer rubrum (Red Maple)	Carpinus caroliniana (Musclewood)
	Celtis occidentalis (Hackberry)
	Malus ioensis (Prairie Crab)
	Virburnum Trilobum Compacta (American Highbush Cranberry)
Shrubs	Shrubs
Cornus racemosa (Gray Dogwood)	Cornus racemosa (Gray Dogwood)
Corylus americana (Filbert)	Cornus sericea (Redosier Dogwood)
Rosa Spp. (Wild Rose)	Sambucus canadensis (Elderberry)
Evergreens	Evergreens
Juniperus virginiana (Red Cedar)	Thuja occidentalis (White Cedar or Arborvitae)
Juniperus horizontalis (Creeping Juniper)	

c. Building Relationships. In the siting of structures on public and private land in the district the following requirements shall be met and where applicable guidelines conformed to:

i. Requirements. The structures shall be related to the site in an effort to enhance or maintain current contours. At the same time as relating to the site the new development shall take into consideration activities on adjacent properties with relation to: location of windows, so as to provide privacy when that is desired; height of structure when possible; and scale, so that any development is consistent with the low profile nature of the community.

ii. Guidelines. In the development of the site the existing vegetation should be maintained. Also it is important that an attempt be made to insure that areas which are highly visible to living units and Schroeder Road be landscaped complementary to the building forms. The relationship of any buildings to the public right-of-way should be completed in a manner that presents an attractive, properly

located structure. The setbacks of the buildings should be irregular so as to give a variety in the line of sight as well as take advantage of views and topography.

2. Lighting.

   a. Building Facades. Architectural lighting should be free from glare and of type to complement the existing development in the district.

   b. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents while not reflecting direct rays of light into adjacent property.

   c. Off-Street Parking Area. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Section 10.08 of the Madison General Ordinances.

   d. The choice of equipment, design, quantity and placement of all on-site lighting units shall relate to the foregoing lighting purposes and shall be evaluated by the Urban Design Commission in the review of the improvement plans and comments from City departments and divisions on the improvement plans.

3. Utility Service. It shall be a goal of this plan to eliminate overhead wiring within the district. To this end, property owners within Urban Design District No. 2 working with Madison Gas and Electric Company, Wisconsin Telephone Company, and Cable Television licensee shall in all new developments and major additions make provision for underground service. Whenever possible, this will be accomplished during development and construction. When it is not possible, certification to the fact that provisions have been made for undergrounding of service signed by representatives of each company shall appear on plans submitted to the Urban Development Commission for review.

4. Signs. Because of the relationship between the residential and commercial activities of this area, it is necessary that the location and treatment of signs be appropriate to both activities. In this sense the Urban Design Commission shall evaluate proposed signs based on the following guidelines and requirements:

   a. Guidelines.

      i. Signs should identify the activity without imposing upon the view of residents, businesses, or activities of the district.

      ii. Signs should be appropriate to the type of activity and clientele at which its message is aimed.

      iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

      iv. Signs should avoid covering or impinging upon landscape features or significant structures.

   b. Requirements.

      i. Signs, if located on or adjacent to buildings, shall be integrated with the architectural design of the buildings.

      ii. Signs shall be located and designed only to inform the intended clientele.

iii. Signs shall be used only as identification of the establishment and shall have no more than a total of eight (8) symbols and/or words.

iv. No portion of an illuminated sign shall have a luminance greater than two hundred (200) foot lamberts for any portion of the sign within a circle two (2) feet in diameter. No sign or part of any sign shall change its level of illumination more than once every one (1) hour.

v. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour.

vi. A minimum setback of five (5) feet is required of all detached signs. A minimum setback of ten (10) feet from the public right-of-way is required for signs exceeding ten (10) square feet in net area and fifteen (15) feet in height. A minimum setback of twenty (20) feet is required for all signs exceeding twenty (20) square feet in net area or twenty (20) feet in height. No detached sign shall exceed seventy-five (75) square feet in net area and twenty-five (25) feet in height. Based upon the following criteria the Urban Design Commission may specifically approve a larger sign or reduce the setbacks above:

A. An exception from the size and setback limitation is necessary for a sign located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and

B. An exception from the size and setback limitation will result in a sign more in scale with the building and site and will result in a superior overall design.

vii. No detached sign shall occupy the space between two (2) feet and ten (10) feet above grade within fifteen (15) feet of the public right-of-way except for its support, which shall not exceed a total cross-section area of one (1) square foot.

viii. The net area of an attached sign of any occupancy on any facade shall not exceed forty (40) square feet.

ix. All signs and their words shall be mounted parallel to the building surface to which they are attached. No sign or words shall project more than eighteen (18) inches from the surface to which they are attached. Attached signs shall not be mounted on roofs and shall not project above roofs.

5. Screening. The Urban Design Commission in its review of plans for the district will concern itself with the height at time of planting, the spacing, height at maturity, and ability of proposed plant to screen throughout the year. Plans for all screening on private property within the area, when done in conjunction with major additions or new structures, will require Commission approval.

a. Requirements.

i. The amount of parking and service area to be provided in conjunction with any use shall conform to the requirements set forth in Chapter 28 (Zoning Code) of the Madison General Ordinances.

ii. Parking and service areas shall be screened from Schroeder Road and abutting properties. If the screening is to be accomplished by using plant material it shall be planted at a minimum height of thirty (30) inches and grow to a height at maturity of at least fifty-four (54) inches. If any other material is used to screen these types of areas it shall be a minimum height of fifty-four (54) inches.

iii. Parking areas shall be illuminated using attractive standards and fixtures which are to be reviewed by the Urban Design Commission.

iv. Screening of Rubbish and Trash Storage. Such area shall be screened to block the view of such rubbish and trash containers from any point outside the property on which said storage area is located.

b. Guidelines.

i. Acceptable screening may consist of any of the following or combination thereof:

Principal or accessory buildings;

Earth berms;

Masonry walls approved by the Urban Design Commission;

Decorative fences approved by the Urban Design Commission;

Hedges;

Trees.

ii. The use of low profile standards is recommended for parking and service areas.

6. Building Design. Because of the nature of the area concerned, it is necessary that buildings not alter the predominantly low profile height of the district. In view of the residential scale of this area, the following guidelines and requirements shall be adhered to and will be used by the Urban Design Commission in reviewing projects in the district:

a. Requirements.

i. Exterior treatment of all buildings shall use natural colors and/or materials.

ii. Mechanical elements shall be screened from the view of adjacent properties.

b. Guidelines.

i. Buildings should not impinge on the natural views of others where possible, and should not vary but one (1) story from the height of adjacent roofs.

ii. Structures should be designed to be compatible with structures that are adjacent to them.

iii. Large buildings should have varied horizontal and vertical planes and should integrate landscaping to break up long lines.

iv. All building elevations shall be of equal importance. Design of the roof will be considered.

(10) Urban Design District No. 3.

(a) Statement of Purpose. Urban Design District No. 3 is hereby established to make Tokay Boulevard/Odana Road and adjacent properties, an attractive visual experience, and to establish requirements and guidelines which assure that future development will complement the existing development in the district, will preserve and enhance the property values in the district, and will not cause a substantial depreciation in the property values in the district. Design requirements and guidelines are therefore hereby established to assist property owners in the City of Madison in improving and developing all properties within this district. A map of the District is available from the Department of Planning and Community and Economic Development.

(b) Design Review Required. All development in the district (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, screening done in conjunction with new buildings or structures or additions to existing buildings or structures, and cutting or removal of trees greater than 2 inches in diameter, and permits for new signs) shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g) and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and State laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the district. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(c) Basis for Design Review. In reviewing plans for development in the district, the Urban Design Commission shall consider those of the following guidelines and requirements as may be appropriate. The overall design of each development shall be of high quality.

1. Site Planning.

a. Grading. The grading of public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. Grading shall insure positive drainage consistent with established runoff patterns in the district. All grading shall allow for the installation and maintenance of appropriate landscape materials.

ii. Guidelines. Grading may create earth forms which add interest to the existing topography. Respect for the natural topography in site development will also be important as a means of adding interest and capitalizing on the sloping terrain. Earth berms are encouraged to screen out

unpleasant views and accentuate pleasant ones. Earth mounds should be used to reinforce the proposed landscape treatment.

b. Landscaping. The landscaping of public and private land in the district shall meet the following requirements and conform as much as possible with the following guidelines:

i. Requirements. Landscaping shall be used for a functional as well as decorative purpose, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architectural massing of the building.

ii. Guidelines. Landscaping should express the unique natural beauty of Madison. There should be a variety of trees and shrubs in group plantings, alternated and dispersed in order to create some variety. Indigenous species will be favored. Landscaping should be in scale with the buildings and complement the topography. The unique character of the native landscape should be preserved and reinforced by selecting of plant material which originally grew in the area. Both upland and lowland sites are included in the district, and species for planting should reflect this. A recommended list of appropriate species for both types includes:

UPLAND	LOWLAND
Trees	Trees
Quercus alba (White Oak)	Quercus bicolor (Swamp White)
Quercus macrocarpa (Bur Oak)	Fraximus pennsylvanica (Green Ash)
Quercus rubra (Red Oak)	Cratagus mollis (Downy Hawthorn)
Tilia americana (Basswood)	Crataegu crus-galli (Cockspur Hawthorn)
Prunus serotina (Black Cherry)	Carpinus caroliniana (Musclewood)
Acer rubrum (Red Maple)	Celtis occidentalis (Hackberry)
	Malus ioenisis (Prairie Crab)
	Virburnum Trilobum Compacta (American Highbush Cranberry)
Shrubs	Shrubs
Cornus racemosa (Gray Dogwood)	Cornus racemosa (Gray Dogwood)
Corylus americana (Filbert)	Cornus sericea (Redosier Dogwood)
Rosa Spp. (Wild Rose)	Sambucus canadensis (Elderberry)
Evergreens	Evergreens
Juniperus virginiana (Red Cedar)	Thuja occidentalis (White Cedar or Arborvitae)
Juniperus horizontalis (Creeping Juniper)	

c. Building Relationships. The siting of structures on public and private land in the district shall meet the following requirements conform as much as possible to the following guidelines:

i. Requirements. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to: access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.

ii. Guidelines. In the development of the site, the quality existing vegetation should be maintained. Areas which are highly visible should be landscaped in a manner complementary to the building forms. Buildings should be sited to avoid having living units with direct views of parking areas. The relationship of any buildings to the public right-of-way should be completed in a manner that presents an attractive, properly located structure.

2. Lighting. Exterior lighting in the district shall meet the following requirements and conform as much as possible with the following guidelines:

a. Requirements. The functions of exterior lighting on private property shall be:

i. To illuminate building facades, especially those bearing business identification signs.

ii. To illuminate pedestrian walls and spaces.

iii. To illuminate parking and service areas.

The choice of equipment, design, quantity, and placement of on-site lighting shall relate to those functions. Lighting shall be adequate, but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

b. Guidelines.

i. Building Facades. Architectural lighting should be free from glare and complement the existing development in the district.

ii. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property.

iii. Off-Street Parking Area. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Section 10.08 of the Madison General Ordinances.

iv. Design. Lighting standards and fixtures should be of attractive design.

3. Utility Service. It shall be a goal of this plan to eliminate overhead wiring within the district. To this end, property owners within the district working with Madison Gas and Electric Company, Wisconsin Telephone Company, and cable television licensee shall in all new developments and major additions make provision for underground service. Whenever possible, this will be accomplished during development and construction.

When it is not possible, certification to the fact that provisions have been made for undergrounding of service signed by representatives of each company shall appear on plans submitted to the Urban Design Commission for review.

4. Signs. Because of the relationship between the University of Wisconsin Research Park and commercial activities of this area, it is necessary that the location and treatment of signs be appropriate to both activities. Signs in the district shall meet the following requirements and conform as much as possible to the following guidelines:

   a. Requirements.

      i. Signs (including, but not limited to, awnings or canopies with signs), if located on or adjacent to buildings, shall be integrated with the architectural design of the buildings.

      ii. Signs shall be located and designed only to inform the intended clientele.

      iii. Signs shall be used only as identification of the establishment and shall have no more than a total of eight (8) symbols and/or words.

      iv. No portion of an illuminated sign shall have a luminance greater than two hundred (200) foot lamberts for any portion of the sign within a circle two (2) feet in diameter. No sign or part of any sign shall change its level of illumination more than once every one (1) hour.

      v. Electronic changeable copy signs, if permitted in the District, shall comply with Sec. 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour.

      vi. A minimum setback of five (5) feet from the public right-of-way is required of all detached signs. A minimum setback of ten (10) feet from the public right-of-way is required for signs exceeding ten (10) square feet in net area. A minimum setback of twenty (20) feet is required for all signs exceeding twenty (20) square feet in net area.

      vii. The height of a ground or wall sign shall not exceed ten (10) feet unless a higher sign is specifically approved by the Urban Design Commission based on the following criteria:

         A. An exception from the height limitations is necessary for the sign located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and

         B. An exception from the height limitation will result in a sign more in scale with the building and site and will result in a superior overall design.

      viii. The net area of a ground or wall sign shall not exceed forty (40) square feet unless a larger sign is specifically

approved by the Urban Design Commission based upon the following criteria:

A. An exception from the size limitation is necessary for the sign located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and

B. An exception from the size limitation will result in a sign more in scale with the building and site and will result in a superior overall design.

ix. All signs and their words shall be mounted parallel to the building surface to which they are attached. No sign or words shall project more than eighteen (18) inches from the surface to which they are attached. Attached signs shall not be mounted on roofs and shall not project above roofs.

b. Guidelines.

i. Signs should identify the activity without imposing upon the view of businesses or activities of the district.

ii. A sign should be appropriate to the type of activity and clientele at which its message is aimed.

iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

iv. Signs should avoid covering or impinging upon landscape features or significant structures.

v. Illuminated signs should be lit internally or from the ground, not with fixtures projecting from the sign.

vi. Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

5. Parking and Service Areas; Screening. The Urban Design Commission in its review of plans for the district will concern itself with the height at time of planting, the spacing, height at maturity, and ability of proposed plants to screen throughout the year. Screening shall meet the following requirements and conform as much as possible with the following guidelines:

a. Requirements.

i. The amount of parking and service area to be provided in conjunction with any use shall conform to the requirements set forth in Chapter 28 (Zoning Code) of the Madison General Ordinances.

ii. All open off-street parking areas containing more than three (3) spaces, and all open off-street loading, shall have effective screening on each side adjoining or fronting any residential properties or any public or private street. If the screening is to be accomplished by using plant material, it shall be planted at a minimum height of thirty (30) inches and grow to a height at maturity of at least fifty-four (54)

inches. If any other material is used to screen these types of areas, it shall be a minimum height of fifty-four (54) inches.

iii. Screening of Rubbish and Trash Storage. Such areas shall be screened to block the view of rubbish and trash containers from any point outside the property on which the storage area is located.

b. Guidelines. Acceptable screening may consist of any of the following or combination thereof:

Principal or accessory buildings;

Earth berms;

Masonry walls;

Hedges;

Trees;

Decorative fences. (Diamond mesh or other metallic fences are not acceptable.)

6. Building Design. Buildings shall meet the following requirements and conform as much as possible to the following guidelines:

a. Requirements.

i. Contemporary architecture shall be the goal of the district. Buildings shall be designed to complement and enrich this character. Building component massing, materials, textures and colors shall be consistent with this character.

ii. Materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

iii. Metal shall not be used as an exterior material for buildings, except as an integral part of a design of exceptional merit.

iv. Mechanical elements mounted on the roof or ground shall be screened from the view of adjacent properties and roadways.

v. An addition shall relate appropriately to the existing building in terms of scale, materials and color.

b. Guidelines.

i. Buildings should not impinge on the natural views of others, where possible.

ii. Structures should be designed to be compatible with adjacent structures.

iii. Large unbroken exterior facades should be avoided.

iv. All building elevations are of importance and should be carefully designed. Buildings should avoid blank facades. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.

v. Any building of exceptional height or prominence shall be integrated with the surrounding development and topography.

(11) Urban Design District No. 4.

(a) Statement of Purpose. Urban Design District No. 4 is hereby established to improve the appearance of those major transportation corridors east of the Capitol Square which constitute a major entrance to the City of Madison, to preserve and enhance the property values in the district, and to avoid a substantial depreciation of the property values in the district. Design requirements and guidelines are herein established for those public and private improvements to be undertaken in these corridors that are visible from the roadways.

(b) Property Included in the District. The District shall include property having any frontage on East Washington Avenue between Pinckney Street and Blair Street; the south side of East Washington Avenue from North First Street to the western boundary of Urban Design District No. 8; North First Street between East Washington Avenue and East Johnson Street except those properties located in Urban Design District No. 8; East Johnson Street between North First and North Second streets; Pennsylvania Avenue between North Second Street and Packers Avenue; Packers Avenue between Pennsylvania Avenue and International Lane. If any portion of a zoning lot is in the district, the entire lot is within the district. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Design Review Required. All development in the district (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, and screening done in conjunction with new buildings or structures or additions to existing buildings or structures, and permits for new signs), except residential buildings containing eight (8) or fewer dwelling units, shall require approval of the Urban Design Commission or the Secretary if authorized under 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the district. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(d) Basis for Design Review. In reviewing plans for development in the district, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. The overall design of each development shall be of high quality.

1. Public Rights-of-Way.

a. Requirement. Public rights-of-way shall be landscaped with appropriate trees and shrubs in accordance with planting plans prepared by the city Forester, after consultation with the Urban Design Commission.

b. Guidelines.

i. The appearance of the public rights-of-way is of importance in view of the mixed land use patterns which characterize the designated transportation corridors. The treatment of these rights-of-way should achieve a degree of visual continuity.

ii. When appropriate and where the right-of-way width is sufficient, the use of earth berms should be considered to reduce traffic noise in residential areas.

2. Off-Street Parking and Loading Areas.

a. Requirements.

i. Parking lot landscape plans shall be developed in accordance with the revised New Approach to Parking Lot Landscaping adopted by the Common Council by Substitute Resolution No. 37,196, copies of which are on file with the City Clerk and are available in the Department of Planning and Community and Economic Development.

ii. The quantity of parking and service areas as well as the tree islands on the interior of new parking areas shall conform to the provisions of Chapter 28 of the Madison General Ordinances. No new parking space shall be more than fifty (50) feet from a canopy tree of at least 3-inch caliper.

b. Guidelines.

i. Whenever possible, parking areas shall be located to the side or to the rear of buildings rather than in the front.

ii. Whenever possible, landscaped earth berms should be used to screen the view of parking areas.

iii. The use of chain link or other metallic fences should be avoided where visible from roadways identified in Section 33.02(10)(b).

iv. Off-street parking and loading areas should be integrated into the overall site development. Their relationship to the building they serve and to the street should receive careful attention in preparing the site plan for the property.

3. Signs. The mixed land use patterns that characterize substantial portions of the district contribute to a proliferation of business and product identification signs which detract from the appearance of these areas.

a. Requirements.

i. Signs in the district shall conform to all provisions of Chapter 31 of the Madison General Ordinances.

ii. Signs shall be integrated with the architecture of the building.

iii. Electronic changeable copy signs, if permitted in the District, shall comply with Sec. 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1)

hour. Additionally, no sign or portion of sign shall change its level of illumination more than once every one (1) hour.

iv. Signs along East Washington Avenue west of First Street shall not be so high or so large that they detract from the view of the State Capitol.

b. Guidelines.

i. A sign should identify the activity without imposing upon the view of residents, businesses or activities of the district.

ii. A sign should be appropriate to the type of activity and clientele at which its message is directed.

iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

iv. Signs should avoid covering or impinging upon landscape features or significant structures.

v. Illuminated signs should be lit internally or from the ground, not with fixtures projecting from the signs.

vi. Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

4. Building Design.

a. Requirements.

i. Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area.

ii. Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities.

iii. Along East Washington Avenue west of First Street, metal shall be used as an exterior building material only as an integral part of a design of exceptional merit.

b. Guidelines.

i. Structures should be designed to be compatible with the structures that are adjacent to them.

ii. Large unbroken exterior facades should be avoided.

iii. All building elevations are of importance and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.

iv. The architecture of new in-fill buildings, additions to existing buildings and major exterior remodelings should be compatible with that of existing adjacent buildings.

5. Lighting.

a. Requirements.

i. The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing

business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas.

ii. The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions.

iii. Lighting shall be adequate, but not excessive.

iv. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

v. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Sections 10.08 and 10.085 of the Madison General Ordinances.

b. Guidelines.

i. Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

ii. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

6. Landscaping.

a. Requirements.

i. Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building.

ii. In new developments the quality of existing vegetation shall be assessed and integrated into the site planning and landscape design when appropriate.

b. Guidelines.

i. Landscape plans should include a selection of plants which will provide interest and color during the entire year.

ii. Plant materials should be hardy to this region and should be of sufficient size to have immediate visual impact. Canopy trees should be at least 3-inch caliper when planted.

iii. Plant materials should be well-maintained, especially during the year following their installation. Any dead plant should be replaced during the next planting season.

iv. All planting beds should be edged and properly mulched.

(e) Utility Service. It shall be a goal of this district to eliminate overhead wiring within the district. The undergrounding of utility wires should be considered in all street improvement projects undertaken within the district. To this end, the City of Madison and owners of property within the district, working with the Madison Gas and Electric Company, Wisconsin Bell, and cable television licensees, shall, in all major new developments and major additions, including street lighting and traffic signals, make provision for underground service. Whenever possible, this shall be accomplished during building development and construction. When it is not

possible, certification to the fact that provisions have been made for the future placement of service underground, signed by representatives of each utility company, licensee or service provider, shall appear on plans submitted to the Urban Design Commission for review.

(12) Urban Design District No. 5.

(a) Statement of Purpose. Urban Design District No. 5 is hereby established to improve the appearance of a major transportation corridor east of the Capital Square which constitutes a major entrance to the City of Madison, to preserve and enhance the property values in the District, and to avoid a substantial depreciation of the property values in the District. Design requirements and guidelines are herein established for those public and private improvements to be undertaken in these corridors that are visible from the roadways.

(b) Property Included in the District. The District shall include property having any frontage on East Washington Avenue or parallel frontage roads between Sixth Street and Interstate 90-94, except for those properties which have design standards and review procedures approved by the Urban Design Commission. If any portion of a zoning lot is in the District, the entire lot is within the District. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Design Review Required. All development in the District (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, and screening done in conjunction with new buildings or structures or additions to existing buildings or structures, and permits for new signs), except residential buildings containing eight (8) or fewer dwelling units, shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the District. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(d) Basis for Design Review. In reviewing plans for development in the district, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. The overall design of each development shall be of high quality.

1. Public Rights-of-Way.

a. Requirement. Public rights-of-way shall be landscaped with appropriate trees and shrubs in accordance with planting plans prepared by the City Forester, after consultation with the Urban Design Commission.

b. Guidelines.

i. The appearance of the public rights-of-way is of importance in view of the mixed land use patterns which characterize the

designated transportation corridors. The treatment of these rights-of-way should achieve a degree of visual continuity.

ii. When appropriate and where the right-of-way width is sufficient, the use of earth berms should be considered to reduce traffic noise in residential areas.

2. Off-Street Parking and Loading Areas.

a. Requirements.

i. Parking lot landscape plans shall be developed in accordance with the revised New Approach to Parking Lot Landscaping adopted by the Common Council by Substitute Resolution No. 37,196, copies of which are on file with the City Clerk and are available in the Department of Planning and Community and Economic Development.

ii. The quantity of parking and service areas as well as the tree islands on the interior of new parking areas shall conform to the provisions of Chapter 28 of the Madison General Ordinances. No new parking space shall be more than seventy (70) feet from a canopy tree of at least 2½ - 3-inch caliper.

b. Guidelines.

i. Whenever possible, parking areas shall be located to the side or to the rear of buildings rather than in the front.

ii. Whenever possible, landscaped earth berms should be used to screen the view of parking areas.

iii. The use of chain link or other metallic fences is discouraged where visible from roadways. When used, chain link fencing should be vinyl-coated in a color harmonious with the building exterior.

iv. Off-street parking and loading areas should be integrated into the overall site development. Their relationship to the building they serve and to the street should receive careful attention in preparing the site plan for the property.

3. Signs. The mixed land use patterns that characterize substantial portions of the district contribute to a proliferation of business and product identification signs.

a. Requirements.

i. Signs in the District shall conform to all provisions of Chapter 31 of the Madison General Ordinances.

ii. Signs shall be integrated with the architecture of the building.

iii. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour. Additionally, no sign or portion of sign shall change its level of illumination more than once every one (1) hour.

b. Guidelines.

i. A sign should identify the activity without imposing upon the view of residents, businesses or activities of the District.

ii. A sign should be appropriate to the type of activity and clientele at which its message is directed.

iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

iv. Signs should avoid covering or impinging upon landscape features or significant structures.

v. Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

4. Building Design.

a. Requirements.

i. Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area.

ii. Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities.

b. Guidelines.

i. Structures should be designed to be compatible with the structures that are adjacent to them.

ii. Large, unbroken exterior facades should be avoided.

iii. All building elevations are of importance and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.

iv. The architecture of new infill buildings, additions to existing buildings and major exterior remodelings should be compatible with that of existing adjacent buildings.

5. Lighting.

a. Requirements.

i. The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas.

ii. The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions.

iii. Lighting shall be adequate, but not excessive.

iv. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

v. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Sections 10.08 and 10.085 of the Madison General Ordinances.

b. Guidelines.

i. Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

ii. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

6. Landscaping.

a. Requirements.

i. Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building.

ii. In new developments, the quality of existing vegetation shall be assessed and integrated into the site planning and landscape design, when appropriate.

b. Guidelines.

i. Landscape plans should include a selection of plants which will provide interest and color during the entire year.

ii. Plant materials should be hardy to this region and should be of sufficient size to have immediate visual impact. Canopy trees should be at least 2½ - 3-inch caliper when planted.

iii. Plant materials should be well-maintained, especially during the year following their installation when any dead plant should be replaced during the next planting season.

iv. All planting beds should be edged and properly mulched.

(e) Utility Service. It shall be a goal of this District to eliminate overhead wiring within the District. The undergrounding of utility wires should be considered in all street improvement projects undertaken within the district. To this end, the City of Madison and owners of property within the District, working with the Madison Gas & Electric Company, Wisconsin Bell, and cable television licensees, shall, in all major new developments and major additions, including street lighting and traffic signals, make provision for underground service. Whenever possible, this shall be accomplished during building development and construction. When it is not possible, certification to the fact that provisions have been made for the future placement of service underground, signed by representatives of each utility company, licensee or service provider, shall appear on plans submitted to the Urban Design Commission for review.

(13) Urban Design District No. 6.

(a) Statement of Purpose. Urban Design District No. 6 is hereby established to improve the appearance of a major transportation corridor west of the Capital Square which constitutes a major entrance to the City of Madison, to preserve

and enhance the property values in the District, and to avoid a substantial depreciation of the property values in the District. Design requirements and guidelines are herein established for those public and private improvements to be undertaken in these corridors that are visible from the roadways.

(b) Property Included in the District. The District shall include property having any frontage on University Avenue between Farley Avenue and Allen Boulevard, except for those properties which are located in the Village of Shorewood Hills, the City of Middleton, or have design standards and review procedures approved by the Urban Design Commission. If any portion of a zoning lot is in the District, the entire lot is within the District. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Design Review Required. All development in the District (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, and screening done in conjunction with new buildings or structures or additions to existing buildings or structures, and permits for new signs), except residential buildings containing eight (8) or fewer dwelling units, shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the District. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(d) Basis for Design Review. In reviewing plans for development in the district, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. The overall design of each development shall be of high quality.

1. Public Rights-of-Way.

   a. Requirements. Public rights-of-way shall be landscaped with appropriate trees and shrubs in accordance with planting plans prepared by the City Forester, after consultation with the Urban Design Commission.

   b. Guidelines.

      i. The appearance of the public rights-of-way is of importance in view of the mixed land use patterns which characterize the designated transportation corridors. The treatment of these rights-of-way should achieve a degree of visual continuity.

      ii. When appropriate and where the right-of-way width is sufficient, the use of earth berms should be considered to reduce traffic noise in residential areas.

2. Off-Street Parking and Loading Areas.

   a. Requirements.

i. Parking lot landscape plans shall be developed in accordance with the revised New Approach to Parking Lot Landscaping adopted by the Common Council by Substitute Resolution No. 37,196, copies of which are on file with the City Clerk and are available in the Department of Planning and Community and Economic Development.

ii. The quantity of parking and service areas as well as the tree islands on the interior of new parking areas shall conform to the provisions of Chapter 28 of the Madison General Ordinances. No new parking space shall be more than seventy (70) feet from a canopy tree of at least 2-1/2 - 3-inch caliper.

b. Guidelines.

i. Whenever possible, parking areas shall be located to the side or to the rear of buildings rather than in the front.

ii. Whenever possible, landscaped earth berms should be used to screen the view of parking areas.

iii. The use of chain link or other metallic fences is discouraged where visible from roadways. When used, chain link fencing should be vinyl-coated in a color harmonious with the building exterior.

iv. Off-street parking and loading areas should be integrated into the overall site development. Their relationship to the building they serve and to the street should receive careful attention in preparing the site plan for the property.

3. Signs. The mixed land use patterns that characterize substantial portions of the district contribute to a proliferation of business and product identification signs.

a. Requirements.

i. Signs in the District shall conform to all provisions of Chapter 31 of the Madison General Ordinances.

ii. Signs shall be integrated with the architecture of the building.

iii. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour. Additionally, no sign or portion of sign shall change its level of illumination more than once every one (1) hour.

b. Guidelines.

i. A sign should identify the activity without imposing upon the view of residents, businesses or activities of the District.

ii. A sign should be appropriate to the type of activity and clientele at which its message is directed.

iii. Signs should be designed so as to be legible to the intended viewer in relation to the surrounding circumstances.

iv. Signs should avoid covering or impinging upon landscape features or significant structures.

v. Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

4. Building Design.

a. Requirements.

i. Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area.

ii. Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities.

b. Guidelines. These guidelines are intended to be general in nature and by no means limit designs of exceptional merit.

i. The architecture of new infill buildings, additions to existing buildings and major exterior remodelings should be compatible with but not necessarily similar to that of existing adjacent buildings.

ii. Large, unbroken exterior facades should be avoided.

iii. All building elevations are of importance and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.

5. Lighting.

a. Requirements.

i. The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas.

ii. The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions.

iii. Lighting shall be adequate, but not excessive.

iv. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.

v. Off-street parking area lighting shall be so arranged as to conform with applicable sections of Sections 10.08 and 10.085 of the Madison General Ordinances.

b. Guidelines.

i. Building Facades. Architectural lighting should be free from glare and of a type to complement the existing development in the district.

ii. Building and Grounds Security. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.

6. Landscaping.

a. Requirements.

i. Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building.

ii. In new developments, the quality of existing vegetation shall be assessed and integrated into the site planning and landscape design, when appropriate.

b. Guidelines.

i. Landscape plans should include a selection of plants which will provide interest and color during the entire year.

ii. Plant material should be hardy to this region and should be of sufficient size to have immediate visual impact. Canopy trees should be at least 2½ - 3-inch caliper when planted.

iii. Plant material should be well-maintained, especially during the year following their installation when any dead plant should be replaced during the next planting season.

iv. All planting beds should be edged and properly mulched.

(e) Utility Service. It shall be a goal of this District to eliminate overhead wiring within the District. The undergrounding of utility wires should be considered in all street improvement projects undertaken within the district. To this end, the City of Madison and owners of property within the District, working with the gas and electric company, the telephone company, and cable television licensees, shall, in all major new developments and major additions, including street lighting and traffic signals, make provisions for underground service. Whenever possible, this shall be accomplished during building development and construction. When it is not possible, certification to the fact that provisions have been made for the future placement of service underground, signed by representatives of each utility company, licensee or service provider, shall appear on plans submitted to the Urban Design Commission for review.

(14) Urban Design District No. 7.

(a) Statement of Purpose. Urban Design District No. 7 is hereby established to improve the appearance and function of Park Street. Park Street is a major gateway corridor to Madison's Downtown and the University of Wisconsin-Madison, and is a critical street for the vitality of adjoining neighborhoods. The purpose of these design requirements and guidelines is to provide clear direction for how property owners can make improvements to their properties to collectively improve the visual character and safety of Park Street. When applied, they will ensure against fragmented or incompatible development and will help prevent the negative visual and functional impacts of uncoordinated design decisions. These requirements and guidelines are intended to preserve and enhance the property values in the District, and avoid substantial depreciation of the property values and help to ensure long-term economic vitality. The goal is

not to create a uniform "style" or character for the street, but rather to allow Park Street to evolve as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods.

(b) Property Included in the District. The District shall include all properties having any frontage on South Park Street between the West Beltline Highway on the south and Regent Street on the north. The District shall also include properties which, due to their size and/or location, are likely to have a significant visual impact on the Park Street Corridor should they be redeveloped. Any properties within the boundaries of the District which are not currently within the corporate limits of the City of Madison shall be automatically included in the District upon annexation to the City. If any portion of a zoning lot is in the District, the entire lot is within the District. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Design Review Required. All development in the District (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, painting of existing unpainted exterior surfaces, signs, and new parking facilities or alterations to existing parking facilities), except residential buildings containing two (2) or fewer dwelling units and development/redevelopment on properties within the Meriter and St. Mary's Hospital campuses that are part of adopted master plans for the campuses shall require approval of the Urban Design Commission or the Secretary if authorized under Sec. 33.24(4)(g), and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. The Planning Division Director, or his/her designee, may approve minor alterations to existing and/or approved buildings or structures and site. The Planning Division Director, or his/her designee, may also approve the design of signs that are permissible under the Sign Control Ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the District. However, if this ordinance conflicts with other City regulations, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(d) Basis for Design Review. In reviewing plans for development in the District, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. Both the requirements and guidelines apply to new construction, renovations, additions, and exterior alterations unless stated otherwise for a specific item. The overall design of each development shall be of high quality. Further explanation of the concepts and rationale conveyed through these guidelines is provided in *Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* (adopted by Res. 61397, 3-30-04).

1. Building Setbacks and Orientation.

a. Requirements.

i. New buildings shall have a setback between one (1) to ten (10) feet from the front property line. Where new buildings are designed for existing blockfaces, the building setback shall be consistent with adjoining buildings but shall not exceed ten

(10) feet. However, the Urban Design Commission may allow buildings to be set back greater than ten (10) feet to allow for the development of usable public open spaces, such as pedestrian plazas.

ii. In special cases, such as gas stations, setbacks can exceed ten (10) feet with provisions for walkways and landscaping that make these uses more attractive and inviting.

b. Guidelines.

i. The front yard setback should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.

ii. In areas with minimal sidewalk/terrace width (eight feet or less), building setback areas should include additional pavement to expand the sidewalk zone to a width of at least eight (8) feet.

iii. Walkways should be provided to connect the building entrance to the public sidewalk.

iv. The front facade of the building and the primary entrance should face the primary street. If the public entrance is allowed on the side of the building, it should be positioned close to the primary street and preferably as a corner feature of the building.

v. Additions to existing buildings should help bring the building closer to the street and minimize any "gap" in the street wall.

2. Building Massing and Articulation.

a. Requirements.

i. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the primary street shall receive complementary design attention.

ii. Blank building walls with little detail or variety along primary facades shall be avoided. Improvements to these buildings shall include details at the street level to create a more comfortable pedestrian scale and character.

iii. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.

iv. Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design.

b. Guidelines.

i. "Green" building design that promotes energy efficiency is encouraged.

ii. For large buildings, variation to the building face design should be provided through the use of materials and color, and/or by dividing the building into bays to break up large facades to create pedestrian interest at the street level. This

is particularly important for existing large industrial and commercial buildings on Park Street.

iii. Building facades should be designed to create a visual distinction between the upper and lower floors of the building.

iv. Flat roofs are preferred for new mixed-use and commercial buildings.

v. A positive visual termination at the top of the building should be provided.

vi. Designs for buildings that adjoin historic buildings should complement the proportion, scale and architectural details of the historic building.

vii. Buildings should be designed as creations of their own time. Copying historic appearance and details is discouraged.

viii. Franchise businesses may need to modify corporate design prototypes to fit the Park Street character.

ix. Where possible, existing one-story buildings should be renovated with extended facades and parapets to increase building height, incorporate elements such as tower features. Such components shall be substantially integrated into the design of the building so they do not read as false facades.

x. New buildings and additions should complement the character of adjoining buildings in the blockface.

xi. Creative architectural designs and details are encouraged so long as designs do not conflict or draw attention away from other buildings in the block.

xii. New corner buildings should be located near the sidewalk edge and should define the street intersection with distinctive architectural features such as towers, rounded walls, recessed entries or other design features.

3. Building Height.

a. Requirements.

i. New buildings shall be at least two (2) stories in height, except as provided in Par. 10, 11, 12 or 13 or in the guidelines below.

b. Guidelines.

i. New buildings should generally be limited to four (4) stories in height. However, building height bonuses of up to two (2) additional floors may be allowed depending on the quality of the design, the affect of the development on the adjoining neighborhood, and the contribution of the project to: the use mix and activity in the vicinity, and the character of the street. The bonus stories serve as an incentive for creative building design and should not be viewed as the permitted height.

ii. New buildings in excess of three (3) stories shall incorporate a front façade stepback of at least fifteen (15) feet from the building face at the third floor.

iii. New infill buildings should not vary by more than one (1) story from the average building height in the block when that block

exhibits a concentration of existing buildings and a well-defined blockface.

iv. Greater flexibility for building height and stepbacks may be allowed as part of a coordinated redevelopment project approved by the City as described in Par. 10, 11, 12, or 13.

v. Additions to existing buildings are expected to comply with the applicable height requirements unless the applicant can demonstrate that the siting or layout of the existing building would pose hardships for its functional relationship with the new addition, in which case the Urban Design Commission may waive said requirements.

vi. In special cases, such as gas stations, the Urban Design Commission may reduce the minimum building height requirement provided the buildings incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.

4. Windows and Entrances.

a. Requirements.

i. The ground floors of commercial retail buildings shall have at least sixty (60) percent of the street wall area devoted to windows to enhance the pedestrian character of the primary street.

ii. Office buildings and other non-retail buildings should have at least forty (40) percent of the street wall devoted to windows.

iii. Windows on the ground floor shall be transparent, and not be darkly tinted, colored or have a mirrored finish.

b. Guidelines.

i. Building entrances should be designed as the focal point of the front facade.

ii. Entrances to new buildings or additions located close to the sidewalk should include recessed entries to allow for pedestrian movement.

5. Materials and Colors.

a. Requirements.

i. Exterior materials shall be durable, high-quality materials and appropriate for external use.

b. Guidelines.

i. Brick, stone and terra cotta are preferred primary materials for new buildings or additions.

ii. The use of brick tile or other "faux" sidings is discouraged.

iii. Color choice should complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

iv. Painting, covering or removal of natural brick and stone is discouraged, but staining may be acceptable.

6. Signage.
    a. Guidelines.
        i. Preferred sign types include building mounted signs, window signs, projecting signs, and awning signs.
        ii. Signs should be simple and easy to read.
        iii. Sign colors should relate to and complement the primary colors of the building facade.
        iv. Sign design and placement should fit the character of the building and to obscure architectural details.
        v. Signage should generally be centered within the prescribed signage area of the building.
        vi. Plastic box signs are highly discouraged.
        vii. Internally illuminated signs displaying illuminated copy should be designed so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.
        viii. Individually mounted backlit letters are an encouraged form of signage.
        ix. The use of small, well-designed building-mounted light fixtures is a preferred method of illuminating signage. No sign or portion of sign shall change its level of illumination more than once every one (1) hour.
        x. Freestanding signs should be attractively designed. Signs should be coordinated with adjoining properties and public street signage to avoid visual clutter.
        xi. Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which requires that electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one (1) hour.
7. Parking and Service Areas.
    a. Requirements.
        i. Off-street parking facilities for new buildings shall be located behind or on the sides of the building and be at least ten (10) feet from the front property line.
        ii. At least one (1) tree island, planted with a tree and sized and landscaped pursuant to the Zoning Ordinance, shall be provided per twelve (12) parking spaces provided. This requirement is in addition to any other landscaping requirements of the Zoning Ordinance.
        iii. All trash areas shall be screened from public view.
    b. Guidelines.
        i. For existing properties, where the site area permits, parking in the front should be relocated to the side and/or rear of the building. When this is not possible, walkways, landscaping, architectural features, and lighting should be provided to make these areas more attractive and inviting. Decorative

fences, walls and/or landscaped edges should screen front parking areas from the public sidewalk. Screening should not exceed 3'6" in height.

ii. All parking areas should be well landscaped and appropriately lighted.

iii. All parking areas should include walkways to allow safe pedestrian access to the building entrance.

iv. Shared parking areas are encouraged. Whenever possible, adjoining parking lots should be linked to provide internal traffic circulation.

v. Driveways along Park Street should be minimized to improve traffic flow and reduce pedestrian conflicts.

c. Pedestrian areas and customer parking areas should be separated from loading, service, and drive through areas.

i. If possible, trash areas should be located inside buildings.

ii. New parking ramps fronting on Park Street should include ground-floor commercial uses with attractive commercial facade design. The facade design for the upper stories should obscure the parking ramp and present an attractive building face for Park Street. The design of parking ramps should also complement the quality and design of the buildings they serve.

8. Landscaping and Open Space.

a. Requirements.

i. Screen fences and/or landscaped buffers shall be provided at property edges. Where a commercial property adjoins residential properties, this separation shall be provided pursuant to the Zoning Ordinance.

b. Guidelines.

i. Property owners are encouraged to provide well-designed landscaped outdoor spaces for the use and enjoyment of employees and customers.

ii. Landscaping and fencing should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

iii. The use of attractive landscaping is encouraged to establish continuity between buildings and to define the blockface where there are no buildings

iv. The use of rain gardens and bio-retention basins to collect runoff and filter pollutants is encouraged, where practical.

v. Landscape islands, open spaces and porous pavements should be provided, where practical, for additional stormwater infiltration.

9. Site Lighting and Furnishings.

a. Requirements.

i. Full cut-off light fixtures shall be used to illuminate the site.

b. Guidelines.

i. Pedestrian use areas should be adequately, but not excessively lit. Low-level building and landscape accent lighting is encouraged, where appropriate.

ii. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

iii. Bicycle storage facilities should be located near the building entrance.

iv. Decorative, colored paving is encouraged for walkways and outdoor use areas.

10. Badger Road Area.

The Badger Road Area has been identified in the *South Madison Neighborhood Plan, the Park Street Possibilities to Reality Report, and the Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* as possessing numerous large parcels that represent potential redevelopment opportunities that would improve the use mix, character, density and activity within the District. It continues to be the focus of more detailed and on-going planning efforts that will further articulate important site-specific design considerations for these unique parcels. Design recommendations included in subsequent adopted plans for this area shall take precedence over requirements listed below, which will otherwise apply. In addition, all applicable provisions of Paragraphs 1. - 9. shall apply.

a. Requirements.

i. Substantial portions of new buildings shall be at least two (2) stories in height. In special cases, such as gas stations, the Urban Design Commission may reduce the minimum building height requirement provided the building incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.

b. Guidelines.

i. The front façade of buildings shall be stepped back at least fifteen (15) feet from the building face at the third floor.

ii. Redevelopment sites should incorporate high quality architecture and site design.

iii. Buildings should be positioned to serve as attractive visual termination points for streets leading into the development from Park Street and Badger Road.

iv. Buildings should be positioned to develop an attractive blockface along Park Street and internal streets. Buildings should be located with minimal setbacks at corners to define intersections.

v. Streetscaping and traffic calming features should be incorporated to enhance the pedestrian character of the development.

vi. Shared parking is encouraged with a preference for enclosed parking integrated as part of the mixed-use building design. Surface parking is preferred first behind buildings and then on the side of the building.

vii. Developments are encouraged to incorporate well-designed open spaces for customer, employee, resident, and community use.

c. Architectural Review Committee. For parcels included in adopted plans with design recommendations superseding this ordinance, the developer may establish an architectural review committee to review and approve individual projects. The specific design criteria and review procedures adopted by such committee, and the categories of membership of the committee, must be approved by the Plan Commission with the adoption of the plan. If no Architectural Review Committee is created, the Urban Design Commission shall review individual projects pursuant to the adopted plan. This option shall be available for projects reviewed by Urban Design Commission solely because of their location within the District. It shall not be available for projects requiring an Urban Design Commission recommendation to the Plan Commission, such as a Planned Unit Development.

11. Wingra Creek Area.

The Wingra Creek Area has been identified in the *South Madison Neighborhood Plan, the Park Street Possibilities to Reality Report, and the Design Guidelines for Private Property Improvements and Public Streetscape Design for the Park Street Corridor* as possessing numerous large parcels that represent potential redevelopment opportunities that would improve the use mix, character, density, and activity within the District. It continues to be the focus of more detailed and on-going planning efforts that will further articulate important site-specific design considerations for these unique parcels. Design recommendations included in subsequent adopted plans for this area shall take precedence over requirements listed below, which will otherwise apply. In addition, all applicable provisions of Paragraphs 1. - 9. shall apply.

a. Requirements.

i. Buildings located away from Park Street may be built up to six (6) stories provided their placement is not detrimental to adjoining residential areas and they are consistent with existing zoning.

b. Guidelines.

i. The front façade of buildings shall be stepped back at least fifteen (15) feet from the building face at the third floor, unless an irregularly shaped parcel makes this requirement unfeasible.

ii. Redevelopment sites should incorporate high quality architecture and site design.

iii. Buildings should be positioned to serve as attractive visual termination points for streets leading into the development from Park Street.

iv. Buildings should be positioned to develop an attractive blockface along Park Street and internal streets. Buildings should be located with minimal setbacks at corners to define intersections.

v. Where appropriate, internal streets should be included as part of the development plan to improve connections between Park Street and the adjoining neighborhoods.

vi. Developments should promote narrow, "pedestrian friendly" streets with on-street parking.

vii. Streetscaping and traffic calming features should be incorporated to enhance the pedestrian character of the development.

viii. Shared parking is encouraged with a preference for enclosed parking integrated as part of the mixed-use building design. Surface parking is preferred first behind buildings and then on the side of the building.

ix. Developments are encouraged to incorporate well-designed open spaces for customer, employee, resident, and community use.

12. Meriter and St. Marys Hospital Campuses.

St. Marys and Meriter Hospitals occupy sites that are essentially surrounded by residential neighborhoods and are unique because of their size, institutional use, and campus-type development pattern. Each hospital has, or will have, a master plan that has been, or will be, approved by the City. These approved master plans, as they may from time to time be modified or expanded, shall regulate development/redevelopment activities on these sites.

13. Multi-Tenant Commercial Buildings.

Park Street has a number of multi-tenant commercial buildings or "strip centers" located primarily in the southern section of the corridor. The following requirements and guidelines, which address the general conditions existing at these sites, shall apply to all new centers and improvements to existing centers unless adopted plans for the Badger Road or Wingra Creek areas address multi-tenant commercial buildings, in which case those plans shall apply. In addition, all applicable provisions of Paragraphs 1. - 11. shall apply to all multi-tenant commercial buildings.

a. Requirements.

i. Substantial portions of buildings in new centers shall be at least two (2) stories in height.

ii. New centers shall front directly on the primary street with parking located at the rear or on the side of the building(s).

b. Guidelines.

i. New centers should include residential or office uses on the upper floors.

ii. Rear and side facades should be designed to blend with the design of the front facade, with complementary colors and materials.

14. Restoration/Preservation Activities.

Several buildings, located primarily at the north end of Park Street, are older commercial structures which have historic value and interest. The ground floors of many of these structures have been altered over time while the upper stories have generally retained their historic appearance. When considering building improvements, property owners of older commercial structures are encouraged to restore the original character of the building. This section identifies additional design requirements and guidelines to address the special conditions that exist for these sites.

a. Guidelines.

i. The distinguishing features of the original building should be preserved. The removal or alteration of historic materials or distinctive architecture features should be avoided, whenever possible.

ii. Where practical, the original masonry should be restored and missing elements such as cornices, windows and storefronts that were part of the original building design should be reconstructed. If restoration is not feasible, new elements should be designed to compliment the character, materials and design of the original building.

iii. Any inappropriate elements, signs, canopies, etc. that cover details and features of the original building should be removed.

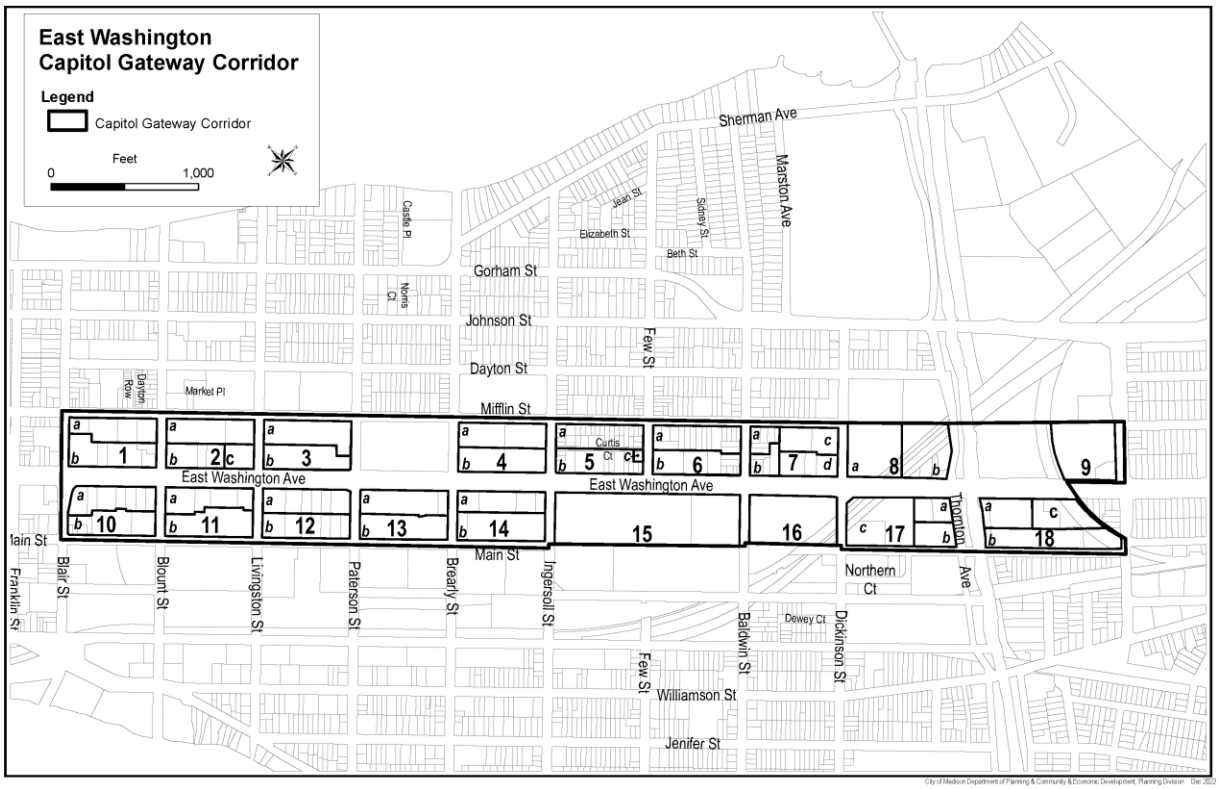
iv. Painting of natural brick or stone is strongly discouraged when those materials are in good condition.

(15) Urban Design District No. 8.

(a) Statement of Purpose. Urban Design District No. 8 is hereby established to improve the appearance and function of the District. It is intended to be the key implementation mechanism to further the four Core Development Principles set out in the adopted East Washington Avenue Capitol Gateway Corridor Plan. These principles are 1) to protect the iconic view of the Capitol, 2) to respect and strengthen existing neighborhoods, 3) to establish a transit-oriented employment corridor, and 4) to create a vibrant boulevard along East Washington Avenue. The Capitol Gateway Corridor is the major gateway corridor to Madison's Downtown, and is a critical street for the vitality of adjoining neighborhoods. The purpose of these design requirements and guidelines is to provide clear direction for how property owners can make improvements to their properties to collectively improve the visual character and safety of the District. When applied, they will ensure against fragmented or incompatible development and will help prevent the negative visual and functional effects of uncoordinated design decisions. These requirements and guidelines are intended to preserve and enhance the property values in the District, and avoid substantial depreciation of the property values and help to ensure long-term economic vitality. The goal is not to create a uniform "style" or character for the street, but rather to allow the Capitol Gateway Corridor to evolve as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods. This ordinance and the Plan will guide all new development and redevelopment in the District.

(b) Property Included in the District. The District shall include all properties shown in (c). If any portion of a zoning lot is in the District, the entire lot is within the District. A map of the District is available from the Department of Planning and Community and Economic Development.

(c) Map of the District.



(d) Design Review Required. All development in the District (including, but not limited to, new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, street graphics, and new parking facilities or alterations to existing parking facilities), except residential buildings containing four (4) or fewer dwelling units, shall require approval of the Urban Design Commission and shall be designed, erected, and maintained in compliance with this ordinance, all applicable federal and other state laws, and the Building Code, Zoning Ordinance and other applicable codes of the City of Madison not in conflict with this ordinance. The Director of the Department of Planning and Community and Economic Development may approve minor alterations to existing and/or approved buildings or structures and site pursuant to Sec. 33.24(4)(g). The Director of the Department of Planning and Community and Economic Development may also approve the design of street graphics that are permissible under the Sign Ordinance. Approval of the Urban Design Commission under this subsection shall not be required for an awning unless it is part of other development requiring approval under this subsection. The applicable regulations of other codes shall continue to apply with full force and effect to all properties in the District. If this ordinance conflicts with other City regulations, however, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

(e) Basis for Design Review. In reviewing plans for development in the District, the Urban Design Commission shall apply the following requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the East Washington Avenue Capitol Gateway Corridor Plan. The development shall meet the requirements and conform as much as possible to the guidelines. Both the requirements and guidelines apply to new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing

buildings or structures, street graphics, and new parking facilities or alterations to existing parking facilities unless stated otherwise for a specific item. The overall design of each development shall be of high quality.

1. Building Height.
    a. Requirements.
        i. The height of new buildings shall be as shown in 3. below.
        ii. New buildings shall incorporate a front facade stepback as shown in 3. below.
        iii. Any non-habitable space from architectural features shall not be included in the height calculation.
    b. Guidelines.
        i. The Urban Design Commission may, on a case-by-case basis, reduce the minimum building height requirement provided the buildings incorporate elements such as extended parapet or tower features to convey the appearance of a taller building. Such elements shall be substantially integrated into the design of the building so they do not read as false facades.
        ii. Additions to existing buildings are expected to comply with the applicable minimum height requirements unless the applicant can demonstrate that the site, function, use, or layout of the new addition would pose structural or operational hardships due to its relationship with the existing building, in which case the Urban Design Commission may waive said requirements.
2. Building Location and Orientation.
    a. Requirements.
        i. The setback for new buildings shall be as shown in 3. below. The Urban Design Commission, however, may allow greater setbacks to allow for the articulation of long building facades or for the development of additional usable public open spaces, such as pedestrian plazas, as long as design elements are included to maintain a uniform character in the District.
    b. Guidelines.
        i. The building location should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.
        ii. In areas with sidewalk/terrace width of nine (9) feet or less, the setback should include additional pavement to expand the sidewalk/terrace to a width of at least nine (9) feet.
        iii. Walkways should be provided to connect the building entrance to the public sidewalk.
        iv. The front facade of the building and the primary entrance should face the primary street. If the public entrance is allowed on the side of the building, it should be positioned close to the primary street and preferably as a corner feature of the building.

v. Additions to existing buildings should help bring the building closer to the street and minimize any "gap" in the street wall.

3. Building Height, Location (Distance from Property Line) and Stepback.

Block	Maximum Bldg. Height[1](stories)	Minimum & Maximum Street Level Facade Height (stories)[2]	Minimum Stepback East-West Streets (feet or angle)[3]	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet)[4]	Minimum & Maximum Setback North-South Streets (feet)[4]
1.a.	3 + 30*	2-3	30°	15	5-20	5-10
1.b.	8	3-5	15	15	15	5-10
2.a.	3 + 30*	2-3	30°	15	5-20	5-10
2.b.	8**	3-5	15	15	15	5-10
2.c.	10**	3-5	15	15	15	5-10
3.a.	3 + 30*	2-3	30°	15	5-20	5-10
3.b.	10**	3-5	15	15	15	5-10
4.a.	3 + 30*	2-4	30°	15	5-20	7-10
4.b.	8**	3-5	15	15	15	5-10
5.a.	3	2-3	-	-	5-20	5-10
5.b.	3	2-3	-	-	15	5-10
5.c.	3	2-3	-	-	5-20	5-10
6.a.	3	2-3	-	-	5-20	5-10
6.b.	3	2-3	-	-	15	5-10
7.a.	3	2-3	-	-	5-20	5-10
7.b.	8	3-5	15	15	15	5-10
7.c.	3	2-3	-	-	5-20	5-10
7.d.	8	3-5	15	15	15	5-10
8.a.	8	3-5	45°	15	15	5-10
8.b.	4	2-3	15	15	15	5-10
9	8	3-5	15	15	15	5-10
10.a.	12**	3-5	15	15	15	0-10
10.b.	12**	3-5	15	15	15	0-10
11.a.	12**	3-5	15	15	15	0-10
11.b.	12**	3-5	15	15	15	0-10
12.a.	12**	3-5	15	15	15	0-10
12.b.	8**	3-5	15	15	15	0-10
13.a.	12**	3-5	15	15	15	0-10
13.b.	8**	3-5	15	15	5-20	0-10

14.a.	8**	3-5	15	15	15	0-10
14.b.	6**	3-5	15	15	15	0-10
15	8**	3-5	15	15	15	0-10
16	8**	3-5	15	15	15	0-10
17.a.	4	3-4	-	-	15	0-10
17.b.	4	2-4	-	-	15	0-10
17.c.	6**	3-5	15	15	15	0-10
18.a.	4	2-4			15	0-10
18.b.	4	2-3			15	0-10
18.c.	6**	3-5	15	-	15	0-10

Height is based on an average story height of 9-12' (11-15' for the ground floor). Buildings with greater floor heights shall have fewer stories accordingly.

"*" - represents the required stepback angle

"**" - represents the maximum height in stories allowed without any bonus stories. Bonus stories require the provision of elements in (e)12.

[2] In cases of exceptional design, the Urban Design Commission may waive the minimum street level facade height requirement for elements comprising up to twenty percent (20%) of a building's length along a street.

[3] The angle is measured at a point at the top of the face of the street level facade wall between a horizontal line (0°) and a line (stepback height line) that is extended until the maximum permitted building height on the block is reached. Between the street level facade wall and the point at which the maximum building height is reached, buildings may be built up to the stepback height of the 30° line but may not exceed it.

[4] Includes the eastern and western boundaries of the Yahara River Parkway and Burr Jones Field.

4. Parking and Service Areas.

a. Requirements.

i. Off-street parking facilities for new buildings shall be located behind or on the sides of the building and the distance from the property line shall be the same as for buildings, as shown in 3. Additional access points off of East Washington shall not be permitted.

ii. At least one (1) tree island, sized and landscaped pursuant to the Zoning Code, shall be provided for each twelve (12) parking spaces. This requirement is in addition to any other landscaping requirements of the Zoning Code.

iii. All trash areas shall be screened from public view.

b. Guidelines.

i. For existing properties, parking in the front should be relocated, if possible, to the side and/or rear of the building. When not possible, walkways, landscaping, architectural features, and lighting should be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges should screen front parking areas

from the public sidewalk. Screening should not exceed three and one-half (3½) feet in height.

ii. All parking areas should be well landscaped and appropriately lighted.

iii. All parking areas should include walkways to allow safe pedestrian access to the building entrance.

iv. Shared parking areas are encouraged. Whenever possible, adjoining parking lots should be linked to provide internal traffic circulation.

v. Driveways along the District should be minimized to improve traffic flow and reduce pedestrian conflicts.

vi. Pedestrian areas and customer parking areas should be separated from loading service, and drive-through areas.

vii. If possible, trash areas should be located inside buildings.

viii. Any new parking ramps fronting on East Washington Avenue should include ground-floor commercial uses with attractive commercial facade design. The facade design for the upper stories should obscure the parking ramp and present an attractive building face for the District. The design of parking ramps should also complement the quality and design of the buildings they serve.

ix. Entryways to parking ramps should be accessed from side streets whenever possible. Entryways/exits onto East Mifflin Street and East Main Street shall not be permitted unless no other option exists.

x. Bicycle parking should be distributed throughout a development site. Some short-term visitor bicycle parking should be located near the building entrance.

5. Landscaping and Open Space.

a. Requirements.

i. Landscaping within the East Washington Avenue setbacks and terraces and medians shall follow the approved palette and design concept.

ii. The street face shall be dominated by canopy trees in both the building setback and the public right of way.

iii. The type, number, and location of canopy trees in the building setback shall be coordinated with the type, number, and location of canopy trees in the public right of way.

iv. When planted, canopy trees shall have a caliper and height relationship consistent with the provisions of Table 1 in Section 1.2.1 of the American Standard for Nursery Stock (ANSI 2 60.1-2004).

v. Terraces shall have a minimum width of ten (10) feet to accommodate growth of canopy trees.

vi. If a public sidewalk is within six (6) feet of the public street, canopy trees shall be planted on the building side of the sidewalk.

vii. Unless existing infrastructure interferes, canopy trees shall be planted at a spacing of no greater than forty (40) feet on center.

viii. Unless existing infrastructure interferes, canopy trees planted along street faces, in parking lots, and parking lot islands shall have a mature height of at least sixty (60) feet.

ix. Screen fences and/or landscaped buffers shall be provided at property edges. Where a commercial property adjoins residential properties, this separation shall be provided pursuant to the Zoning Code.

b. Guidelines.

i. Property owners are encouraged to provide well-designed landscaped outdoor spaces for the use and enjoyment of employees and customers.

ii. Landscaping and fencing should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

iii. The use of attractive landscaping is encouraged to establish continuity between buildings and to define the block face where there are no buildings.

iv. The use of rain gardens and bio-retention basins to collect runoff and filter pollutants is encouraged, where practical.

v. Landscape islands, open spaces, and porous pavements should be provided, where practical, for additional stormwater infiltration.

vi. Canopy trees should be located in all terraces and medians.

vii. When space permits, canopy trees should be located on both sides of the public sidewalk.

6. Site Lighting and Furnishings.

a. Requirements.

i. Cut-off light fixtures shall be used to illuminate the site.

b. Guidelines.

i. Pedestrian use areas should be adequately, but not excessively lit. Low-level building and landscape accent lighting is encouraged, where appropriate.

ii. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

7. Building Massing and Articulation.

a. Requirements.

i. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the primary street shall receive complementary design attention.

ii. Blank building walls with little detail or variety along primary facades shall be avoided. Improvements to these buildings

shall include details at the street level to create a more comfortable pedestrian scale and character.

iii. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.

iv. Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design.

b. Guidelines.

i. "Green" building design that promotes energy efficiency is encouraged.

ii. Building facades should be designed to create a visual distinction between the upper and lower floors of the building.

iii. A positive visual termination at the top of the building with decorative cornices or parapets should be provided.

iv. Buildings should be designed as products of their own time. Copying historic appearance and details is discouraged.

v. Franchise businesses are encouraged to modify their corporate designs to fit the District's character.

vi. Where possible, existing one-story buildings should be renovated with extended facades and parapets to increase building height and provide a more pleasing scale for the District.

vii. New buildings and additions should complement the character of adjoining buildings in the blockface.

viii. Creative architectural designs and details are encouraged so long as designs do not conflict or draw attention away from other buildings in the block.

ix. New corner buildings should be located near the sidewalk edge and should define the street intersection with distinctive architectural features such as towers, rounded walls, recessed entries or other design features.

8. Materials and Colors.

a. Requirements.

i. Exterior materials shall be durable, high-quality materials and appropriate for external use.

b. Guidelines.

i. Brick, stone and terra cotta are preferred primary materials for new buildings or additions.

ii. The use of "faux" sidings is discouraged.

iii. Color choice should complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

iv. Painting, covering or removal of natural brick and stone is discouraged, but staining may be acceptable.

9. Windows and Entrances.

a. Requirements.

i. The ground floors of commercial retail buildings shall have at least sixty percent (60%) of the street wall area devoted to windows to enhance the pedestrian character of the primary street.

ii. Office buildings and other non-retail buildings should have at least forty percent (40%) of the street wall devoted to windows.

iii. Windows on the ground floor shall be transparent and unobstructed, and shall not be darkly tinted, colored, or have a mirrored finish.

b. Guidelines.

i. Building entrances should be designed as the focal point of the front facade.

ii. Entrances to new buildings or additions located close to the sidewalk should include recessed entries to allow for pedestrian movement.

10. Signage.

a. Guidelines.

i. Preferred sign types include building mounted signs, window signs, projecting signs, and awning signs.

ii. Signs should be simple and easy to read.

iii. Sign colors should relate to and complement the primary colors of the building facade.

iv. Sign design and placement should fit the character of the building and not obscure architectural details.

v. Signage should generally be centered within the prescribed signable area of the building.

vi. Plastic box signs are highly discouraged.

vii. Signs displaying illuminated copy should be designed so that when illuminated, the sign appears to have light-colored copy on a dark or nonilluminated background.

viii. Individually mounted backlit letters are an encouraged form of signage.

ix. The use of small, well-designed building-mounted light fixtures is a preferred method of illuminating signage.

x. Freestanding signs should be attractively designed. Signs should be coordinated with adjoining properties and public street signage to avoid visual clutter.

11. Restoration/Preservation Activities.

Several buildings within the District are older commercial structures, that have historic value and interest. The ground floors of many of these structures have been altered over time while the upper stories have generally retained their historic appearance. When considering building improvements, property owners of older commercial structures are encouraged to restore the original character of the building. This

subparagraph identifies additional design requirements and guidelines to address the special conditions that exist for these sites.

a. Guidelines.

i. The distinguishing features of the original building should be preserved. The removal or alteration of historic materials or distinctive architecture features should be avoided, whenever possible.

ii. Where practical, the original masonry should be restored and missing elements such as cornices, windows and storefronts that were part of the original building design should be reconstructed. If restoration is not feasible, new elements should be designed to complement the character, materials and design of the original building.

iii. Any inappropriate elements, signs, canopies, etc., that cover details and features of the original building should be removed.

iv. Painting of natural brick or stone is strongly discouraged when those materials are in good condition.

12. Upper Level Development Standards.

a. For buildings on Blocks 2b, 2c, 3b, 4b, 10-16, and 17c, any mass above five (5) stories that exceeds a footprint of one hundred thirty (130) feet on any side parallel to East Washington Avenue and two hundred (200) feet on any side perpendicular to East Washington Avenue shall have a stepback of forty-five degrees (45°), unless the Urban Design Commission approves a maximum of ten percent (10%) increase in the footprint due to structural or other constraints.

b. Bonus stories may be allowed as follows:

i. Two (2) bonus stories on Blocks 2b, 2c, 3b, 4b, 12b, 13b, 14a, 14b, 15, 16, 17c, and 18c.

ii. Three (3) bonus stories on Blocks 10a, 10b, 11a, 11b, 12a, and 13a, and a third bonus story on up to ten percent (10%) of the area of Block 4b.

iii. Four (4) bonus stories on up to fifteen percent (15%) of the area of Block 3b.

c. Bonus stories may be granted if it is determined that the provision of at least one (1) element from i. or a combination of elements from ii. provides sufficient public benefit to warrant the additional height.

i. —LEED Gold certification, or equivalent

—Inclusion of at least fifteen percent (15%) of dwelling units for families with incomes not greater than sixty (60%) Area Median Income (AMI) for rental units and/or an income not greater than eighty percent (80%) AMI for owner-occupied units. Area Median Income is the median annual income calculated by the U.S. Department of Housing and Urban Development for the metropolitan area that includes the City of Madison.

—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.

—On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available.

ii. —Mid-block and through-block public pedestrian, bike, and/or vehicular connections.

—Substantial amount of family-supporting housing, including at least ten percent (10%) of dwelling units with three (3) or more bedrooms, outdoor recreation spaces, and/or other family-related amenities.

—On sites with designated historic structures and/or structures eligible for designation, the incorporation, preservation, or rehabilitation of such structures in the development.

—Adequately sized community meeting rooms available free of charge for neighborhood, public, or other community meetings or on-site daycare facilities in conjunction with family-supportive housing or employment uses.

—Minimum of fifty percent (50%) vegetative roof cover.

—LEED Silver certification or equivalent.

—On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, ten (10) square feet of bonus area is available.

(16) Enforcement and Penalty. This ordinance shall be enforced by the Director of the Building Inspection Division of the Department of Planning and Community and Economic Development or her/his designee. Any person who violates Sec. 33.02(7)(b), Sec. 33.02(8)(c), Sec. 33.02(9)(b), Sec. 33.02(10)(c), Sec. 33.02(11)(c), or Sec. 33.02(12)(c) of this chapter shall upon conviction thereof forfeit not less than one dollar ($1) nor more than two hundred dollars ($200), and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

From:	Bill Connors
To:	Urban Design Comments
Cc:	cliffgoodhart@outlook.com; cjharperwisco58@gmail.com; jklehr@madisoncollege.edu; Rummel, Marsha; sbernau@bernau-design.com; Vaughn, Jessica L
Subject:	Smart Growth Comments re Item 4 on Agenda for May 8 Meeting
Date:	Monday, May 6, 2024 2:47:43 PM

You don't often get email from bill@smartgrowthgreatermadison.org. Learn why this is important

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

Chair Goodhart and Urban Design Commissioners:

On behalf of Smart Growth Greater Madison, I am writing to you regarding item 4 on the agenda for your meeting on Wednesday, May 8, Legistar 81073, 9453 Spirit St (305 Bear Claw Way). Smart Growth does not have any comments on the merits of this proposed development project. Instead, Smart Growth's comments are about the process.

According to Madison General Ordinances section 33.24(4)(c), this proposed development project is classified as a "residential building complex" and is before the Urban Design Commission for the UDC to give advice to the Plan Commission regarding whether the development project complies with rather vague design standards: "the exterior design and appearance of all of the principal buildings or structures and the landscape plans."

Smart Growth urges the UDC to restrict its advice to the Plan Commission to whether or not this development project complies with the design standards. Furthermore, if the UDC decides to advise the Plan Commission that the project has failed to meet any of the design standards, it would be helpful if the UDC's report included advice regarding what the design team would need to change to comply with sufficient specificity so that if the Plan Commission adopted the UDC's advice, the design team could work with city staff to achieve compliance without needing to come back to the UDC at another meeting for additional advice.

Based on the current ordinances, it appears that the Plan Commission lacks the authority to send the project back to the UDC for final approval, because the ordinances explicitly state that the UDC only has authority to give advice to the Plan Commission, not to approve or deny approval of this project. (The Plan Commission could re-refer the project back to the UDC for additional advice, but then the project would have to go back to the Plan Commission for a second time for approval or disapproval.)

The proposed UDC Phase 1 ordinance, Legistar 82973, would grant the Plan Commission authority to give the UDC the power to make the final decision on whether to approve or not approve a project like this one, regarding which the UDC is only authorized to give advice to the Plan Commission. But the UDC Phase 1 ordinance has not yet been enacted.

Even if the Plan Commission somehow has authority to give the UDC the power to approve or deny approval of this project, the Plan Commission has discretion not to do so. When this project goes to the Plan Commission, Smart Growth will make sure the Plan Commission is aware that, at the very least, it has the option not to send the project back to the UDC (and probably doesn't have the authority to give the UDC the power to approve or deny approval of the project). In the past, the Plan Commission sometimes has not been informed that it has the

option not to send the project back to the UDC for "final approval."

Thank you for your consideration.

Bill Connors
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Master

File Number: 83782

File ID:	83782	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	VENDING OVERSIGHT COMMITTEE
				File Created Date :	06/03/2024
File Name:	An additional resolution granting Special Vending Approvals under MGO 9.13(6)(k) for a 2024 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for			**Final Action:**	

Title: Granting Special Vending Approvals under MGO 9.13(6)(k) for a 2024 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2024 Special Events at the April 16, 2024 Common Council meeting

Notes:

CC Agenda Date: 06/18/2024

Agenda Number: 115.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: 2024 SE Resolution pt.2 - table.pdf, 2024 SE Resolution -pt.1 adopted @ 4.16.23 CC.pdf, 2024 Special Event Resolution.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: kpost@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/5/2024	Robert Mulcahy	Approve	6/21/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	STREET USE STAFF COMMISSION	06/03/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Vending Oversight Committee (6/26/24), Common Council (7/2/24)

1	COMMON COUNCIL	06/18/2024	Referred	VENDING OVERSIGHT COMMITTEE

Action Text: This Resolution was Referred to the VENDING OVERSIGHT COMMITTEE

Text of Legislative File 83782

Fiscal Note

The proposed resolution authorizes an additional Special Vending Approval for a 2024 special event that is requesting to use public space in the City where an ordinance restricts vending to certain types of food or articles, or only from assigned sites. For previously approved 2024 Special Vending Approvals, refer to RES-24-00276 (Legistar #82224), adopted on April 16, 2024. This resolution allows for three exceptions to vending ordinances restrictions:

- Suspension of rules - event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.
- Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License.
- Invalidation of vending licenses - licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

This resolution has 1 special event requesting selection of vendors and suspension of rules. This event is not requesting invalidation of vending licenses.

Under MGO 9.13(2)(c), Special Event Vending Licenses are issued for event vendors in the name of the event sponsor. Approval of this resolution will result in $400 in City revenue from Special Event Vending Licenses and is included in the 2023 Adopted Parks Division Operating Budget.

In general, City licensed vendors pay an annual fee for their licenses, which come with the caveat that their license may be invalidated up to 10 times per year per location. The invalidation of licenses due to the special events does not impact revenue. No additional appropriation is required.

Title

Granting Special Vending Approvals under MGO 9.13(6)(k) for a 2024 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2024 Special Events at the April 16, 2024 Common Council meeting

.Body

WHEREAS, Section 9.13(6) of the Madison General Ordinances ("MGO") and the regulations adopted therein control street vending on the State Street Mall/Capitol Concourse licenses and T, E, and M permits issued under MGO 9.54 within the perimeter of a special event for up to ten times per year in any one location; and

WHEREAS, Section 9.13(6)(k)1.b, MGO authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the perimeter and for the duration of a special event; and

WHEREAS, Section 9.13(6)(k)1.c., MGO allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events; and

WHEREAS, some or all of the sponsors of the events shown in the attached table request

suspension of MGO Sec. 9.13(6)(b) regarding handcrafted, homemade goods and personally prepared foods; and

WHEREAS, some or all of the event sponsors wish to select additional vendors, salespersons and vending sites to sell products during the special events; and

WHEREAS, some event sponsors request invalidation of vending licenses and permits issued under sec. 9.54, MGO within the perimeter of their event, and agree to comply with the procedures set forth in sec. 9.13(6)(k)1.c. to provide written notice of proposed rules, regulations, fees, and areas affected and not less than one (1) week notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, all vendors and MGO 9.54 licensees within the perimeter of the event; and

WHEREAS, each event will only take place if the sponsor has obtained a Street Use Permit for the setup and conduct of the events which may include conditions regarding location of vendors, vending equipment, and use of electricity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council finds that the special vending approvals requested in the attached table are necessary to maintain the integrity, comprehensiveness and success of each of the events; and

BE IT FURTHER RESOLVED that the Common Council finds that special conditions exist that warrant the exclusive vending rights for those events that have requested invalidation of other licenses; and

BE IT FURTHER RESOLVED, that the special vending approvals as requested for each of the events as shown in the attached table; including invalidation of vending licenses (if requested), selection of vendors, and suspension of the rules that require handcrafted goods and personally prepared food are APPROVED; and for those events requesting suspension of rules, the Common Council establishes alternate rules for vending as detailed on the accompanying special event resolution table; and

BE IT FINALLY RESOLVED that the approvals granted herein are subject to the event sponsor obtaining a Street Use Permit and any required Special Event Vending License for the event.

2024
Special Event Resolution – Pt. 2

Event/Organization	Date(s)	Location	Notes
All White Affair in Honor of Val Phillips	Saturday, July 27, 2024	10 W Main Street & 10 S Carroll	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor.

KEY
Suspension of rules – event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.
Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License
Invalidation of vending licenses – licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

Resolution Timeline 2024

- **Common Council Meeting / Special Event Resolution introduction and referral to VOC:**
  - Tuesday, June 18, 2024, 6:30 pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)
- **Vending Oversight Committee Meeting / Special Event Resolution referral to adopt to CC:**
  - Wednesday, June 26, 2024, 5:00 pm
  - Virtual
- **Common Council Meeting / Special Event Resolution:**
  - Tuesday, July 2, 2024, 6:30 pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)

You can find the agendas for these meetings on-line: https://madison.legistar.com/Calendar.aspx

Kelly Post
kpost@cityofmadison.com
608-264-9289
Interim Community Events Coordinator
City of Madison Parks Division
330 E. Lakeside Street
Madison, WI 53715

2024
SPECIAL EVENT RESOLUTION

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Dane County Farmers' Market – Wednesday Markets	Wednesdays, Apr. 24 – Nov. 9, 8:30a-1:45p	200 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Madison Night Market Madison's Central Business Improvement District (BID)	May 9, June 6, Aug. 8, Sept. 12, Oct 17, 4pm-8pm	200-400 W. Gilman St., 400 Broom, 100-600 State St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed merchant vendors and sidewalk cafes are exempt.)
State Street Pedestrian Mall Experiment: City of Madison initiative	May 2024 – TBD	400-600 blocks of State Street	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed merchant vendors and sidewalk cafes are exempt.)
Run Madtown / Endurance Marketing	Saturday, May 25, 3p to Sunday, May 26, 6p	700-800 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendor licenses invalidated for this event.
Cows on the Concourse Dane County Dairy Promotion Committee	Saturday, June 1 6a-3p	100 MLK Jr. Blvd.* 10 E. & W. Main*	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed sidewalk cafes are exempt.)
Cars on State / Greater State St. Business Assoc. (GSSBA)	Saturday, June 1 6a-4p	100-600 State St.	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed merchant vendors and sidewalk cafes are exempt.)
Safety Saturday / Madison Fire Department	Saturday, June 3 7:15a-1:30p	100 E. Washington, 10 N. & S. Pinckney	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk cafes are exempt.)
Concerts on the Square Wisconsin Chamber Orchestra	Wednesdays, June 26, July 3, 10, 17, 24, 31, 3p - 11p (Rain dates: following Thursdays)	10 blocks of N & S Pinckney, E & W Main, 100 blocks of MLK Jr. Blvd, E. Washington Ave, & King St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
MadLit Greater Madison Music Committee	Fridays, July – October, TBD, 8p-11p (~7 dates)	100 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk cafes are exempt.)
Art Fair **On** the Square MMoCA	Friday, July 12, 5p, – Sunday, July 14, 9:30p	Capitol Square streets and surrounding 100 blocks.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)
Art Fair **Off** the Square WAAC	Friday, July 12, 5p, – Sunday, July 14, 9:30p	200 block of MLK, Jr. Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)
Maxwell St. Days GSSBA	Thursday, July 18 – Sunday, July 21, 7a-6p daily	100 - 600 State St, area in front of 711 State St.& 200 Henry St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. Note: Saturday City licensed vendors may set-up on 30 on the Square and east of the crosswalk at the top of 100 State. City licensed merchant vendors and sidewalk cafes are not exempt.
Jazz at Five Jazz at Five, Inc.	Wednesdays August 7, 14, 21, 28, September 4, 3p-11p	100 State St./30 On the Square*	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
India Day Assoc. of Indians in America	Saturday, August 10, 10a-2p	100 MLK, Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Woof's King Street Pride GSAFE	Saturday, August 10, 4p-11p	100 King St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk & roadway cafes are exempt.)
Taste of Madison Madison Festivals, Inc	Friday, August 30, 6p - Sunday, September 1, 11p	Capitol Square streets and surrounding 100 blocks	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes exempted). A limited number of Sat. City Vendors will be accommodated in a location determined by Madison Festivals.

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Ironman WI Ironman USA Triathlon of Colorado	Wed, Sept.4, 3p, - Mon, Sept. 8, 12p	200 MLK, Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event.
Cheese Fair off the Square Dairy Farmers of Wisconsin	Saturday, September 28,8am-3:30pm	100 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Coop Connection Summit Credit Union	Saturday, October 5, 8a-12p	100 MLK Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Madison Marathon Madison Festivals, Inc.	Sunday, November 10, 7a-3p	Capitol Square	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event.(licensed sidewalk cafes exempted). Note: Saturday market vendors may set up as usual - must be off the Square by 3p.
Shine On Madison Madison's Central Business Improvement District	Saturday, November TBD, 2p-10p,	200-400 W. Gilman St., 400 Broom, 100-600 State St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed merchant vendors and sidewalk cafes are exempt.)

**Some of the date and location event details are based on previous years' event information. Final/approved information for the current year will be included on the 2024 Street Use Permit application and permit. Locations may need to shift in 2024 depending on Metro detouring abilities once BRT is implemented. TBD*

KEY

Suspension of rules – event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.

Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License

Invalidation of vending licenses – licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

RESOLUTION TIMELINE 2024

- **Street Use Staff Commission introduction and referral to CC:**
  - Wednesday, March 6, 2024, 10:00am
  - Virtual
- **Common Council Meeting / Special Event Resolution introduction and referral to VOC:**
  - Tuesday, March 21, 2024, 6:30pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)
- **Vending Oversight Committee Meeting / Special Event Resolution referral to adopt to CC:**
  - Wednesday, March 27, 2024, 5:00pm
  - Virtual
- **Common Council Meeting / Special Event Resolution:**
  - Tuesday, April 16, 2024, 6:30pm
  - Hybrid (Virtual or 215 Martin Luther King Jr. Blvd, Room 215)

You can find the agendas for these meetings on-line: https://madison.legistar.com/Calendar.aspx

Kelly Post
kpost@cityofmadison.com
608-264-9289
Parks and Street Use Supervisor
City of Madison Parks Division
330 E. Lakeside Street
Madison, WI 53715

Title
A RESOLUTION granting Special Vending Approvals under MGO 9.13(6)(k) for 2024 Special Events as detailed on the accompanying special event resolution table.

Body
WHEREAS, Section 9.136 of the Madison General Ordinances ("MGO") and the regulations adopted therein control street vending on the State Street Mall/Capitol Concourse licenses and T, E, and M permits issued under MGO 9.54 within the perimeter of a special event for up to ten times per year in any one location; and

WHEREAS, Section 9.136(k)1.b.., MGO authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the perimeter and for the duration of a special event; and

WHEREAS, Section 9.136(k)1.c., MGO allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events; and

WHEREAS, some or all of the sponsors of the events shown in the attached table request suspension of MGO Sec. 9.136(b) regarding handcrafted, homemade goods and personally prepared foods; and

WHEREAS, some or all of the event sponsors wish to select additional vendors, salespersons and vending sites to sell products during the special events; and

WHEREAS, some event sponsors request invalidation of vending licenses and permits issued under sec. 9.54, MGO within the perimeter of their event, and agree to comply with the procedures set forth in sec. 9.136(k)1.c. to provide written notice of proposed rules, regulations, fees, and areas affected and not less than one (1) week notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, all vendors and MGO 9.54 licensees within the perimeter of the event; and

WHEREAS, each event will only take place if the sponsor has obtained a Street Use Permit for the setup and conduct of the events which may include conditions regarding location of vendors, vending equipment, and use of electricity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council finds that the special vending approvals requested in the attached table are necessary to maintain the integrity, comprehensiveness and success of each of the events; and

BE IT FURTHER RESOLVED that the Common Council finds that special conditions exist that warrant the exclusive vending rights for those events that have requested invalidation of other licenses; and

BE IT FURTHER RESOLVED, that the special vending approvals as requested for each of the events as shown in the attached table; including invalidation of vending licenses (if requested), selection of vendors, and suspension of the rules that require handcrafted goods and personally prepared food are APPROVED; and for those events requesting suspension of rules, the Common Council establishes alternate rules for vending as detailed on the accompanying special event resolution table; and

BE IT FINALLY RESOLVED that the approvals granted herein are subject to the event sponsor obtaining a Street Use Permit and any required Special Event Vending License for the event.

City of Madison

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

Master

File Number: 83883

File ID:	83883	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	3	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/11/2024
File Name:				**Final Action:**	

Title: SUBSTITUTE - Designating City of Madison Polling Locations for the 2024 Partisan Primary

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 116.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney, Sabrina V. Madison, Marsha A. Rummel, Derek Field, William Tishler, Nasra Wehelie, MGR Govindarajan, John W. Duncan, Juliana R. Bennett, Regina M. Vidaver And Nikki Conklin

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Robert Mulcahy	Approve	7/1/2024
1	1		Robert Mulcahy		
2	1	6/13/2024	Robert Mulcahy	Approve	6/18/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/11/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (7/2/24)					
2	COMMON COUNCIL	06/18/2024	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					

Notes: Adopt 7/2/2024

Text of Legislative File 83883

Fiscal Note

The 2024 Clerk's Office Adopted Operating Budget includes funding to support the cost of administering the 2024 elections. No additional appropriation is required.

Title

SUBSTITUTE - Designating City of Madison Polling Locations for the 2024 Partisan Primary

Body

WHEREAS, the Common Council must establish polling locations at least 30 days before an election; and

WHEREAS, the State of Wisconsin has a Partisan Primary on August 13, 2024; and

WHEREAS, 105 facilities have generously agreed to open their doors to facilitate the democratic process on Election Day;

NOW, THEREFORE, BE IT RESOLVED, that the following locations are designated as polling places for the August 2024 Partisan Primary:

Ward	Polling Location
1, 125	Westminster Senior Apartments, 6160 Dell Dr
2, 3	Fire Station #14, 3201 Dairy Dr
4	City Church, 4909 E Buckeye Rd
5, 6	Elvejhem Elementary School, 5106 Academy Dr
7, 121	Door Creek Church, 6602 Dominion Dr
8, 123	Steamfitters Local 601 Training Center, 6310 Town Center Dr
9	Oak Park Place, 718 Jupiter Dr
10	Messiah Lutheran Church, 5202 Cottage Grove Rd
11	New Beginnings Church, 602 Acewood Blvd
12	Kennedy Elementary School, 221 Meadowlark Dr
13	Hy-Vee, 3801 E Washington Ave
14	Sennett Middle School, 502 Pflaum Rd
15	Lake Edge Lutheran Church, 4032 Monona Dr
16	Pinney Library, 516 Cottage Grove Rd
17	Whitehorse Middle School, 218 Schenk St
18	Hawthorne Library, 2707 E Washington Ave
19	Olbrich Gardens, 3330 Atwood Ave
20, 21	Nakoosa Trail Fleet Facility, 4151 Nakoosa Trail
22	Fire Station #11, 4011 Morgan Way
23	Oakwood Village Prairie Ridge, 5565 Tancho Dr
24, 133	Sandburg Elementary School, 4114 Donald Dr
25	Eastside Lutheran, 2310 Independence Lane
26, 128	East Madison Community Center, 8 Straubel Ct
27	Hawthorne Elementary, 3344 Concord Ave
28	Bashford United Methodist Church, 329 North St
29	Emerson Middle School, 2421 E Johnson St
30	Tenney Park Pavilion, 402 N Thornton Ave
31	Door Creek Church - Northside, 1181 N Sherman Ave
32	Lakeview Library, 2845 N Sherman Ave
33, 122	Sherman Ave United Methodist Church, 3705 N Sherman Ave
34, 129	Black Hawk Middle School, 1402 Wyoming Way

35 TPC Wisconsin, 5000 N Sherman Ave
36 Warner Park CRC, 1625 Northport Dr
37 Lindbergh Elementary School, 4500 Kennedy Rd
38 Mendota Elementary School, 4002 School Rd
39, 131 Vera Court Neighborhood Center, 614 Vera Ct
40 Trinity Lutheran Church, 1904 Winnebago St
41 Lapham Elementary School, 1045 E Dayton St
42 O'Keeffe Middle School, 510 S Thornton Ave
43 Christ Presbyterian Church, 944 E Gorham St
44 Wil-Mar Neighborhood Center, 504 S Brearly St
45, 51, 126 NoVo Apartments, 216 S Pinckney St
46 Gates of Heaven, 302 E Gorham St
47 Bethel Lutheran, 312 Wisconsin Ave
48 Lowell Center, 610 Langdon St
49 Hillel at the University of Wisconsin, 611 Langdon St
50 Chazen Museum of Art, 750 University Ave
52 Central Library, 201 W Mifflin St
53 Capitol Lakes, 333 W Main St
54 Madison Senior Center, 330 W Mifflin St
55 641 W Main St Apartments, 641 W Main St
56, 57 Nicholas Recreation Center, 797 W Dayton St
58, 59 Union South, 1308 W Dayton St
60, 61 Memorial Union, 800 Langdon St
62 Eagle Heights Community Center, 611 Eagle Hts
63 First Congregational Church, 1609 University Ave
64 Blessed Sacrament Church, 2111 Rowley Ave
65 Capital High School, 3802 Regent St
66 First Baptist Church, 518 N Franklin Ave
67 Bethany United Methodist Church, 3910 Mineral Point Rd
68 Brittingham Apartments, 755 Braxton Pl
69 St James Catholic School, 1204 St James Ct
70 Society of Friends (Quakers), 1704 Roberts Ct
71 Wingra School, 718 Gilmore St
72 Trinity United Methodist Church. 1123 Vilas Ave
73 Goodman Parks Maintenance, 1402 Wingra Creek Pkwy
74 Bridge - Lake Point - Waunona, 1917 Lake Point Dr
75 Highland Manor Park Storm Shelter, 501 E Badger Rd
76 Catholic Multicultural Center, 1862 Beld St
77 Village on Park, 2300 S Park St
78, 79 Leopold Elementary School, 2602 Post Rd
80 Thoreau Elementary School, 3870 Nakoma Rd
81 Boys and Girls Club, 4619 Jenewein Rd
82 Toki Middle School, 5606 Russett Rd
83 Good Shepherd Lutheran Church, 5701 Raymond Rd
84, 99 Meadowridge Library, 5726 Raymond Rd
85 Midvale Elementary School, 502 Caromar Dr
86 Sequoya Library, 4340 Tokay Blvd
87, 88 Covenant Presbyterian Church, 326 S Segoe Rd
89 Hamilton Middle School, 4801 Waukesha St
90 Stephens Elementary School, 120 S Rosa Rd
91, 92 Asbury United Methodist, 6101 University Ave
93 John Muir Elementary, 6602 Inner Dr

94 Oakwood Village University Woods, 6205 Mineral Point Rd
95, 97, 130 Anana Elementary School, 6323 Woodington Way
96 Alicia Ashman Library, 733 N High Point Rd
98 Huegel Elementary, 2601 Prairie Rd
100 Urban League SW Employment Ctr, 1233 McKenna Blvd
101, 120 Elver Park Shelter, 1250 McKenna Blvd
102 Elver Neighborhood Center/WI Youth Company, 1201 McKenna Blvd
103 Chapel Valley Church, 3102 Prairie Rd
104 Staybridge Suites Madison - Fitchburg, 2916 Hardrock Rd
105, 106 Chavez Elementary School, 3502 Maple Grove Dr
107, 111, 124 Point of Grace Church, 7026 Raymond Rd
108 Timberlake Village Apts Community Room, 7425 Timberlake Trl
109, 138 Blackhawk Church, 9620 Brader Way
110 ~~TBD~~ West Madison Agricultural Research Station, 8502 Mineral Point Rd
112, 113 Olson Elementary School, 801 Redan Dr
115 Lussier Community Education Ctr, 55 S Gammon Rd
116 High Point Church, 7702 Old Sauk Rd
117 Attic Angel Association, 640 Junction Rd
118, 134 The Jefferson, 9401 Old Sauk Rd
119 Middleton United Church of Christ, 645 Schewe Rd
127 UW Arboretum Visitor Center, 2880 Longenecker Dr
132 Badger Rock Neighborhood Center, 501 E Badger Rd

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 83917

File ID:	83917	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/12/2024
File Name:	Adopting the Sexual Harassment Appendix to the Elected and Appointed Official Code of Ethical Conduct			**Final Action:**	

Title: Adopting the Sexual Harassment Appendix to the Elected and Appointed Official Code of Ethical Conduct

Notes:

		CC Agenda Date:	06/18/2024
		Agenda Number:	3.
Sponsors:	Yannette Figueroa Cole	**Effective Date:**	
Attachments:	Code of Conduct - Sexual Harassment 6-3-2024.pdf	**Enactment Number:**	
Author:	Ald. Yannette Figueroa Cole	**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Elizabeth York	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	06/12/2024	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	Refer	COMMON COUNCIL EXECUTIVE COMMITTEE			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 83917

Fiscal Note
Fiscal impacts, if any, will be minor. No appropriation is required

.Title
Adopting the Sexual Harassment Appendix to the Elected and Appointed Official Code of Ethical Conduct

Body
WHEREAS, the City of Madison's vision is Inclusive, Innovative, and Thriving; and,

WHEREAS, the City of Madison is committed to equity, diversity, inclusion, equal employment, and participatory government for all; and,

WHEREAS, on January 3, 2023, the Madison Common Council adopted the Elected and Appointed Official Code of Ethical Conduct; and,

WHEREAS, the goal of the policy is for City work and meeting environments to be inclusive, equitable, and free of harassment, discrimination, and retaliation; and,

WHEREAS, the Administrative Procedure Memorandum (APM) 3-5 (https://www.cityofmadison.com/mayor/apm/3-5.pdf) policy prohibits City employees, including Department and Division Heads, from harassment and/or discrimination; and,

WHEREAS, the Common Council desired to apply similar standards to the actions of members of the Council, the Mayor, and members of City Boards, Commissions, and Committees; and,

WHEREAS, there is an expectation of all members of the Common Council, the Mayor, and members of City Boards, Commissions, and Committees to treat their colleagues, City employees and members of the public in a welcoming, inclusive, fair, respectful, and equitable manner; and,

WHEREAS, there has since been an added appendix regarding sexual harassment; and,

WHEREAS, this appendix describes prohibited conduct and provides steps for if a person has experienced or witnessed sexual harassment by an alder or member of a City Board, Commission, or Committee while such official is on City business, whether on or off City premises, including at City-sponsored events or other events which the alder or appointed individual attends in their official capacity;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council adopt the Sexual Harassment Appendix to the Appointed Official Code of Ethical Conduct to apply to alders, the Common Council, the Mayor, and members of City Boards, Commissions, and Committees.

BE IT FINALLY RESOLVED that the Common Council directs the Council Office, in consultation with the Administrative Services Team, to coordinate distribution of the Elected and Appointed Official Code of Ethical Conduct to all current elected and appointed officials,

and to new officials at the start of their service with the City, and that all elected and appointed officials are beholden to this Code regardless of whether they have signed acknowledgement of receipt.

Appendix A

If a person has experienced or witnessed sexual harassment by an alder or member of a City board, commission or committee while such official is on City business, whether on or off City premises, including at City-sponsored events or other events which the alder or appointed individual attends in their official capacity, the Council encourages the following steps:

- If the person feels comfortable and safe, the person can address the matter informally with the alder or appointed individual.
- The person can report the matter to another alder; the alder will connect the person with the Common Council Chief of Staff.
- The person can contact the Council Chief of Staff; the Chief of Staff will connect the person with the appropriate personnel to report their claim.

Prohibited Conduct:

Examples of actions that could constitute sexual harassment include, but are not limited to:

- Preferential treatment in return for submitting to or engaging in sexual conduct
- Making derogatory or demeaning comments about someone's sexual orientation or gender identity (including but not limited to consistently misgendering an individual)
- Name-calling or using slurs with a gender/sexual connotation
- Making sexual comments about appearance, clothing or body parts
- Rating a person's sexuality
- Asking for sex or sexual conduct
- Asking a person for dates in a coercive manner, or repeatedly asking for a date after having been turned down
- Staring in a sexually suggestive manner
- Unwelcome touching, including pinching, patting, rubbing, or purposefully brushing up against a person, making inappropriate sexual gestures
- Unwelcome sharing of sexual or lewd anecdotes or jokes
- Unwelcome sending of sexually suggestive communications in any format
- Sharing or displaying sexually inappropriate images or videos in any format not necessary for work purposes
- Attempted or actual sexual assault

Reporting:

A person who feels that they have been harassed by an alder or an appointed individual while acting in their official capacity may report the matter to the organizer of the event or relevant meeting authority or the Council Office Chief of Staff. The organizer of the event or the meeting authority will be expected to take appropriate action by its applicable policies, regulations, and rules and shall notify the Council Office Chief of Staff.

Examples of appropriate action may include, but are not limited to:

- Requesting the perpetrator to stop the offending behavior immediately
- Conveying the complaint to the Council Office Chief of Staff

The Council Office Chief of Staff will connect the individual reporting the conduct with the Department of Civil Rights, Human Resources, and the City Attorney. After talking to the complainant and, if different, the person who was the alleged subject of the sexual harassment, the Department of Civil Rights, the Human Resources Department, and the City Attorney will decide if an investigation or referral to any other agency is needed. Any action taken as a result of an investigation shall be under the applicable Federal, State or City law or applicable City procedure.

Debriefing:

If the Department of Civil Rights, Human Resources, and the City Attorney complete an investigation upon completion of their investigation they shall debrief the complainant, the respondent, the Council President and the Council Office Chief of Staff on the findings of the investigation.

Release of Summary of Findings or Related Documents:

After consideration of safety-related concerns and confidentiality needs related to the investigation, the Common Council President may issue a public summary of findings.

The City will ensure compliance with Wisconsin's Public Records Laws in release of any required documents, redacting such information as required by law

Retaliation:

Threats, intimidation, or any other form of retaliation against a person who has made a complaint or provided information supporting a complaint are prohibited. An alder or appointed individual or any other entity responsible for Council events will take any reasonable and appropriate action to prevent and respond to retaliation per its applicable policy, regulations, and rules.

City of Madison

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

Master

File Number: 83922

File ID:	83922	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/12/2024
File Name:	Authorizing the Mayor and City Clerk to execute an Employment Agreement between the City of Madison and Stephen Dongarra, Monona Terrace Sales Manager. (District 4)			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute an Employment Agreement between the City of Madison and Stephen Dongarra, Monona Terrace Sales Manager. (District 4)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	118.
Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	scarrizal@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2024	Ryan Pennington	Approve	7/2/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Monona Terrace	06/12/2024	Referred for Introduction		07/02/2024		
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (7/2/24)					
1	COMMON COUNCIL	06/18/2024	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					
	Notes:	Adopt 7/2/24					

Text of Legislative File 83922

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Stephen Dongarra, the Monona Terrace Sales Manager salary will be based on an annualized rate of $83,668. Additionally, the Sales Manager will be eligible for incentive pay in each quarter up to 15% of the quarterly base salary. The position will be funded from Monona Terrace's operating budget and no additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to execute an Employment Agreement between the City of Madison and Stephen Dongarra, Monona Terrace Sales Manager. (District 4)

Body

WHEREAS, the City of Madison through its Monona Terrace Sales / Marketing / Events Manager and Mr. Dongarra have successfully negotiated a mutually agreeable Employment Agreement for Mr. Dongarra as Monona Terrace Sales Manager, such agreement to take effect upon execution and to be terminable at will by either party.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute the Agreement described herein on behalf of the City of Madison.

City of Madison

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

Master

File Number: 84123

File ID:	84123	**File Type:**	Appeal	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Appeal of the Plan Commission action on the conditional use request for 6610-6706 Old Sauk Road, Legistar ID 82972. (District 19)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 119.

Sponsors:

Effective Date:

Attachments: link to file 82972, Appeal of Plan Commission Approval of Conditional Use w Enclosures.pdf, Public Comments.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	06/21/2024	Referred for Introduction				

Action Text: This Appeal was Referred for Introduction
Notes: Common Council Public Hearing (7/16/24)

Text of Legislative File 84123

Title

Appeal of the Plan Commission action on the conditional use request for 6610-6706 Old Sauk Road, Legistar ID 82972. (District 19)

AXLEY ATTORNEYS

Christopher T. Nelson
cnelson@axley.com
608.283.6707

VIA HAND DELIVERY AND E-MAIL

June 18, 2024

Matt Wachter
Secretary of the Plan Commission
City of Madison, Planning Division
215 Martin Luther King Jr. Blvd.
Madison, WI

RE: Appeal of Plan Commission's Approval of Conditional Use at 6610-6706 Old Sauk Road
Legislative File No. 82972

Dear Mr. Wachter:

Please find attached to this letter an appeal of the Plan Commission's decision at its meeting on June 10, 2024, to approve a conditional use at 6610-6706 Old Sauk Road, File No. 82972, pursuant to City of Madison Code of Ordinances, Chapter 28, Subchapter 28L, Section 28.183(5)(b).

Enclosed with this letter is the appeal, signatures for more than 20% of the property owners receiving notice of the proposed conditional use, and the list of persons receiving notice of the proposed conditional use, which was provided to me by the City of Madison Planning Division.

In total, 40 properties received notice of Stone House Development's proposed conditional use (although, three appear to be duplicative). The enclosed appeal includes signatures of property owners for 15 of the noticed properties.

Axley Brynelson, LLP represents four of the signatories to this appeal: Paul and Mary Umbeck, and Jeff and Kathy Western. If the City directs any communications to the appellants, please direct communications to the Umbecks and Westerns to me.

Please do not hesitate to contact me to further discuss this matter.

Sincerely,

AXLEY BRYNELSON, LLP



Christopher T. Nelson
CTN: eel

cc. Timothy M. Parks, City of Madison Planning Division, *Via Email*
Bill Fruhling, City of Madison Planning Division, *Via Email*
John P. Guequierre, City of Madison, Alder for Ward 19, *Via Email*
Jeff and Kathy Western, *Via Email*
Paul and Mary Umbeck, *Via Email*

Enclosures

APPEAL OF LEGISLATIVE FILE NO. 82972

Action Appealed: Approval of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and Approval of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three store, 138-unit apartment building with an accessory outdoor pool.

Background: On June 10, 2024, the Plan Commission approved Legislative File No. 82972, which permits applicant Stone House Development to construct an apartment complex at 6610-6707 Old Sauk Road, at a density greater than permitted under the zoning code. Section 28.051 of the City Code of Ordinances permits multi-family apartments at a density of up to 36 units on a TR-U2 zoned property. With its conditional use application, Stone House Development requested to exceed the permitted use unit-limit in the TR-U2 District and construct a multi-family apartment complex totaling 138 units.

The following findings were made by the Plan Commission according to the draft minutes for the meeting held on June 10, 2024:

> On a motion by Commissioner Solheim, seconded by Alder Duncan, the Plan Commission found that the standards were met and approved the conditional use requests subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
>
> In finding the standards for conditional use approval met, members of the Plan Commission specifically cited:
> - The stormwater information provided, the traffic impact analysis, and the proposed conditions of approval to add a crossing of Old Sauk Road in finding that standard 1 was met;
> - That there are adequate services in finding that standard 2 was met;
> - That the significant setbacks and screen proposed and the findings in the traffic impact analysis in finding that standard 3 was met;
> - That there was nothing that would suggest that standard 4 was not met;
> - That the findings in the traffic impact analysis and proposed conditions of approval allow standard 5 to be met; and
> - That the conditions of approval for the land use and Certified Survey Map should help to address the many concerns raised in public comments and during testimony at the meeting.
>
> A motion was made by Solheim, seconded by Duncan to Approve. The motion passed by voice vote/other.

Grounds for Appeal: Madison City Ordinances Section 28.183(6)(a) articulates approval standards for conditional uses. Under the ordinance, "[n]o application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1.The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2.The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.
3.The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.
4.The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5.Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided.

The Plan Commission erred in finding that Stone House Development's proposed 138-unit apartment complex satisfied factors 1-5. The record before the Plan Commission provides substantial evidence that Stone House Development's proposal fails to satisfy conditional use factors 1, 2, 3, and 5.

Stone House Development's project will have a detrimental effect and endanger public health safety and welfare of the surrounding properties because the stormwater management plan proposed by Stone House Development will exacerbate already existing surface water issues in the neighborhood.

At its meeting on June 10, 2024, the Plan Commission heard from Chuck Nahn, P.E., and Professor John Norman of the University of Wisconsin-Madison Soil Sciences Department. The Plan Commission also received written comments from Mr. Nahn and Professor Norman, which are in the record. Mr. Nahn and Professor Norman articulated in detail why the underground stormwater tanks proposed by Stone House Development in order to meet the requirements of Madison Code of Ordinances Ch. 37, are likely to fail.

The Plan Commission further heard from neighboring property owners about the extent of stormwater issues in the neighborhood, including from neighbors already running two sump pumps to prevent flooding.

The evidence before the Plan Commission establishes that Stone House Development's proposal is likely to have a detrimental impact on neighboring established uses. Accordingly, Section 28.183(6)(a) factors 1 and 3 are not satisfied.

Additionally, factors 2 and 5 are not satisfied because the City presently lacks sufficient infrastructure to handle the increased stormwater issues caused by the Stone House Development. Rather than routing stormwater into City storm sewers, Stone House Development proposes novel and theoretical solutions to handle stormwater on its property. These include the underground storage tanks, which a professional engineer and professor

of soil sciences have concluded are likely to fail, and an infiltration pond, which is designed to discharge water onto the property of a neighboring landowner. Stone House Development proposes these inadequate stormwater solutions because the City lacks adequate stormwater infrastructure to handle the stormwater produced on the property. Stone House Development's novel and theoretical solutions to the stormwater problem are only necessary because City infrastructure in the area does not allow Stone House to discharge its stormwater into public stormwater infrastructure. Section 28.183(6)(a) factors 2 and 5 are not satisfied.

For their Appeal, Appellants rely on the record before the Plan Commission at its meeting on June 10, 2024, and all the comments made during the public hearing on this matter.

We, the undersigned Property Owners, by signing our names below, declare that we received notice from the City of Madison regarding the Plan Commission's consideration of Legislative File No. 82972, own the property identified herein, and sign this document for the purpose of appealing the Plan Commission's approval of Legislative File No. 82972 to the Common Council.

Name (PRINT)	**Signature**	**Address**

of soil sciences have concluded are likely to fail, and an infiltration pond, which is designed to discharge water onto the property of a neighboring landowner. Stone House Development proposes these inadequate stormwater solutions because the City lacks adequate stormwater infrastructure to handle the stormwater produced on the property. Stone House Development's novel and theoretical solutions to the stormwater problem are only necessary because City infrastructure in the area does not allow Stone House to discharge its stormwater into public stormwater infrastructure. Section 28.183(6)(a) factors 2 and 5 are not satisfied.

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Name (PRINT)	Signature	Address
Kathleen L Western	Kathleen L Western	25 St. Andrews Cir. MADISON
Jeffrey Western		25 Saint Andrews Cir Madison, WI
Deborah Forrestal	Deborah Forrestal	21 St. Andrews Cir, Madison
SHARON T. SABOL	Sharon T. Sabol	726 Sauk Ridge Trail / 7833 Black River Road Madison / Verona
SHAUN T. SABOL	Shaun T. Sabol	732 Sauk Ridge Trail / 7833 Black River Road Madison / Verona
~~JUDITH A. MEYERS~~	17 St. Andrews Cir. 53717 Madison WI	~~17 ST ANDREWS CIR MADISON WI 53717~~
FRANK J. MEYERS	deceased.	17 ST. ANDREWS CIR MADISON WI 53717
JUDITH A. MEYERS	Judith A. Meyers	17 ST. ANDREWS CIR. MADISON WI 53717
Carrie E. Grahn	Carrie Grahn	22 St Andrews Cir Madison, WI 53717
WILLIAM M. GRAHN		22 St. Andrews Cir. Madison, WI 53717

of soil sciences have concluded are likely to fail, and an infiltration pond, which is designed to discharge water onto the property of a neighboring landowner. Stone House Development proposes these inadequate stormwater solutions because the City lacks adequate stormwater infrastructure to handle the stormwater produced on the property. Stone House Development's novel and theoretical solutions to the stormwater problem are only necessary because City infrastructure in the area does not allow Stone House to discharge its stormwater into public stormwater infrastructure. Section 28.183(6)(a) factors 2 and 5 are not satisfied.

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Name (PRINT)	Signature	Address
Michael A. Green		6709 Old Sauk Rd Madison 53705
Lynn Mary Green	Lynn Mary Green	6709 Old Sauk Rd. Madison, WI 53705
Dona Meicher-Werwie	Dona Meicher Werwie	22 E Spyglass Ct Madison, WI 53717
Mary A. Umbeck	Mary A Umbeck	25 E. Spyglass Ct Madison WI 53717
Paul F. Umbeck		25 E. Spyglass Ct madison, WI 53717
Beth Robinson	Beth Robinson	17 E Spyglass Ct Madison WI 53717
Sarah E Robinson	Sarah E. Robinson	17 E Spyglass Ct Madison WI 53717
Timothy J Burns		17 E Spyglass Ct Madison WI 53717

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Name (PRINT)	Signature	Address
Dan Jaeger		14 Torrey Pines Ct. Madison, WI 53717
Karen Gibson		14 TORREY PINES CT MADISON WI 53717

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Name (PRINT)	Signature	Address
Daniel Stier		606 San Juan Trail Madison, WI 53705
DIANE SORENSEN		606 San Juan Trail Madison, WI 53705
SUSAN NIESEN		6613 OLD SAUK RD MADISON WI 53705
Chris Pajerski		6713 old Sauk Rd Madison WI 53705

name1	name2	mailing_address	city	state	zip
MAKKENA, YASHASWINI	& ASHUTOSH ARYAL	6714 OLD SAUK RD	MADISON	WI	53705-2427
PAPPAS, MICHAEL N		6718 OLD SAUK RD	MADISON	WI	53705
BURNS, TIMOTHY	SARAH ELIZABETH ROBINSON	17 E SPYGLASS CT	MADISON	WI	53717
UMBECK JR, PAUL F	& MARY ACKERMAN UMBECK	25 E SPYGLASS CT	MADISON	WI	53717-1143
MEICHER-WERWIE, DONA J		22 E SPYGLASS CT	MADISON	WI	53717
LAND, ANDREA E	JOSHUA A LAND	18 E SPYGLASS CT	MADISON	WI	53717-1143
WOREL LIVING TRUST		717 PEBBLE BEACH DR	MADISON	WI	53717-1139
GREUNKE, DAVID R		6 TORREY PINES CT	MADISON	WI	53717-1153
MARTY, TRENTEN & KATHRYN		10 TORREY PINES COURT	MADISON	WI	53717-1153
JAEGER/GIBSON FAMILY TR		14 TORREY PINES CT	MADISON	WI	53717
BRADLEY, LEONARD & DIANNE		18 TORREY PINES CT	MADISON	WI	53717-1153
MORRISON, LISA A	& BRIAN L BEARD	21 TORREY PINES CT	MADISON	WI	53717
LEEMKUIL REVOCABLE TRUST		17 TORREY PINES CT	MADISON	WI	53717-1153
WINNIG, PAULA JAYNE		18 ST ANDREWS CIR	MADISON	WI	53717-1154
GRAHN, WILLIAM M	& CARRIE E GRAHN	22 ST ANDREWS CIR	MADISON	WI	53717-1154
WESTERN, JEFFREY L	& KATHLEEN L WESTERN	25 ST ANDREWS CIR	MADISON	WI	53717-1154
FORRESTAL SURVIVOR'S TR,	DEBORAH L	21 ST ANDREWS CIR	MADISON	WI	53717
MEYERS, FRANK & JUDITH		17 ST ANDREWS CIR	MADISON	WI	53717-1154
PIERSTORFF, ROBERT		6610 OLD SAUK RD	MADISON	WI	53705
PIERSTORFF, ROBERT W		6610 OLD SAUK RD	MADISON	WI	53705
UNIT OWNERS SAUKBOROUGH	SQ CDM	6417 NORMANDY LN	MADISON	WI	53719
NORMANDY PARTNERS LLC		725 E JOHNSON ST	MADISON	WI	53703
SABOL, SHAUN T		7833 BLACK RIVER RD	VERONA	WI	53593
SABOL, SHAUN T		7833 BLACK RIVER RD	VERONA	WI	53593-8400
NORMANDY PARTNERS LLC		725 E JOHNSON ST	MADISON	WI	53703
SAUKBOROUGH PROPERTY	OWNRS ASSOC % S.PACKWOOD	5 COURT OF BRIXHAM	MADISON	WI	53705
ROELKE IRREV TRUST, C M		6621 OLD SAUK RD	MADISON	WI	53705-2424
SCHUCK, HOWARD & DIANE		6617 OLD SAUK RD	MADISON	WI	53705-2424
NIESEN TRUST		6613 OLD SAUK RD	MADISON	WI	53705-2424
MO, LUOSHENG	& XUDONG ZHU	6605 OLD SAUK RD	MADISON	WI	53705
HARRIS, ZE'EV		6601 OLD SAUK RD	MADISON	WI	53705
JOSVAI, SAM		609 EVERGLADE DR	MADISON	WI	53717-1118
SORENSEN, DIANE M	DANIEL D STIER	606 SAN JUAN TRL	MADISON	WI	53705
JORANLIEN, ERIK	GRACE RIEDLE	610 SAN JUAN TRL	MADISON	WI	53705-2463
GREEN, MICHAEL A & LYNN M		6709 OLD SAUK RD	MADISON	WI	53705-2426
GREEN, MICHAEL ANTHONY	AND LYNN MARY GREEN	6709 OLD SAUK RD	MADISON	WI	53705-2426
PAJERSKI, CHRISTOPHER A		6713 OLD SAUK RD	MADISON	WI	53705-2426
Occupant		10 TORREY PINES CT	MADISON	WI	53717
Occupant		6706 OLD SAUK RD	MADISON	WI	53705
Occupant		738 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant		738 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant		738 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant		736 SAUK RIDGE TRL UNIT A	MADISON	WI	53705

Occupant	736 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	736 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	736 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	738 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	732 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	732 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	732 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	734 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	734 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	734 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	734 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	732 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	728 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	728 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	728 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	728 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	726 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	726 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	726 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	726 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	722 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	722 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Occupant	722 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	722 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	724 SAUK RIDGE TRL UNIT A	MADISON	WI	53705
Occupant	724 SAUK RIDGE TRL UNIT B	MADISON	WI	53705
Occupant	724 SAUK RIDGE TRL UNIT C	MADISON	WI	53705
Occupant	724 SAUK RIDGE TRL UNIT D	MADISON	WI	53705
Ald. John Guequierre	887 N High Point Rd	MADISON	WI	53717

From: Greg Bell
To: Plan Commission Comments
Subject: File#82972
Date: Tuesday, June 25, 2024 2:17:18 PM

[You don't often get email from tgregbell@tds.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Dear Members of the PC Board and the City Council:
This appeal is concerning a serious and critical issue related to the Stone House Development project just off Old Sauk Rd., File #82972, but backing up to a number of properties who will likely be injured after it is completed. Please consider this serious impediment to a successful housing development so you can avoid millions of dollars in suits from injured home owners in the future if you fail to resolve this issue. There is no need to rush your judgement on this project. Do it right the first time!, please, we beg you.
T.Greg-Pam Bell, 11 Court of Brixham. 53705
--

--
T. Greg Bell 11 Court of Brixham Madison, WI 53705 tgregbell@tds.net
608-836-9547

From: Connie Brown
To: Plan Commission Comments
Subject: 6610-6706 Old Sauk Rd
Date: Monday, June 24, 2024 5:41:12 PM

You don't often get email from cmbrown710@gmail.com. Learn why this is important

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

We are so thankful for this appeal. We feel as if no one is hearing our concerns.

An Appeal has been submitted to the Secretary of the Plan Commission because the Plan Commission has failed to consider overwhelming evidence that:

a) Stone House Development's proposed novel stormwater management plan will have a detrimental effect on public health, safety and welfare of the surrounding properties; and
b) The City presently lacks an adequate stormwater infrastructure to handle the increased stormwater issues caused by the Stone House development.

Connie Brown

Sent from my iPad

From: Jeff Brown
To: Plan Commission Comments
Subject: 6610-6706
Date: Monday, June 24, 2024 5:51:24 PM

You don't often get email from brownpianoworkshop@gmail.com. Learn why this is important

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

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a) Stone House Development's proposed novel stormwater management plan will have a detrimental effect on public health, safety and welfare of the surrounding properties; and

b) The City presently lacks an adequate stormwater infrastructure to handle the increased stormwater issues caused by the Stone House development.

Jeffrey Brown

From: Steve Mason
To: Plan Commission Comments
Subject: Appeal
Date: Monday, June 24, 2024 7:15:29 PM

[You don't often get email from smason65@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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There are very serious problems with the proposed drainage and water retention issues with the stone house proposal. These cannot be brushed off without being addressed point by point. City staff doesn't see a problem…. Are they blind?

From: Kathleen stark
To: Plan Commission Comments
Subject: Opposition to Stone House Development proposal
Date: Monday, June 24, 2024 5:13:06 PM

You don't often get email from strk79automatic@gmail.com. Learn why this is important

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

Once again as citizens of ld Sauk neighborhood we strongly oppose the following agenda items:

2950 … 6610-6706 Old Sauk Road (District 19): Consideration of a demolition permit to demolish two single-family residences and a two-family residence.

24) 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)

25) 82972 … 6610-6706 Old Sauk Road (District 19): Consideration of a conditional use in the [Proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling with greater than 60 units and consideration of a conditional use in the TR-U2 District for outdoor recreation, all to allow construction of a three-story, 138-unit apartment building with an accessory outdoor pool.

26) 82979 …Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 6610-6706 Old Sauk Road (District 19)

Thomas and Kathleen Stark
809 Sauk Ridge Trail
Madison, WI 53717

City of Madison

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

Master

File Number: 83946

File ID:	83946	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/13/2024
File Name:	East Broadway Rezone			**Final Action:**	

Title: Creating Section 28.022-00680 of the Madison General Ordinances to change the zoning of property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

Notes: 6879EBroadwayRZ

		CC Agenda Date:	07/02/2024
		Agenda Number:	120.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	4538-4610 E Broadway.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	6/24/2024	Michael Haas	Approved as to Form	7/12/2024
1	2	6/24/2024	Maggie McClain	Approve	7/12/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/13/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

Text of Legislative File 83946

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00680 of the Madison General Ordinances to change the zoning of

property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District. (District 16)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 4538-4610 East Broadway from IL (Industrial-Limited) District to SE (Suburban Employment) District for future development following land division to create two lots and an outlot for a future public street.

****

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

1. Map Amendment 00680 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00680. The following described property is hereby rezoned to SE (Suburban Employment) District.

Lot 3 of Certified Survey Map (CSM) 3441, and part of Outlots 42, 44 and 45 of the Town of Blooming Grove Assessor’s Plat No. 2 in the SW 1/4 of the SW 1/4 of Section 22, T7N, R10E, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the SW Corner of said Section 22; thence, along the South line of said SW 1/4, North 89°50'05” East, 483.18 feet to its intersection with the Southerly prolongation of the West line of said Lot 3 of Certified Survey Map 3441; thence, along said Southerly prolongation, North 00°53'34” East, 191.68 feet to the Southwest corner of said Lot 3 and the Point Of Beginning, lying on the Northerly right-of-way of the East Broadway Service Road; thence, along said West line of Lot 3, North 00°53'34” West, 405.55 feet to an angle point in said West line; thence, continuing along said West line, South 89°33'27” East, 8.75 feet to an angle point in said West line; thence, continuing along said West line, North 00°42'50” West, 274.13 feet to the Northwest corner of said Lot 3; thence, along the North line of Lot 3, North 89°34'35” East, 313.32 feet to the Northeast corner of said Lot 3; thence, along the East line of Lot 3, South 00°32'03” West, 409.59 feet; thence North 65°28'59” East, 177.38 feet; thence South 31°28'26” East, 157.52 feet to its intersection with the Northwesterly right-of-way line of Dutch Mill Road; thence, along said Northwesterly right-of-way line, South 46°24'01” West, 158.11 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 758.60 feet and a chord which bears South 51°53'39” West, 145.25 feet; thence Southwesterly, 145.48 feet along the arc of said curve through a central angle of 10°59'15” to its intersection with the Northerly right-of-way line of aforesaid East Broadway Service Road; thence, along said Northerly right-of-way line, South 83°26'08” West, 163.25 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 542.91 feet and a chord which bears North 88°05'40” West, 173.90 feet; thence Westerly, 174.65 feet along the arc of said curve through a central angle of 18°25'55” to the Point of Beginning. Said parcel contains 6.05 acres, more or less.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

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: 2 July 2024

Referral(s): Plan Commission: 29 July 2024; Common Council: 6 August 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 4538-4610 E Broadway Alder District 16

From IL District To SE District

Proposed Use: Rezone for future development following land division to create two lots and an outlot for a future public street

By Direction Of: _____ Date: 11 June 2024

City of Madison

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

Master

File Number: 83947

File ID:	83947	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/13/2024
File Name:	South Whitney Way Rezone			**Final Action:**	

Title: Creating Section 28.022-00681 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) for property located at 603 South Whitney Way and creating Section 28.022-00682 to approve a Specific Implementation Plan (SIP). (District 11)

Notes: 6880SWhitneyWay

		CC Agenda Date:	07/02/2024
		Agenda Number:	121.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	603 S Whitney Way.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	6/24/2024	Michael Haas	Approved as to Form	7/12/2024
1	2	6/24/2024	Maggie McClain	Approve	7/12/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/13/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

Text of Legislative File 83947

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00681 of the Madison General Ordinances to amend a Planned Development (PD) District General Development Plan (GDP) for property located at 603 South Whitney Way and creating Section 28.022-00682 to approve a Specific Implementation Plan (SIP). (District 11)

Body

DRAFTER'S ANALYSIS: This ordinance approves an amended General Development Plan and Specific Implementation Plan for property located at 603 South Whitney Way to allow construction of a four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments.

****

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

1. WHEREAS, an Amended Planned Development District General Development Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Amendment 00681 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00681. An Amended Planned Development District General Development Plan is hereby approved for the following property:

Lot 3, Westgate Redevelopment Plat, City of Madison, Dane County, Wisconsin. Said parcel contains 2.86 acres.”

2. WHEREAS, a Planned Development District Specific Implementation Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Map Amendment 00682 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00682. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Lot 3, Westgate Redevelopment Plat, City of Madison, Dane County, Wisconsin. Said parcel contains 2.86 acres.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

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: 2 July 2024

Referral(s): Plan Commission: 29 July 2024; Common Council: 6 August 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 603 S Whitney Way Alder District 11

From PD(GDP) District To Amended PD(GDP-SIP) District

Proposed Use: Amend Westgate General Development Plan and approve Specific Implementation Plan to allow construction of a four-story mixed-use building containing 2,450 square feet of commercial space and 167 apartments

By Direction Of: _____ Date: 11 June 2024

City of Madison

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

Master

File Number: 83948

File ID:	83948	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/13/2024
File Name:	University Avenue Rezone			**Final Action:**	

Title: Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Notes: 6881UniversityAveRZ

		CC Agenda Date:	07/02/2024
		Agenda Number:	122.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	3535-3553 University Avenue.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	6/24/2024	Michael Haas	Approved as to Form	7/12/2024
1	2	6/24/2024	Maggie McClain	Approve	7/12/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/13/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

Text of Legislative File 83948

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District to allow redevelopment of site with a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments following demolition of existing commercial buildings.

****

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

1. Map Amendment 00683 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00683. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Parts of Lots 527-530, Sunset Ridge Addition to Sunset Village, and part of vacated Bruce Court and all of a vacated public walkway established on said Sunset Ridge Addition plat, located in the NE 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at a point located on the northwesterly right of way line of Bruce Court (as created by a partial vacation of right of way for Bruce Court and the vacation of a platted 10-foot wide walkway by Document No. 1833898, recorded on May 22, 1984); thence S89°41’44”W, 18.71 feet, to the point of intersection of Lot 530 of said Sunset Ridge Addition plat and the original right of way line of Bruce Court; thence N58°01’38”W, 20.84; thence N88°57’08”W, 90.8 feet; thence N00°05’59”E, 90.85 feet to the Southerly right of way line of University Avenue as established by Document 1283819 recorded on February 25, 1971; thence S88°58’01”E along said Southerly right of way line, 325.04 feet to the East line of Lot 528 of said Sunset Ridge Addition; thence S00º05’59”W along the East line of said Lot 528 and Lot 527, 90.7 feet; thence N88°58’47”W, 93.53 feet; thence S61°30’22”W, 17.36 feet to the point of intersection of Lot 527 of said Sunset Ridge Addition plat and the original right of way line of Bruce Court; thence S89°41’44”W, 18.66 feet to the northeasterly right of way line of Bruce Court as created by said vacations; thence on a curve to the Left, having a radius of 44 feet and a chord which bears N63°27'38”W, 40.61 feet along said Bruce Court right of way; thence continuing on a curve to the Left, having a radius of 44 feet and chord which bears S63°25'29”W, 40.61 feet along said Bruce Court right of way to the Point of Beginning. Said described parcel contains 29,841 square feet or 0.69 acres.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

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: 2 July 2024

Referral(s): Plan Commission: 29 July 2024; Common Council: 6 August 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 3535-3553-University Avenue Alder District 5

From PD District To CC-T District

Proposed Use: Rezone to allow redevelopment of site with a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments following demolition of existing commercial buildings

By Direction Of: _____ Date: 11 June 2024

City of Madison

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

Master

File Number: 84038

File ID:	84038	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/20/2024
File Name:	Surface Parking Prohibited in Downtown Core District			**Final Action:**	

Title: Amending Sections 28.071(3)(a)1 and 28.074(6) of the Madison General Ordinances related to parking to prohibit surface parking in the Downtown Core (DC) District.

Notes: 6873SurfaceParkingDC

		CC Agenda Date:	07/02/2024
		Agenda Number:	123.
Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:		**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	6/26/2024	Michael Haas	Approved as to Form	7/16/2024
1	2	6/26/2024	Maggie McClain	Approve	7/16/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/20/2024	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 7/29/24), Common Council (8/6/24)

Text of Legislative File 84038

Fiscal Note

No City appropriation required.

Title

Amending Sections 28.071(3)(a)1 and 28.074(6) of the Madison General Ordinances related to parking to prohibit surface parking in the Downtown Core (DC) District.

Body

DRAFTER'S ANALYSIS: The proposed ordinance prohibits surface parking lots in the Downtown Core (DC) district.

****

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

1. Paragraph 1. of Subdivision (a) entitled "Parking" of Subsection (3) entitled "Design Standards" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is amended as follows:

> "1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office, or residential or retail uses along all street-facing facades. Surface parking lots are prohibited in the DC (Downtown Core) District."

2. 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) Parking shall be located in parking structures. Surface parking lots are prohibited.

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

1. Off-street parking and off-street loading.
2. Outdoor display and outdoor storage.
3. Vending machines.
4. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
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.
16. Farmers market."

City of Madison

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

Master

File Number: 83723

File ID:	83723	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/29/2024
File Name:	MFD Paramedic Training MATC 2024-2025			**Final Action:**	

Title: Authorizing a non-competitive service contract between the Madison Area Technical College and the City of Madison Fire Department for the provision of paramedic training, 2024-2025 cohort. (Citywide)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	124.
Sponsors:	Derek Field And John W. Duncan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	afreedman@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/26/2024	Elizabeth York	Approve	7/16/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	05/29/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/8/24), Common Council (7/16/24)

Text of Legislative File 83723

Fiscal Note

The proposed resolution authorizes a one-time, non-competitive service contract for paramedic training services from the Madison Area Technical College. The $85,080 estimated cost is included in the Madison Fire Department's 2024 operating budget and will be included in the Department's 2025 operating budget request. No additional city appropriation is required at this

time.

Title

Authorizing a non-competitive service contract between the Madison Area Technical College and the City of Madison Fire Department for the provision of paramedic training, 2024-2025 cohort. (Citywide)

Body

WHEREAS, the Madison Fire Department (MFD) has sent MFD firefighter-EMTs to Madison Area Technical College (MATC) for paramedic training for the past seven years;

WHEREAS, the 2024-2025 cohort includes ten students with tuition and fees approximating $8,508 per student, totaling an estimated $85,080;

WHEREAS, MGO 4.26 requires Common Council approval of service contracts of $50,000 or more if the contractor was not selected through a competitive selection process;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Clerk are authorized to sign a non-competitive service contract with the Madison Area Technical College for paramedic training services for the 2024-2025 cohort, up to $85,080.

City of Madison

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

Master

File Number: 83820

File ID:	83820	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/05/2024
File Name:				**Final Action:**	

Title: Authorizing the Mayor to sign a Memorandum of Understanding with the President and Fellows of Harvard College acting through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government ("Harvard") for the placement of a Bloomberg Harvard City Hall Fellow in the Mayor's Office

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	125.
Sponsors:	Satya V. Rhodes-Conway, John P. Guequierre, Nikki Conklin And MGR Govindarajan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jessica Price	**Hearing Date:**	
Entered by:	jprice2@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/24/2024	Elizabeth York	Approve	7/11/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/05/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Common Council (7/16/24)

Text of Legislative File 83820

Fiscal Note

No appropriation is required.

Title

Authorizing the Mayor to sign a Memorandum of Understanding with the President and Fellows of Harvard College acting through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government ("Harvard") for the placement of a Bloomberg Harvard City Hall Fellow in the Mayor's Office

Body

WHEREAS, the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government administers the Bloomberg Harvard City Hall Fellow program; and

WHEREAS, the Bloomberg Harvard City Hall Fellowship program enables Harvard University graduates to work with cities nationwide for two (2) years on a specific agreed upon priority area; and

WHEREAS, the Bloomberg Harvard City Hall Fellowship program provides fellows to cities at no cost to the city; and

WHEREAS, the City of Madison ("City"), through an application by the Sustainability and Resilience Program in the Mayor's Office, was selected as a participant city in the program; and

WHEREAS, participating in the fellowship program incurs no cost to the City, and the fellow is not compensated by the City.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor is authorized to sign a Memorandum of Understanding ("MOU") for up to 5 years to authorize the placement of a fellow for the period August 26, 2024 through August 25, 2026 with the President and Fellows of Harvard College acting through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government ("Harvard") for the placement of a Bloomberg Harvard City Hall Fellow in the Mayor's Office to work with the Sustainability and Resilience program.

City of Madison

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

Master

File Number: 83999

File ID:	83999	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/18/2024
File Name:	Termination of the Declaration of Public Works Emergency per Section 62.15(1b) of the Wisconsin Statutes Proclaiming an Emergency for the repair of sanitary sewer force main on the Mendota Mental Institute grounds (301 Troy Drive)			**Final Action:**	

Title: Termination of the Declaration of Public Works Emergency per Section 62.15(1b) of the Wisconsin Statutes Proclaiming an Emergency for the repair of sanitary sewer force main on the Mendota Mental Institute grounds (301 Troy Drive) (District 18)

Notes: Mark Moder

		CC Agenda Date:	07/02/2024
		Agenda Number:	126.
Sponsors:	Charles Myadze	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/21/2024	Robert Mulcahy	Approve	6/25/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/20/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (7/10/24), Common Council (8/6/24)

Text of Legislative File 83999

Fiscal Note

The proposed resolution authorizes the payment of $30,172.28 to contractor Capitol Underground ($10,571.53) and the Madison Metropolitan Sewerage District ($19,600.75) for emergency repair of a sanitary sewer force main on the Mendota Mental Institute grounds. The Board of Public Works previously declared the repair a Public Works Emergency on May 8, 2024 (Legistar #83221). After City Engineering attempted to complete the repair, it was believed the break exceeded the City's capabilities. Capitol Underground completed the main sewer repair and the Madison Metropolitan Sewerage District completed the wastewater control. The emergency is satisfied and closed with the work accepted as completed. Funding for the repair is available in the 2024 Sewer Utility Adopted Operating Budget. No additional appropriation is required.

Title

Termination of the Declaration of Public Works Emergency per Section 62.15(1b) of the Wisconsin Statutes Proclaiming an Emergency for the repair of sanitary sewer force main on the Mendota Mental Institute grounds (301 Troy Drive) (District 18)

Body

WHEREAS, a Public Emergency per Wisconsin Statute Section 62.15(1b) of the Wisconsin Statutes was declared on May 8, 2024 to complete a force main sewer repair that was discovered by Capitol Underground at the corner of private roads Memorial Drive and North Road,

WHEREAS, after attempting to complete the repair, Engineering Operations believed that management of the break exceeded their capabilities,

WHEREAS, the force main sewer repair was completed by Capitol Underground with Wastewater Control handled by Madison Metropolitan Sewerage District(MMSD),

THEREFORE, BE IT RESOLVED, that the emergency is hereby declared to be satisfied and is closed and the work is accepted as completed; and,

BE IT FURTHER RESOLVED, that the contractor, Capitol Underground & Madison Metropolitan Sewerage District be paid in full.

City of Madison

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

Master

File Number: 84166

File ID:	84166	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:	Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of other governmental units for delinquent accounts in those jurisdictions.			**Final Action:**	

Title: Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	127.
Sponsors:	Charles Myadze And Amani Latimer Burris	**Effective Date:**	
Attachments:	Staff Memo - Authorize General Manager to Certify Tax Roll_.pdf, Resolution #84166 Authorizing General Manager to Certify Tax Roll_.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	6/26/2024	Robert Mulcahy	Approve	7/15/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/25/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/22/24), Water Utility Board (7/23/24), Common Council (8/6/24)

Text of Legislative File 84166

.Fiscal Note

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following local jurisdictions:

Cities of Fitchburg, Middleton, and Monona

Towns of Blooming Grove, Burke, Middleton, and Verona

Villages of Maple Bluff, McFarland, and Shorewood Hills

The Madison Water Utility administers the billing service for water and sewer service to residents in these other jurisdictions. All delinquent water and sewer bills for these other local jurisdictions with due dates between September 23, 2023 thru September 23, 2024 will get transferred into the respective local jurisdiction’s tax rolls for eventual collection. This resolution is one of the necessary steps to aid those jurisdictions to accomplish this. No appropriation is required.

Madison Water Utility is currently exploring options to address water affordability for all City residents subject to existing regulatory guidelines.

.Title

Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

.Body

WHEREAS, Madison Water Utility administers the billing system for the City of Madison Municipal Services Bill, which includes water, sewer, stormwater, landfill remediation, urban forestry charges and Resource Recovery; and

WHEREAS, the City water and sewer utilities provide service to customers outside the City of Madison in accordance with Madison General Ordinances Section 13.16(2) and Section 35.02; and

WHEREAS, the City water and sewer utilities are authorized under section 66.0809(3) of Wisconsin Statutes to certify amounts owed in arrears to the utilities to the tax rolls of the appropriate town, village, or city;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes Madison Water Utility's general manager to certify the 2024 tax rolls to the towns of Blooming Grove, Burke, Middleton, and Verona, of the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

Quality and Reliability since 1882
Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue • Madison, WI 53713 -1431 • TEL 608.266.4651 • FAX 608.266.4426

MEMORANDUM

Date: June 26, 2024

To: Mayor Satya Rhodes Conway
City of Madison Common Council
City of Madison Finance Committee
City of Madison Water Utility Board

From: January Vang, Finance and Administration Manager
Krishna Kumar, General Manager

Subject: Authorize Madison Water Utility's general manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of **other governmental units** for delinquent accounts in those jurisdictions.

RECOMMENDATION:

Staff request authorization for the general manager to certify the 2024 tax rolls on behalf of the towns of Blooming Grove, Burke, Middleton, Verona, the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona for any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

BACKGROUND:

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following ten local jurisdictions:

1. Cities of Fitchburg, Middleton, and Monona (3)
2. Towns of Blooming Grove, Burke, Middleton, and Verona (4)
3. Villages of Maple Bluff, McFarland, and Shorewood Hills (3)

The Madison Water Utility administers the billing service for water and sewer service to residents in these ten other local governmental jurisdictions. These other jurisdictions desire that all delinquent water and sewer related bills, assessments, and charges with due dates between September 23, 2023 thru September 23, 2024 be transferred into their respective 2024 tax rolls for eventual collection. This resolution is one of the necessary steps to aid those ten local jurisdictions to accomplish this. No appropriation is required.

LEGISLATIVE PATH:

07/02/24 –Common Council (Introduction)
07/22/24 – Finance Committee
07/23/24 – Water Utility Board
08/08/24 – Common Council (Final Approval)

ATTACHMENTS:

1. Resolution #84166 authorizing general manager to certify the 2024 tax rolls on behalf of other governmental units.

Fiscal Note

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following local jurisdictions:

Cities of Fitchburg, Middleton, and Monona

Towns of Blooming Grove, Burke, Middleton, and Verona

Villages of Maple Bluff, McFarland, and Shorewood Hills

The Madison Water Utility administers the billing service for water and sewer service to residents in these other jurisdictions. All delinquent water and sewer bills for these other local jurisdictions with due dates between September 23, 2023 thru September 23, 2024 will get transferred into the respective local jurisdiction's tax rolls for eventual collection. This resolution is one of the necessary steps to aid those jurisdictions to accomplish this. No appropriation is required.

Madison Water Utility is currently exploring options to address water affordability for all City residents subject to existing regulatory guidelines.

Title

Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2024 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Body

WHEREAS, Madison Water Utility administers the billing system for the City of Madison Municipal Services Bill, which includes water, sewer, stormwater, landfill remediation, urban forestry charges and Resource Recovery; and

WHEREAS, the City water and sewer utilities provide service to customers outside the City of Madison in accordance with Madison General Ordinances Section 13.16(2) and Section 35.02; and

WHEREAS, the City water and sewer utilities are authorized under section 66.0809(3) of Wisconsin Statutes to certify amounts owed in arrears to the utilities to the tax rolls of the appropriate town, village, or city;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes Madison Water Utility's general manager to certify the 2024 tax rolls to the towns of Blooming Grove, Burke, Middleton, and Verona, of the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

City of Madison

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

Master

File Number: 84167

File ID:	84167	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:	2025 Budget Rules and Procedures			**Final Action:**	

Title: Establishing rules and procedures for Common Council deliberations on the City of Madison's 2025 Capital and Operating Budgets.

Notes:

CC Agenda Date:	07/02/2024
Agenda Number:	128.
Sponsors:	Yannette Figueroa Cole
Effective Date:	
Attachments:	2025 Budget Calendar (File 84167).pdf
Enactment Number:	
Author:	
Hearing Date:	
Entered by:	mmcclain@cityofmadison.com
Published Date:	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2024	Elizabeth York	Approve	7/15/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	06/25/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/8/24), Common Council (7/16/24)

Text of Legislative File 84167

Fiscal Note

No appropriation required.

Title

Establishing rules and procedures for Common Council deliberations on the City of Madison's 2025 Capital and Operating Budgets.

Body

WHEREAS, the attached 2025 Budget Calendar identifies the proposed schedule for consideration of the 2025 Budget, with Budget Adoption by the Common Council scheduled for the week of November 12th, 2024;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby establishes the following rules and procedures for the deliberation of the 2025 Executive Operating and Capital Budgets as amended by the Finance Committee:

1) All proposed amendments to be reviewed and distributed in advance of the Common Council meeting must be submitted to the Finance Department by email no later than 12:00pm on Wednesday, November 6th, 2024. The Finance Department staff will prepare fiscal notes and distribute a list of the proposed amendments by Friday, November 8th, 2024, at 1:00pm

2) In the case of amendments from the floor of the Council, members may consider an amendment to a proposed amendment as well as other amendments that are written and distributed to Council members.

3) Proposed amendments must have two sponsors to be considered by the Council.

BE IT FURTHER RESOLVED, that the above rules shall be in effect for the deliberation of the 2025 Capital and Operating Budgets on Tuesday, November 12th, Wednesday, November 13th, and Thursday, November 14th, if meetings are held.

BE IT FURTHER RESOLVED, that the November 12th and November 13th meetings of the Council shall recess or adjourn not later than 12:00 am (Midnight) unless the Council by a 2/3 vote agrees to extend the time of recess to a different time.

BE IT FINALLY RESOLVED, that any rules or procedures that are inconsistent with the above rules are suspended for these meetings pursuant to the provisions of Section 2.34 of the Madison General Ordinances.

Key Dates for 2025 Budget Development

	Capital	Operating
Kick-Off Meeting	Tuesday, March 19 11:00am	Monday, June 17 1:00pm
Agency Requests Due	Friday, April 19	Friday, July 19
Agency Briefings with Mayor's Office	May 8 – 17	August 12 – 14
Executive Budget introduced to Common Council (CC)	Tuesday, September 10	Tuesday, October 8
Finance Committee (FC) Briefings	September 16 – 17	October 14 – 15
FC Amendment Meeting	Monday, September 30	Monday, October 28
CC Amendment Week	October 29 – November 6	
CC Budget Adoption Meetings	November 12 – 14	

Detailed Timeline for FC and CC Hearings

		Capital	Operating
1.	Mayor Introduces Executive Budget	• September 10	• October 8
2.	Finance Committee (FC) Hearings	*Agencies present budget; alders have opportunity to ask questions* • September 16 & 17	• October 14 & 15
3.	FC Amendment Week	*Alders submit requests to budget analysts; analysts review and publish amendments* • September 18 - 25 • Alders submit by Weds., Sept. 25 at 12pm • Analysts publish by Fri., Sept. 27 at 1pm	• October 16 - 23 • Alders submit by Weds., Oct. 23 at 12pm • Analysts publish by Fri., Oct. 25 at 1pm
4.	FC Vote on Amendments	• September 30	• October 28
5.	City Council Amendments	*City Council has the opportunity to propose amendments to capital and operating budgets* • October 29 - November 6 • Alders submit by Weds., Nov. 6 at 12pm • Analysts publish by Fri., Nov. 8 at 1pm	
6.	City Council Adoption	Up to three (3) CC meetings to vote on amendments and adopt budget • November 12, 13, 14	

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 84168

File ID:	84168	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	MADISON ARTS COMMISSION
				File Created Date :	06/25/2024
File Name:	Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.			**Final Action:**	

Title: Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	129.
Sponsors:	Marsha A. Rummel	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	kwolf@cityofmadison.com	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/26/2024	Maggie McClain	Approve	7/16/2024

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	06/25/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Common Council (7/16/24)

Text of Legislative File 84168

Fiscal Note

The proposed resolution authorizes the Planning Division Director to execute agreements and expenses for the 2024 Artist at Work program in the total amount of $75,000. The 2024 Adopted Room Tax Fund Budget included a $75,000 allocation for the Artist at Work program. No additional City appropriation required.

Title

Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Body

WHEREAS, to support a full creative life for all, the Madison Arts Commission (MAC) commits to championing policies and practices of cultural equity that empower a just, inclusive, equitable City; and

WHEREAS, the COVID19 pandemic caused sudden and overwhelming losses of income for cultural sector workers and a steep decline in revenue opportunities for the sector as a whole; and

WHEREAS, on February 22, 2022, the Common Council approved a resolution RES-22-00138, File ID #69226 to establish the Artist at Work grant program; and

WHEREAS, the Greater Madison Music City (GMMC) team was created as a result of the Task Force on Equity in Music and Entertainment Report, which was accepted by the Common Council on February 26, 2019, under the resolution RES-19-00159, and file #53956; and

WHEREAS, the City of Madison Arts Program is an active member of the Greater Madison Music City team led by the Urban Community Arts Network, LTD (UCAN); and

WHEREAS, the Room Tax Commission allocated $75,000 of Room Tax funds in the 2024 budget to the City's Arts program to continue support for Artist at Work grant program that specifically focus on promotion and marketing to increase Madison's music sector tourism; and

WHEREAS, the 2024 Room Tax allocation of $75,000 will help support creative workers, continue the work of the GMMC in implementing their music tourism recovery plan, and market Madison's music sector; and

WHEREAS, Madison's grant program, Artist at Work, has identified four (4) non-profit arts organizations, Destination Madison Foundation, Inc., Make Music Madison, Inc., Overture Center Foundation, Inc, and Urban Community Arts Network, LTD., who have successfully established sustainable positions for creative workers in the music sector and are committed to the goals of the GMMC; and

WHEREAS, $10,000 of the Room Tax fund allocation will be reserved for the implementation of marketing strategies as GMMC progresses in establishing a brand for Madison's music sector, including, but not limited to, testing the new brand, community engagement, creation of a logo;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Division is authorized to contract with Destination Madison Foundation, Inc. for $15,000, Make Music Madison, Inc. for $15,000, Overture Center Foundation, Inc. for $15,000, and Urban Community Arts Network, LTD for $20,000 to support positions that promote Madison as a music destination, and use $10,000

towards testing branding, marketing, and community engagement for Madison's music sector;

BE IT FINALLY RESOLVED, that these Artist at Work grants and marketing expenses will be awarded and administered by the Madison Arts program staff, and authorizes the Planning Division Director to execute the agreements for such projects, upon countersignature of the Finance Director and approval of the City Attorney.

City of Madison

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

Master

File Number: 84174

File ID:	84174	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/26/2024
File Name:	Amending the 2024 Adopted Capital Budget of Engineering-Other to appropriate $200,000 of Landfill Reserves to fund a new project for Landfill Generators at the Greentree and Mineral Point Landfills.			**Final Action:**	

Title: Amending the 2024 Adopted Capital Budget of Engineering-Other to appropriate $200,000 of Landfill Reserves to fund a new project for Landfill Generators at the Greentree and Mineral Point Landfills. (District 19 & District 20)

Notes: Jim Wolfe

CC Agenda Date: 07/02/2024

Agenda Number: 130.

Sponsors: John P. Guequierre And Barbara Harrington-McKinney

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/27/2024	Robert Mulcahy	Approve	6/27/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/26/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/8/24), Common Council (7/16/24)

Text of Legislative File 84174

Fiscal Note

The proposed resolution seeks to amend the 2024 Adopted Engineering-Other Capital Budget to create a new capital project, 'Landfill Generators at the Greentree and Mineral Point Landfills" at an estimated cost of $200,000 in 2024 funded by Landfill reserves. The project will fund backup generators for the Landfill during power outages. No additional appropriation is required.

Title

Amending the 2024 Adopted Capital Budget of Engineering-Other to appropriate $200,000 of Landfill Reserves to fund a new project for Landfill Generators at the Greentree and Mineral Point Landfills. (District 19 & District 20)

Body

WHEREAS, the City of Madison Engineering Division is responsible for operating, monitoring, and maintaining the City's five closed landfill sites with the goal of protecting both public health and the environment.

WHEREAS, the underground landfill gas extraction and leachate collection systems operate at these sites 24 hours per day (require power to operate) and are connected to a SCADA (Supervisory Control and Data Acquisition) system which provides the ability to monitor system equipment operational status remotely.

WHEREAS, the SCADA system notifies Engineering of a system failure, such as a power outage, so that staff can respond to maintain system operations.

WHEREAS, currently, in the event of a power outage, a portable generator is transported to the impacted site to provide temporary power until the power outage is resolved.

WHEREAS, the Demetral, Olin, and Sycamore, sites are able to be without power for up to 24 hours before back up power is required. Greentree and Mineral Point, due to higher methane production, can only be without power for 6 hours.

WHEREAS, a storm on May 21, 2024 resulted in more than 42,000 MG&E customers losing power.

WHEREAS, the City's network went down due to power outages in the Park Street area.

WHEREAS, the loss of City network services resulted in the SCADA system being unable to notify staff that the Greentree Landfill had lost power and it was not until the next day that staff arrived to work and found the SCADA system down.

WHEREAS, staff determined that the Greentree landfill was without power and deployed a generator to provide temporary power until power was restored on May 24, 2024.

WHEREAS, The Engineering Division has 2 portable generators used to power landfills and sanitary sewer lift stations during power outages. While both generators are in good operating condition and have low hours of usage, they are more than 25 years old and are scheduled for replacement.

WHEREAS, New police, fire, and public works facilities typically include a permanent on-site generator to provide temporary power, if needed. The Sewer Utility has an annual capital program to install stand-by generators at its lift stations, which started in 2017.

WHEREAS, it is likely that the increased frequency of extreme weather events will lead to more power outages in the years to come.

WHEREAS, given the critical nature of systems serving the City's landfills, and the small window of time during which power must be restored to the Greentree and Mineral Point landfills, it is desirable to have dedicated, stand-by generators at both sites, instead of replacing the existing portable generators.

WHEREAS, the 2 existing portable generators can still be used to provide temporary power at the other 3 landfill sites and sewer lift stations that do not yet have dedicated stand-by generators as well as other smaller City facilities.

NOW, THEREFORE, BE IT RESOLVED:

That the 2024 Adopted Capital Budget of Engineering-Other is hereby amended to appropriate

$200,000 of Landfill Reserves to fund a new project for Landfill Generators at the Greentree and Mineral Point Landfills.

City of Madison

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

Master

File Number: 84175

File ID:	84175	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/26/2024
File Name:	Authorizing the Transportation Department, to submit a grant application to the Wisconsin Department of Transportation for up to $500,000 dollars, accept grant funding if awarded, and authorizing the Mayor and Clerk to sign the resulting grant agreement.			**Final Action:**	

Title: Authorizing the Transportation Department, to submit a grant application to the Wisconsin Department of Transportation for up to $500,000 dollars, accept grant funding if awarded, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	131.
Sponsors:	MGR Govindarajan, Marsha A. Rummel, Barbara Harrington-McKinney And Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Stefanie Cox, Parking Division Manager	**Hearing Date:**	
Entered by:	ALarson2@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/26/2024	Ryan Pennington	Approve	7/16/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Transportation Department	06/26/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/8/24), Common Council (7/16/24)

Text of Legislative File 84175

Fiscal Note

The proposed resolution authorizes the application and acceptance of a WI DOT Carbon Reduction Program grant to support the development of a Curb Management Action Plan. The requested grant amount is up to $500,000 with a local match up to $100,000. Funding for the local match will be included in the Parking Division's 2025 operating budget request and supported by Parking revenues.

Title

Authorizing the Transportation Department, to submit a grant application to the Wisconsin Department of Transportation for up to $500,000 dollars, accept grant funding if awarded, and authorizing the Mayor and Clerk to sign the resulting grant agreement.

Body

WHEREAS, the City of Madison is dedicated to reducing carbon emissions in our community; and

WHEREAS, the Transportation Department and Parking Division is committed to carrying out the City's Complete Green Streets goals; and

WHEREAS, Transportation Department and Parking Division are interested in obtaining a carbon reduction grant from the Wisconsin Department of Transportation to develop a curb management program that reduces transportation emissions by optimizing curb use to decrease idling and traffic congestion, coordinate curbside needs, such as deliveries, passenger pick-ups, micro-mobility, green infrastructure, and parking through an equity and sustainability lens; and enhance multimodal transportation options by prioritizing safe infrastructure for biking and public transit, thus reducing reliance on single-occupancy vehicles; and

WHEREAS, the City of Madison continues to be one of the fastest-growing communities in Wisconsin, and the related development has resulted in increased demand for curbside space in neighborhoods around the city; and

WHEREAS, the grant will provide funding for costs associated with planning, development, data collection, and support of the new program; and

WHEREAS, we will be requesting funding for up to five hundred thousand dollars; and

WHEREAS, the local match requirement for the grant is up to $100,000 and will be included in Parking's 2025 operating budget request and supported by the Parking Enterprise Fund; and

WHEREAS, the grant application form includes legal terms, obligations, and/or commitments from the City, and/or requires a signature from a person who is authorized to bind the City to such things; and

WHEREAS, the City of Madison Department of Transportation staff can attest to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, if awarded, the granting agency may require the City to sign a contract, grant agreement, and/or other documents binding the City to certain obligations,

NOW, THEREFORE, BE IT RESOLVED, the City of Madison Transportation Department is authorized, on behalf of the City, to apply for the Wisconsin DOT Carbon Reduction Program grant and sign all application materials, after any legal terms within the application are reviewed by the City Attorney; and

BE IT FURTHER RESOLVED, that, if awarded, the City is authorized to enter into an agreement with Wisconsin Department of Transportation for the grant, and the Mayor and City Clerk are authorized to sign the agreement and related paperwork, in a format approved by the City Attorney; and

BE IT FINALLY RESOLVED that Department staff are authorized to sign related paperwork or forms that are not part of the grant agreement or that are provided after the Mayor and Clerk sign the initial grant agreement, if required, after any legal terms included in those forms are reviewed by the City Attorney.

City of Madison

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

Master

File Number: 84178

File ID:	84178	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/26/2024
File Name:	Authorizing the City of Madison Traffic Engineering Division to submit, and if awarded, to accept a grant of up to $920,000 from the U.S. Department of Transportation Federal Highway Administration to develop a plan and design for a preferred alternative			**Final Action:**	

Title: Authorizing the City of Madison Traffic Engineering Division to submit, and if awarded, to accept a grant of up to $920,000 from the U.S. Department of Transportation Federal Highway Administration to develop a plan and design for a preferred alternative for a north side, all-ages, all-ability, bicycle and pedestrian facility and authorizing the Mayor and Clerk to sign the resulting grant agreement (District 12 & District 18).

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 132.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Renee Callaway, Assistant Director of Traffic Engineering

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/26/2024	Ryan Pennington	Approve	7/16/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/26/2024	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/8/24), Common Council (7/16/24)

Text of Legislative File 84178

Fiscal Note

Fiscal note pending

Title

Authorizing the City of Madison Traffic Engineering Division to submit, and if awarded, to accept a grant of up to $920,000 from the U.S. Department of Transportation Federal Highway Administration to develop a plan and design for a preferred alternative for a north side, all-ages, all-ability, bicycle and pedestrian facility and authorizing the Mayor and Clerk to sign the resulting grant agreement (District 12 & District 18).

Body

WHEREAS, the Active Transportation Infrastructure Investment Program (ATIIP) grant was created to help communities plan, design, and construct safe and connected active transportation networks such as sidewalks, bikeways, and trails that connect destinations such as schools, workplaces, residences, businesses, recreation areas, and medical facilities within a community or metropolitan region; and

WHEREAS, ATIIP projects are intended to improve the safety, efficiency, and reliability of active transportation networks and communities; improve connectivity between active transportation modes and public transportation; enhance the resiliency of on- and off-road active transportation infrastructure and help protect the environment; and improve quality of life in disadvantaged communities through the delivery of connected active transportation networks and expanded mobility opportunities; and

WHEREAS, US DOT has set aside some funds to support grants specifically for planning and design of active transportation networks; and

WHEREAS, the development of a feasible alternatives for an all ages and ability bicycle and pedestrian connection from the north side of Madison that would connect into the rest of the City bicycle and pedestrian network and to the planned North South Bus Rapid Transit route would promote safety and connectivity throughout the region; and

WHEREAS, the grant application would also include funding to hold community engagement to gather input on the alternatives as well as to undertake initial design work on the preferred alternative; and

WHEREAS, applicants may apply for both a Planning and Design grant and a Construction grant; and

WHEREAS, the City of Madison Transportation Commission approved a resolution on June 12, 2024 to indicate support for Traffic Engineering;s efforts to apply for the Active Transportation Infrastructure Investment Program (ATIIP) grant; and

NOW, THEREFORE, BE IT RESOLVED that the City of Madison Traffic Engineering Division is authorized to apply for an Active Transportation Infrastructure Improvement Program (ATIIP) grant to support bicycle and pedestrian route planning and design and to accept the grant if awarded.

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 form approved by the City Attorney,; and,

BE IT FURTHER RESOLVED that the Mayor and Common Council commit to funding the 20% local match requirements, up to $184,000 if the City is awarded funding through this grant program; and,

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to execute the above grant agreement and other necessary 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: 84115

File ID:	84115	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Mega Marts, LLC • dba Metro Market #434
6010 Cottage Grove Rd. • Agent: Andrew Hein
Estimated Capacity (in/out): 200/200
Class B Combination Liquor & Beer • 15% alcohol, 80% food
Police Sector 627 (District 3)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 133.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00519 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: hharris@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84115

Title

Public Hearing - New License
Mega Marts, LLC • dba Metro Market #434
6010 Cottage Grove Rd. • Agent: Andrew Hein
Estimated Capacity (in/out): 200/200
Class B Combination Liquor & Beer • 15% alcohol, 80% food
Police Sector 627 (District 3)

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) 84115
(Legistar file number) LICLIB-2024-00519
(License number) 3
(Alder District #) 627
(Police Sector)
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.

   Mega Marts, LLC

2. Trade Name (doing business as) Metro Market #434

3. Address to be licensed 6010 Cottage Grove Road, Madison, WI 53717

4. Mailing address Kroger Business License, PO Box 305103, Nashville, TN 37203

5. Anticipated opening date _____

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)

   Ann Fedder - Vice president

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.

   Premises: Singk story retail grocery & liquor store with outdoor patio, including on-premises consumation of wine & spirits throughout store & patio. also including exterior parking stalls utilized for online grocery pickup service

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

Indoor: 260 Outdoor: 200

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

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

☐ No ☑ Yes, license issued to Metro Market #434 (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 Andrew Hein

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 50

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.

WI 3/19/87

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
See Attached		

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.

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 _____

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
6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P
(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. N/A

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:
15 % Alcohol 80 % Food 5 % 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, 2024.

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

39. Federal Employer Identification Number 39--1584570

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

Contact person Shannon Petz

Business phone 615-223-7759 Business e-mail address business.license@kroger.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 N/A

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.

AM Adler Round & VP
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

6/13/2024
(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 _____

City of Madison

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

Master

File Number: 84125

File ID:	84125	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Ultimate Mart, LLC • dba Metro Market #179
261 Junction Rd. • Agent: Bryan Roth
Class A Beer, Class A Liquor
Police Sector 128 (District 9)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	134.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2024-00517 App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	hharris@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84125

Title

Public Hearing - New License

Ultimate Mart, LLC • dba Metro Market #179
261 Junction Rd. • Agent: Bryan Roth
Class A Beer, Class A Liquor
Police Sector 128 (District 9)

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) 84125
(Legistar file number) LICLIA-2024-00517
(License number)
(Alder District #) 9 (Police Sector) 128
Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☐ Cider
Class [redacted]
☐ 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.

   Ultimate Mart, LLC

2. Trade Name (doing business as) Metro Market #179

3. Address to be licensed 261 Junction Road, Madison, WI 53717

4. Mailing address Kroger Business License, PO Box 305103, Nashville, TN 37203

5. Anticipated opening date _____

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)

   Ann Fedder - Vice president

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.

   Liquor Sales Area 51,070 Sq. Feet Single Story retail Store
   Seperate Storage area in back corner of Liquor dept.
   with exterior parking stalls designated for the
   Merchandise pickup service

1300

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

Indoor: _____ Outdoor: N/A

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

_____

_____

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

☐ No ☑ Yes, license issued to Metro Market #179 (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 Bryan Roth

13. City, state in which agent resides Crossplains, WI

14. How long has the agent continuously resided in the State of Wisconsin? 55

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.

WI 12/17/2014

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
See Attached		

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.

_____

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 _____

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
6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P
(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, 2024.

38. State Seller's Permit 456-102850799-04

39. Federal Employer Identification Number 47--2620246

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

Contact person Shannon Petz

Business phone 615-223-7759 Business e-mail address business.license@kroger.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 N/A

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.

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 6/13/2024

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 _____

City of Madison

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

Master

File Number: 84126

File ID:	84126	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save #178
2502 Shopko Dr. • Agent: Mitchell Leggett
Class A Beer, Class A Liquor
Police Sector 513 (District 12)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 135.

Sponsors:

Effective Date:

Attachments: LICLIA-2024-00516 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: hharris@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84126

Title

Public Hearing - New License

Ultimate Mart, LLC • dba Pick N Save #178
2502 Shopko Dr. • Agent: Mitchell Leggett
Class A Beer, Class A Liquor
Police Sector 513 (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

(Agenda Item Number)
84126
(Legistar file number)
LICLIA-2024-00516
(License number)
12 (Alder District #)
513 (Police Sector)
Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☐ Cider
Class B [redacted]
☐ 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.

   Ultimate Mart, LLC

2. Trade Name (doing business as) Pick N Save #178

3. Address to be licensed 2502 Shopko Drive, Madison, WI 53704

4. Mailing address Kroger Business License, PO Box 305103, Nashville, TN 37203

5. Anticipated opening date _____

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)

   Ann Fedder - Vice president

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.

   2,870 Total sq feet in front corner inside Supermarket. Liquor Storage in rear of Liquor dept 144 sqfeet.

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

Indoor: _____ Outdoor: _____ N/A

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

_____

_____

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

☐ No ☑ Yes, license issued to Pick N Save #178 (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 Mitchell Leggett

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 33

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.

WI 12/17/2014

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
See Attached		

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.

_____

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 _____

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
GA - 11P	GA - 11P	GA - 11P	GA - 11P	GA - 11P	GA - 11P	GA - 11P
(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, 20 24 .

38. State Seller's Permit 4 5 6 - 1 0 2 8 5 0 7 9 9 3 - 0 4

39. Federal Employer Identification Number 47--2620246

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

Contact person Shannon Petz

Business phone 615-223-7759 Business e-mail address business.license@kroger.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 N/A

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.

Ann Peddle Laundy SVP
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

6/13/2024
(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 _____		

City of Madison

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

Master

File Number: 84128

File ID:	84128	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save Express #183
1312 S. Park St. • Agent: Terrence Rock
Class A Beer, Class A Liquor
Police Sector 306 (District 13)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 136.

Sponsors:

Effective Date:

Attachments: LICLIA-2024-00525 App.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: hharris@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee- Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84128

Title

Public Hearing - New License

Ultimate Mart, LLC • dba Pick N Save Express #183
1312 S. Park St. • Agent: Terrence Rock
Class A Beer, Class A Liquor
Police Sector 306 (District 13)

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) 84128
(Legistar file number) LICLIA-2024-00525
(License number)
(Alder District #) 13 (Police Sector) 306
Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☐ Cider

☐ 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.

   Ultimate Mart, LLC

2. Trade Name (doing business as) Pick N Save Express #183

3. Address to be licensed 1312 S. Park Street, Madison, WI 53715

4. Mailing address Kroger Business License, PO Box 305103, Nashville, TN 37203

5. Anticipated opening date _____

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)

   Ann Fedder - Vice president

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.

   Locked liquor storage cage in the back of the store and liquor department

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

Indoor: _____ Outdoor: N/A

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

_____

_____

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

☐ No ☑ Yes, license issued to Pick N Save #183 (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 Terrence Rock

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 64

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.

WI 12/17/2014

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
See Attached		

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.

_____

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 _____

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
6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P
(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, 2024.

38. State Seller's Permit 4 5 6 - 1 0 2 8 5 0 7 9 9 3 - 0 4

39. Federal Employer Identification Number 47--2620246

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

Contact person Shannon Petz

Business phone 615-223-7759 Business e-mail address business.license@kroger.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 N/A

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.

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 6/13/2024

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 _____

City of Madison

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

Master

File Number: 84130

File ID:	84130	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Ultimate Mart, LLC • dba Pick N Save #131
3197 Maple Grove Dr • Agent: Crystal Gulseth
Class A Beer, Class A Liquor
Police Sector 119 (District 7)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	137.
Sponsors:		**Effective Date:**	
Attachments:	LICLIA-2024-00526 App.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	hharris@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84130

Title

Public Hearing - New License

Ultimate Mart, LLC • dba Pick N Save #131
3197 Maple Grove Dr • Agent: Crystal Gulseth
Class A Beer, Class A Liquor
Police Sector 119 (District 7)

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)

84130
(Legistar file number)

LICLIA-2024-00526
(License number)

7 (Alder District #) 119 (Police Sector)

Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☐ Cider

[redacted]

☐ 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.

   Ultimate Mart, LLC

2. Trade Name (doing business as) Pick N Save #131

3. Address to be licensed 3197 Maple Grove Dr. Madison, WI 53719

4. Mailing address Kroger Business License, PO Box 305103, Nashville, TN 37203

5. Anticipated opening date _____

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)

   Ann Fedder - Vice president

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.

   Entire retail grocery store (54,659 Sq. feet) plus exterior parking stalls utilzed for online grocery pick up service

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

Indoor: _____ Outdoor: N/A

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

_____

_____

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

☐ No ☑ Yes, license issued to Pick N Save #131 (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 Crystal Gulseth

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 40

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.

WI 12/17/2014

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
See Attached		

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.

_____

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 _____

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
6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P	6A - 11P
(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, 2024.

38. State Seller's Permit 456-1028507993-04

39. Federal Employer Identification Number 47--2620246

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

Contact person Shannon Petz

Business phone 615-223-7759 Business e-mail address business.license@kroger.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 N/A

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.

Ann Pedder Roundup LLP 6/13/2024

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (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 _____

City of Madison

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

Master

File Number: 84138

File ID:	84138	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Fresco LLC • dba Catering a Fresco
201 State St • Agent: Megan Moderson
Estimated Capacity (in/out): 2251/0
Class B Combination Liquor & Beer • 40% alcohol, 60% food
Police Sector 405 (District 4)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	138.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00372 App.pdf, LICLIB-2024-00372 Supplemental.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	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84138

Title

Public Hearing - New License
Fresco LLC • dba Catering a Fresco
201 State St • Agent: Megan Moderson
Estimated Capacity (in/out): 2251/0
Class B Combination Liquor & Beer • 40% alcohol, 60% food
Police Sector 405 (District 4)

1328

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)

LICLIB-2024-00372
(License number)

4 (Alder District #) 405 (Police Sector)

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.
   Fresco, LLC
2. Trade Name (doing business as) Catering a Fresco
3. Address to be licensed 201 State St. Madison, WI 53703
4. Mailing address 5111 Monona Drive, Monona, WI 53716
5. Anticipated opening date Already open - current license expires 6/30/24.
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)
   Currently operates with license # 71218-77364 expires 6/30/24. Part of Food Fight Restaurant Group

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.
   Alcohol will be served, depending on event/function, in all guest facing areas including meeting rooms, theaters, lobby spaces, event spaces. Alcohol will be stored in 6 locked rooms throughout the building storage.

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

   Indoor: 2251 Outdoor: 0

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

    No on site parking, metered street & ramp parking only.

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

    ☐ No ☒ Yes, license issued to Fresco, LLC (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 Megan Moderson

13. City, state in which agent resides McFarland, WI

14. How long has the agent continuously resided in the State of Wisconsin? 41 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 8/12/23

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

    3/13/2006 Wisconsin

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
CEO	Caitlin Stemnicht	Madison, WI
CFO	Amanda Jabs	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.

    Megan Moderson

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) Food Fight Restaurant Group has 16 licensed establishments in Wisconsin

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 Catering services within the Overture Center

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 NA

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

No set hours, all event based but always between 6 am & Midnight

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6 am - 12 am	-	-	-	-	-	-
(Class B only) Enter below any hours when food service will not be available, if applicable						
NA	-	-	-	-	-	-

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. Food, na beverages & alcohol

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:

40 % Alcohol 60 % Food _____ % Other

If applicable, describe "Other": NA

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? Not through our LLC but the Overture has live entertainment through their venue entertainment license.

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, 20 25.

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

39. Federal Employer Identification Number 20-4499099

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

Contact person Amanda Jabs

Business phone 608·246·2719 Business e-mail address ajabs@foodfightinc.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 Maureen Easton

Phone 608·258·4219 E-mail MEaston@foley.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.

Amanda Clark
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

5/22/2024
(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 _____		

About/Business Plan

Catering a Fresco is the exclusive caterer and concessions provider for Overture Center for the Arts. We take pride in delivering events as inspiring as our magnificent venue. From weddings and intimate multi-course dinner parties, to galas, fundraisers, and large-scale corporate events, we deliver first-class service and exceptional food for an occasion you'll never forget.

Your event is important to us. Our primary goal is to help you create the event of your dreams, and we work closely with you to design a delicious menu reflective of your style and taste. Whether it's a black-tie, multi- course meal, or a gourmet buffet-style event, we have extensive experience with a broad spectrum of menus.

We look forward to serving you. We also take pride in our catering staff, who steward events with an impeccable combination of friendly resourcefulness and attentive discretion. Our job is to ensure your event goes smoothly and superbly. Our team is dedicated to making that happen, so you can relax and enjoy without worrying about a thing.

Overture Center of the Arts is the top event location in the city. Breathtaking spaces and an elegant atmosphere make an exquisite backdrop for any occasion. Please visit Overture Center for the Arts for more information about rental spaces, available for groups from 10 to 2,000.

PREMISE FOR LICENSE NUMBER [redacted]

Page 01

Caterer for the Overture Center:

a. Footprint of the building, excluding 227 State Street;
b. Starting at the west end of the tower of the Old Capitol Theatre on State Street, up to 201 State Street entrance, approximately 128 feet;
c. Continuing south, the length of 100 block of N. Fairchild to W. Mifflin, approximately 284 feet;
d. Continuing west, the length of 200 block of W. Mifflin, approximately 263 feet;
e. Continuing northwest to the north side of the 201 N. Henry Street entrance, approximately 370 feet;
f. Continuing through the building to the starting point on State Street, approximately 172 feet;

Names of internal spaces where liquor will be served:
1. Overture Hall Lobby (all levels)
2. Promenade Hall
3. Promenade Terrace
4. Promenade Lounge
5. Wisconsin Studio
6. Watrous Gallery
7. Rotunda (all levels)
8. Community Galleries I, II, and III
9. Audubon Room

Page 02

10. Overture Hall back stage
11. Rotunda Studio
12. The Boardroom
13. Overture Hall Greenroom
14. Capitol Theater Foyer (2 levels)
15. Capitol Theater back stage
16. Capitol Theater Greenroom
17. Playhouse Greenroom
18. Playhouse backstage
19. Crossroads (2 levels)

Granted by Common Council on June 15, 2004.

End of Report

Fresco, LLC

4/24/07

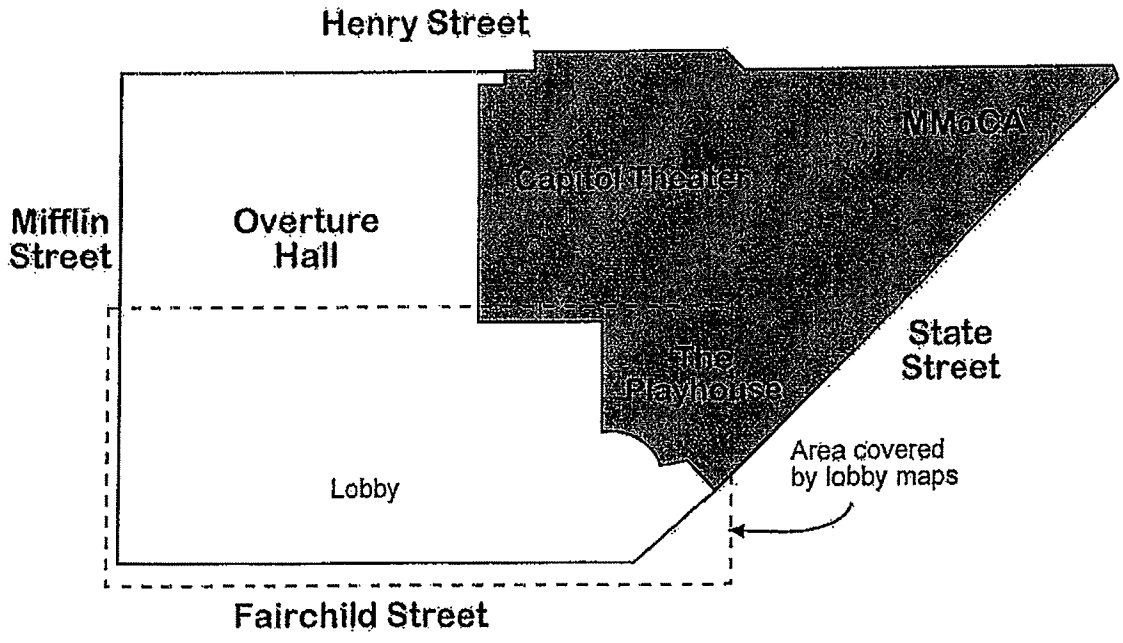
A Field Guide to the Overture Center

This is a training document for internal use only.

Welcome to the Overture Center for the Arts and the first edition of the Field Guide. This guide is an aide for you to use as you learn the new building. With your help it will evolve and improve as time goes on so please take notes, mark it up, and pass your suggestions along.

The first thing you will notice is that two of our important venues are missing. The Oscar Mayer Theater, which will be re-named the "Capitol Theater," and the Isthmus Playhouse, which will be re-named "The Playhouse." They will be under construction this year and should be open in 2006. The Art Center, renamed "Madison Museum of Contemporary Art," or MmoCA, will be located on the State Street side of our block when construction is finished.

The view below is an outline of the Overture Center and will give you a feeling for how we will be looking at our new building



Generalized view of the Overture Center.
Grayed area is under construction. White area is the subject of this document.

Organization of These Pages

The new building is a complex of many venues, and in these pages they are organized by the lobby level they are associated with. Illustrations will start with the lobby and then go through the relevant venues on that level. The lowest level will be left for last.

Some shorthand you will see in the future:

OC Overture Center – Meaning the entire building

OH Overture Hall – This will refer to our main theater and its supporting corridors, stairs, etc. The total number of seats in Overture Hall is 2251.

BOH Back of House – This refers to all areas that we normally aren't concerned with. The kitchens, maintenance areas, storage areas, dressing rooms, mechanicals (heating & air conditioning), etc. are all areas that we will rarely, if ever, have contact with. In fact, they are areas that we are supposed to stay out of.

FOH Front of House—That's where we work, out front with the patrons.

HL House Left – As you stand out in the seating area facing the stage, HL is to your left. The term is used to indicate a direction rather than a specific location.

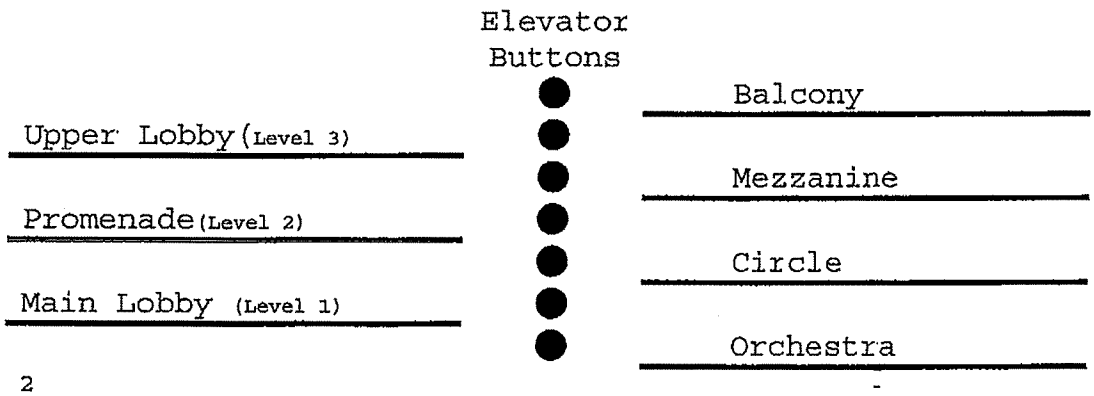
HR House Right – It follows that as you face the stage, these areas are to your right.

Some General Notes that have no better home:

Rest Rooms:
All rest rooms and Family Assist rooms are handicap accessible. In OH there are restrooms on all levels except Orchestra HR. In OH Family Assist rooms are only on HL. HR patrons may use the Family Assist rooms in the lobbies. Baby changing stations are in the Family Assist rooms, both Rest Rooms on the Lower Level and the Rest Rooms in the First Level gallery area.

Fire Exits:
The Fire Exit stairs will have locked doors. There will be no re-entry to the OC.

Elevators in Overture Hall Lobby:
Notice that the lobby levels interlace with the house levels. Also note that the elevator buttons in house left differ slightly from house right.

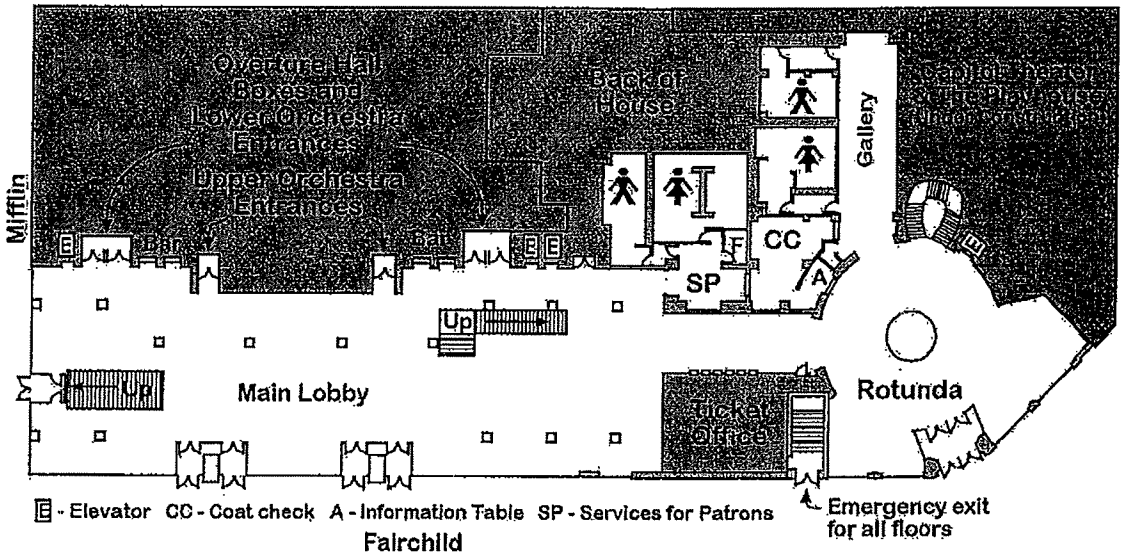


Main Lobby Areas of the Overture Center

Access to Orchestra Level (down the stairs), Upper Orchestra (same level), and Circle (up the stairs) of Overture Hall; Community Gallery I; Ticket Office; Information Desk; Coat Check

Most of the diagram is self-explanatory but there are three things to note:

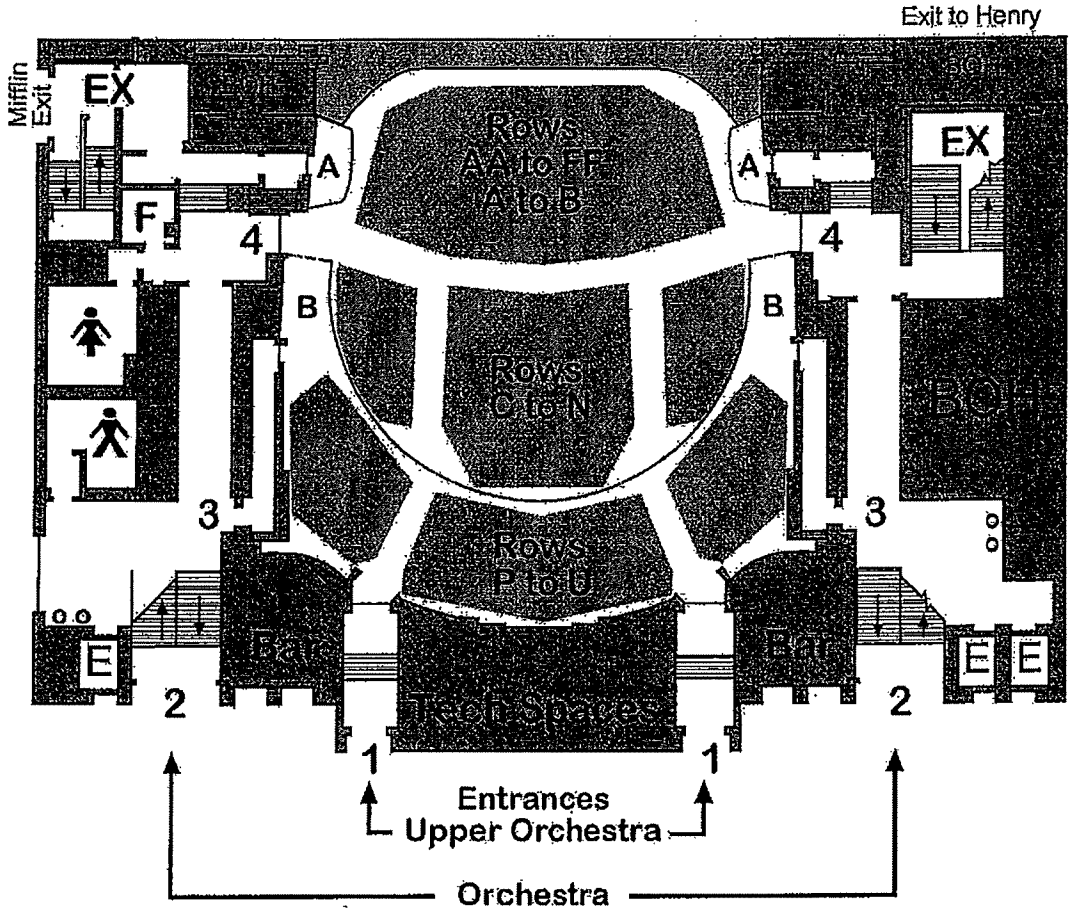
- The Coat Check room (CC) has two counters.
- The Information Desk (A), as of this writing, will perform all the duties that the A&I Table once handled—handing out assistive materials and devices and answering patrons' questions.
- The Services for Patrons area (SP) contains the restrooms (Men's, Women's and Family), OH Coat Check window, water fountains and public phones for the main floor. Be aware that rest rooms and water fountains are also available in many locations of Overture Hall itself.



Fairchild Street runs across the bottom of this drawing and Mifflin Street runs vertically along the left edge. The half of the Overture Center that runs along Henry Street, across the top of this drawing, and the MMOCA area along State Street are not shown. (See the sketch on the first page.)

Overture Hall–Orchestra and Upper Orchestra

757 total seats



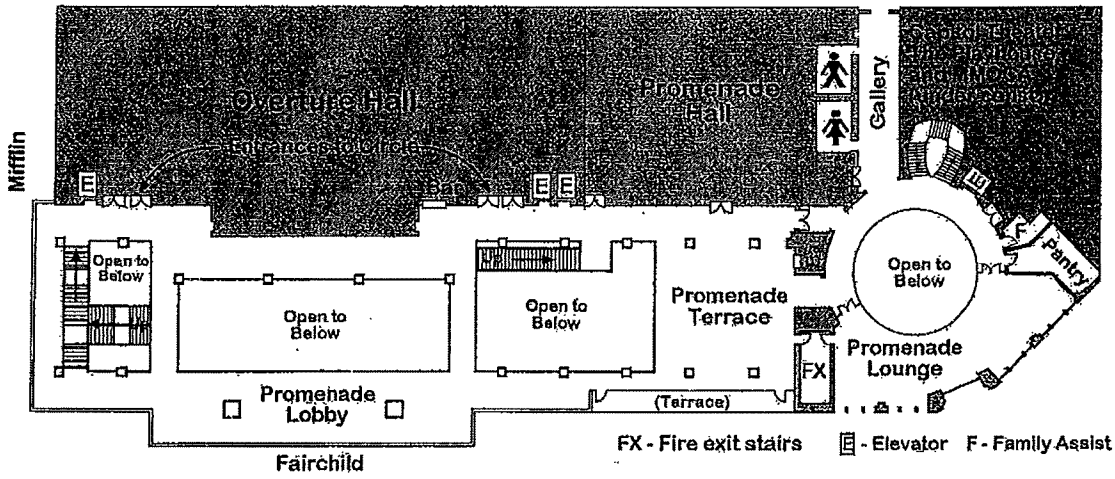
A brief reminder that there are no rest rooms on House Right.

Next to the number '4' on HL is a wheelchair lift from the orchestra to the stage level.

As you tour the Orchestra, please note the split pit.
For ushering purposes, row P through U of the Orchestra will be referred to as the Upper Orchestra.

Promenade Lobby – Second Level

Access to Circle Level of OH (down the stairs) and to the Mezzanine (up the stairs); Promenade Hall; Promenade Lounge; Promenade Terrace; Promenade Lobby and Community Gallery III

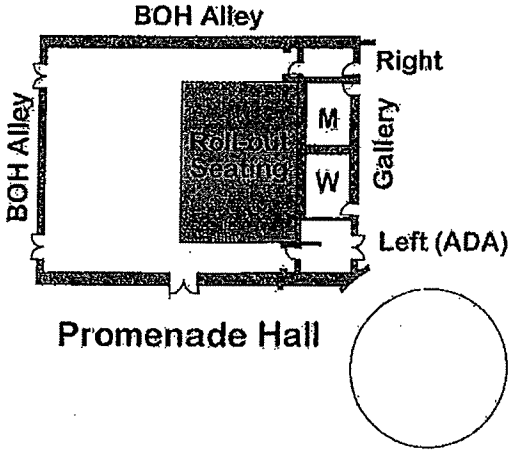


Several areas on the Promenade Level are rental venues. They can be used for banquets, receptions and small performance spaces. You'll rarely work any of the venues but if you are greeting you will need to know where they are.

The Promenade Lounge is separated from the rest of the Rotunda for private functions. Current planning has the Promenade Lounge being used for receptions prior to some Madison Symphony Orchestra, Madison Ballet, Madison Opera and Overture events.

The two places in the lobby, the Promenade Terrace and the Promenade Lobby, can be used as additional venues.

Promenade Hall



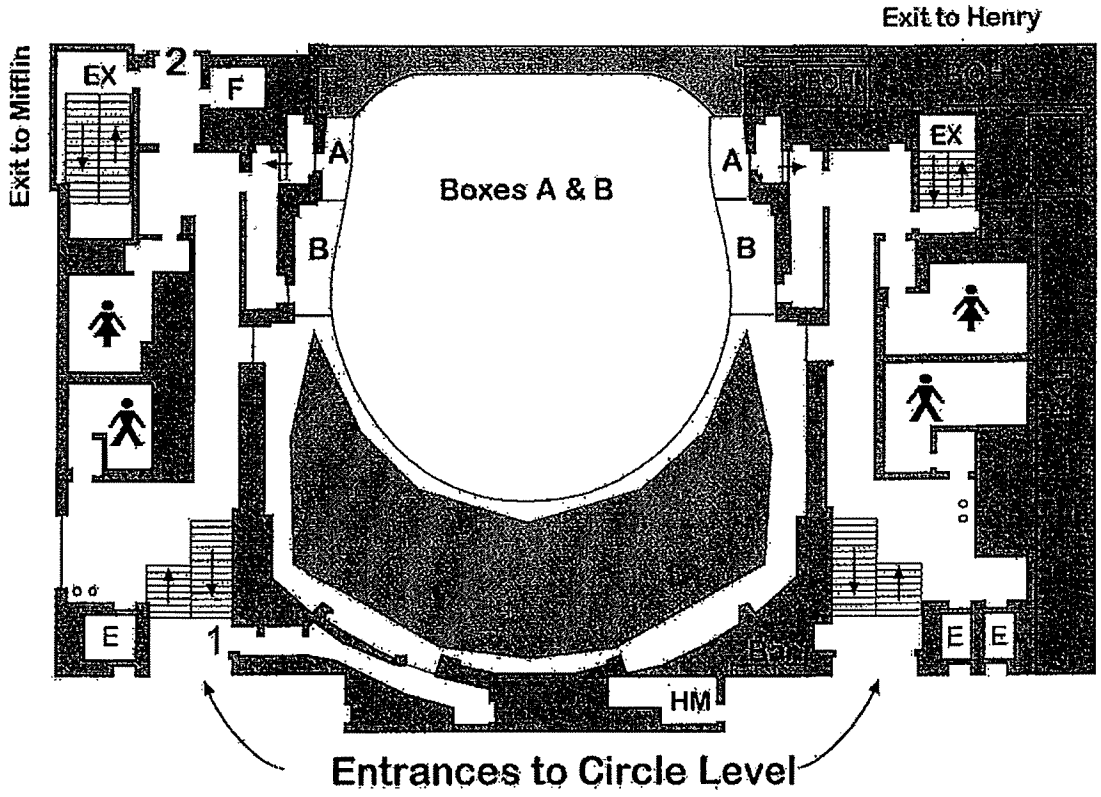
This room is the largest of our rooms. It can be used for meetings, banquets, dances and small performances. The grid-like area represents risers that slide out from the wall. Ushers should never open or close the risers.

Notice that the alternative emergency exits from this venue lead out to Back of House corridors.

CTM and Madison Repertory Theater will share this space for part of their seasons.

Overture Hall – Circle

Access to the Circle is down the stairs from the Promenade Lobby Level (Level 2)
Mezzanine is up the stairs
456 total seats



o o Water Fountains
BOH Back of House
HM House Manager
E Elevators
→ Arrow points up stairs

EX Emerg. Exit

F Family Assist Rest Room

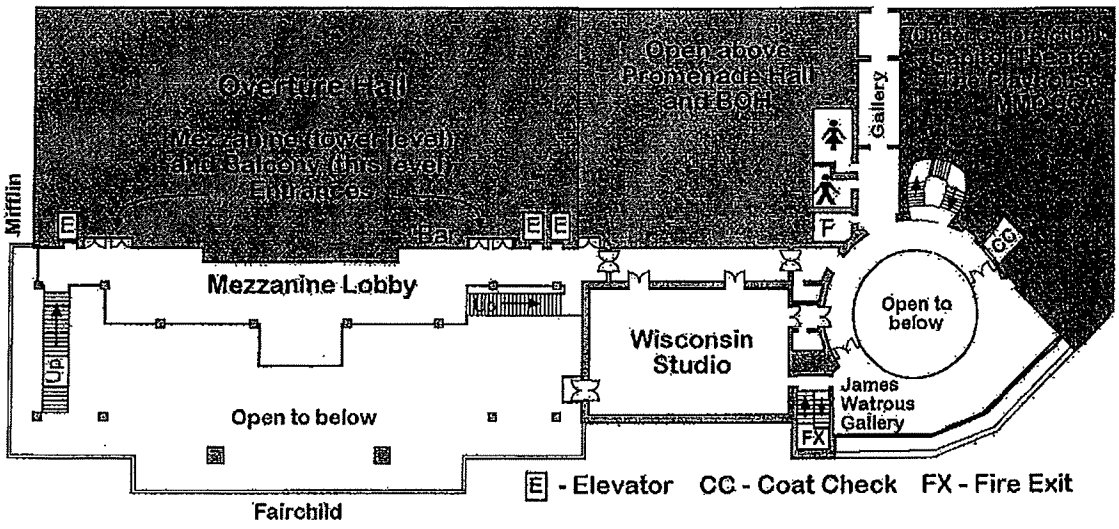
If you take a look at House Left, you will see the numbers 1 and 2.

1 This is a tunnel leading to access for two or three wheelchairs in the back row.
2 This door leads to the BOH area where the Audubon Room is located. You may need to know this location. The Audubon Room is intended as a private venue for small receptions, and "meet the artist" events.

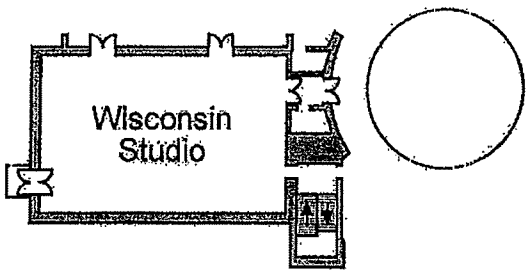
Also note that the room just off the lobby labeled HM is the House Manager's office It is also designated as the main First Aid Station.

Mezzanine Lobby

Access to Mezzanine (down the stairs) and Balcony (straight ahead) levels of the OH; Wisconsin Studio; James Watrous Gallery; Community Gallery III (Level 3)



The James Watrous Gallery is operated by the Wisconsin Academy of Sciences, Arts and Letters. They will be using the space as an art gallery and office space.



The Wisconsin Studio is our medium sized room It too is intended for receptions, banquets, meetings and small performances. Note the small pantry between the two sets of double doors.

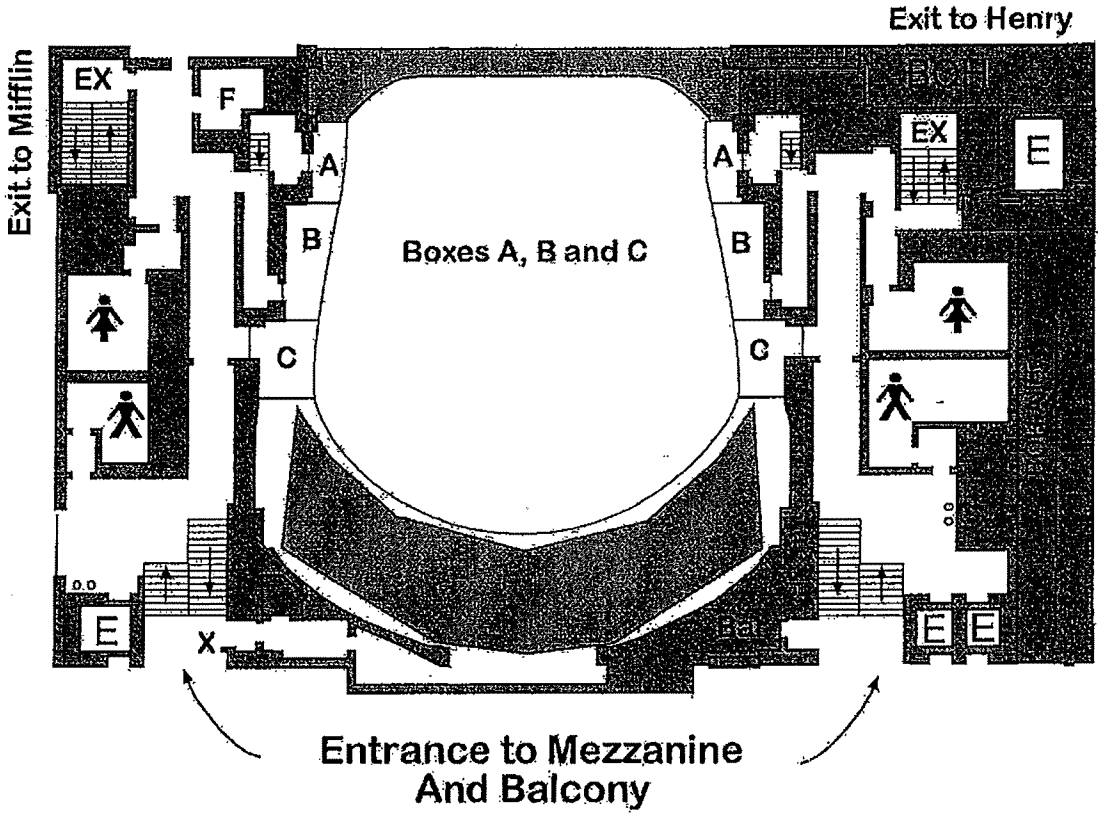
The special feature of the room is the Juliet Balcony on the left. This is a small balcony overlooking the main Overture lobbies. From the inside it adds to the visual appeal of the room. And from the outside it breaks up the monotony of the sheer rock wall.

By The Way: There are cross-sections of many fossils in the walls. You may find it entertaining to locate and identify as many as you can while waiting for a show to start.

Overture Hall — Mezzanine

Access to the Mezzanine is from the Mezzanine Lobby

347 total seats



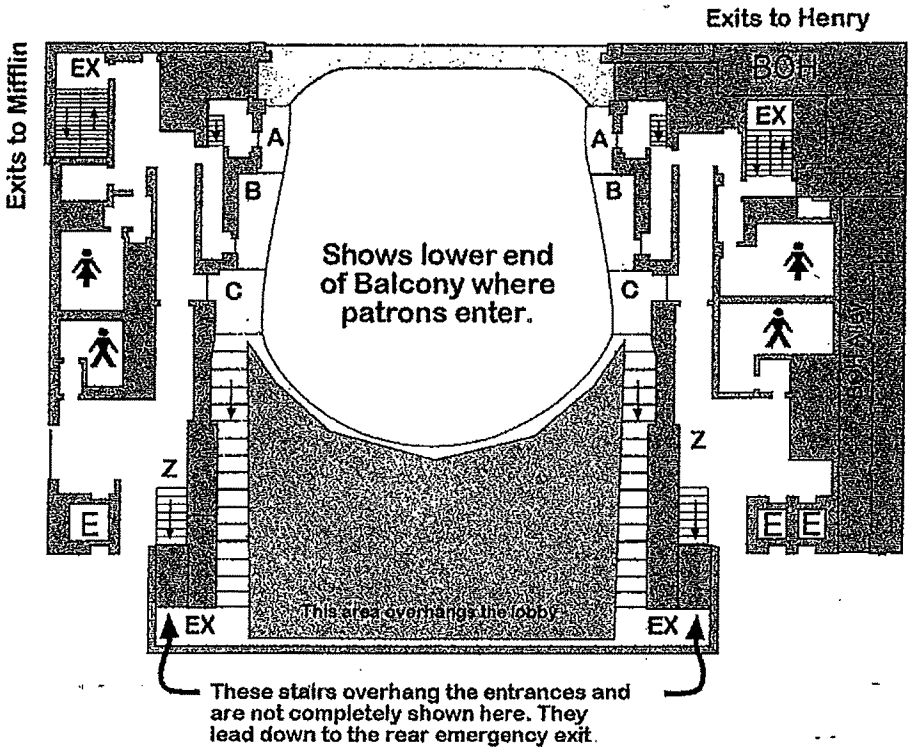
o o Water Fountains
BOH Back of House
E Elevators
X Wheelchair access
→ Arrow points up stairs

EX Emerg. Exit

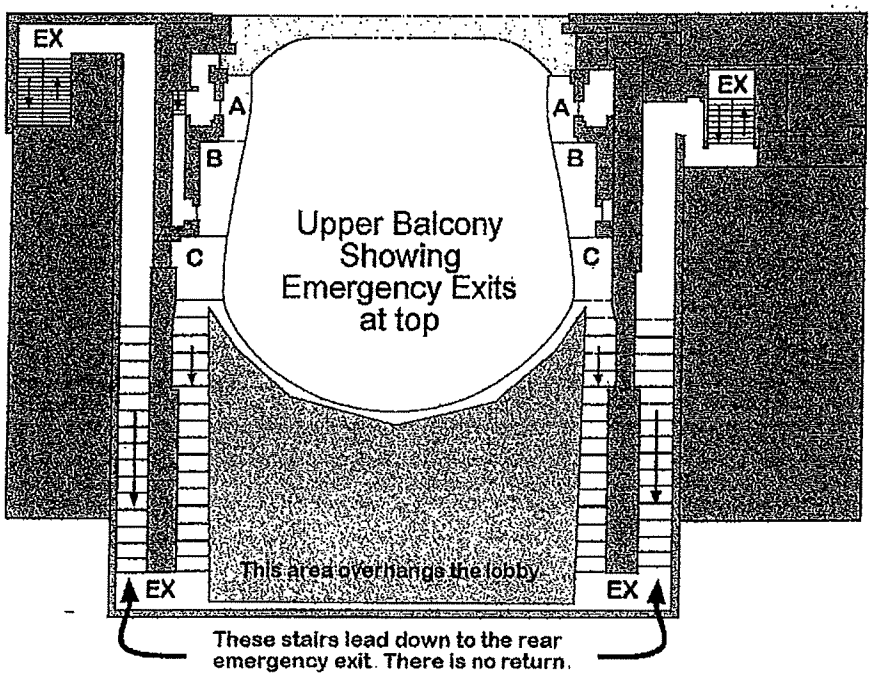
F Family Assist Rest Room

Overture Hall – Balcony

691 total seats

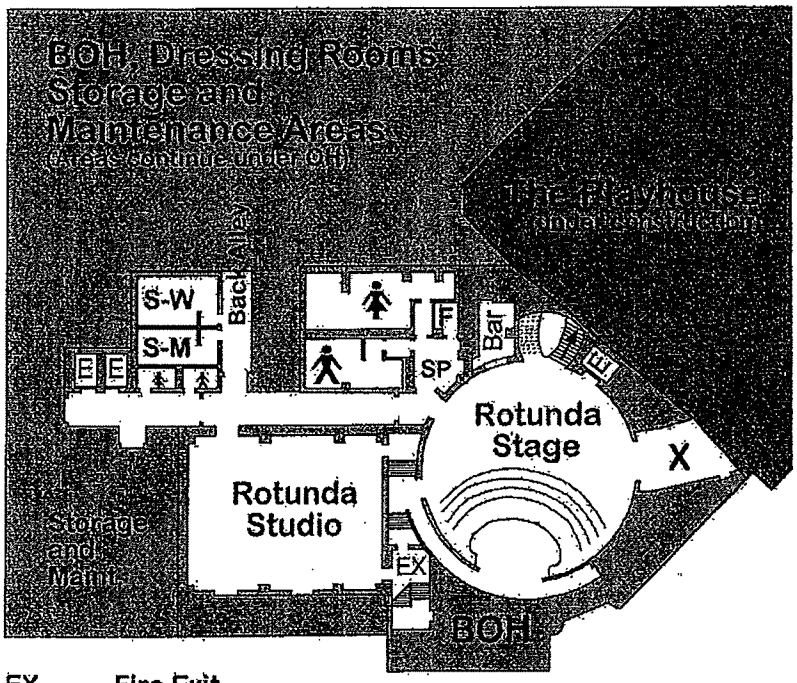


Z Stairs lead down to Mezzanine level
EX Emergency Exits



The top seating level of Overture Hall, known as the "Balcony" is accessible from the Mezzanine Lobby Entry is straight ahead from the lobby leading to Box C and row A of the Balcony Level. Access to all rows of the balcony is from this entrance.

Rotunda Level (Basement)



EX	- Fire Exit
X	- Corridor to Playhouse, MMoCA and Henry St.
S-W	- Staff Women
S-M	- Staff Men
BOH	- Back of House
SP	- Services for Patrons (Phones, Water, Restrooms)
F	- Family Assist Rest Room

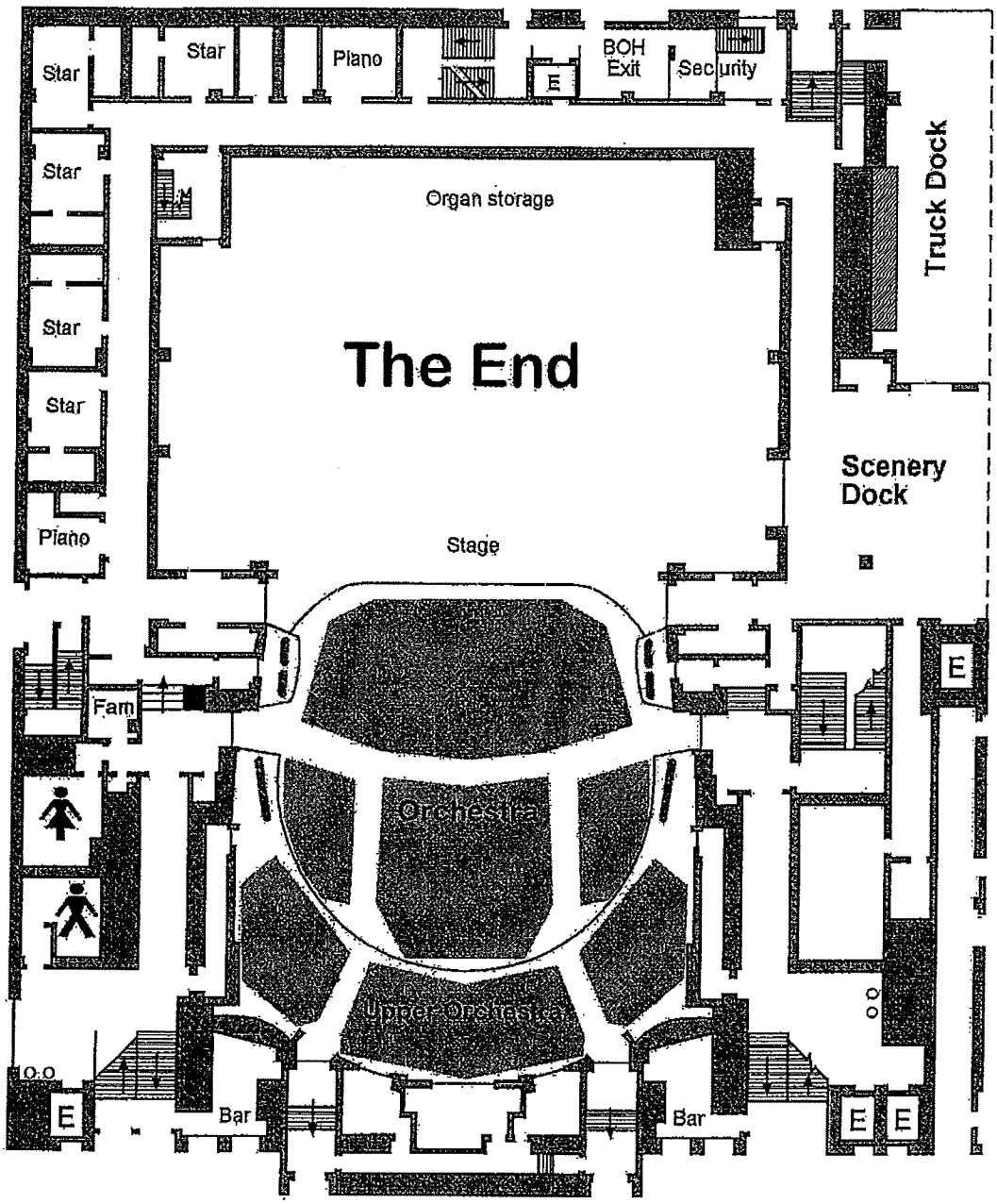
Note:
The areas labeled S-W and S-M are staff rooms for Ushers They replace our old coatrooms. To orient yourself to the rest of the building, notice the two elevators just around the corner from the staff rooms. These are the two elevators that are in the center of the building serving, in our jargon, "House Right."

The area around The Playhouse on this level contains dressing rooms but most of this level is taken up by storage, maintenance, and mechanical facilities.

This diagram would encompass the right half of one of the "Lobby" diagrams. This level has two venues of interest:

Rotunda Stage
This area is the new Kids in the Crossroads stage. Between the seating area and the area behind it, it will accommodate slightly more people than the Crossroads could and it will have the benefit of proper lighting and sound systems. In addition, since it is isolated from most of the main traffic paths, it can be used for banquets, small meetings, etc.

Rotunda Studio
This is our smallest venue and a fully functional theatre space. While it can be used for performances, banquets, meetings, etc., it will most often be used as a rehearsal space.


Star
Star
Piano
E
BOH Exit
Security
Star
Organ storage
Truck Dock
Star
The End
Star
Scenery Dock
Piano
Stage
Fam
E
Orchestra
Upper Orchestra
o.o
E
Bar
Bar
E
E

Lobby

Dinners

Includes a choice of salad and three dinner entrées, as well as coffee and water service. The third entrée selection must be a vegetarian or vegan entrée.

Salad

Mixed Greens Salad *v*
English cucumber, shaved seasonal vegetables, and fresh tomatoes; served with a choice of dressing: French, ranch, parmesan peppercorn, balsamic vinaigrette, or raspberry vinaigrette.

Wedge Salad *v*
Iceberg lettuce, cherry tomatoes, bacon lardons, red onion, and blue cheese crumble; served with blue cheese dressing.

Roasted Beet Salad *v*
Mixed greens, roasted beets, goat cheese, and candied walnuts; served with red wine vinaigrette.

Spiced Pecan Salad *v*
Spring mix, feta cheese, spiced pecans, roasted butternut squash, and craisins; served with a choice of dressing: French, ranch, parmesan peppercorn, balsamic vinaigrette, or raspberry vinaigrette.

Roasted Brussels Salad (fall availability) *v*
Grilled shaved radicchio, frisée, roasted Brussels sprouts, and craisins; served with a creamy yogurt dressing.

Goat Cheese and Summer Berries Salad (spring/summer availability) *v*
Spring mix, candied pecans, crumbled goat cheese, and summer berries; served with a choice of balsamic vinaigrette or raspberry vinaigrette. Add $1 per person.

Heirloom Tomato and Burrata Salad (summer availability) *v*
Artisan lettuce, heirloom tomatoes, strawberries, burrata cheese, olive oil, and balsamic glaze. Add $3 per person.

Poultry Entrées

All poultry entrée options are prepared with 8 oz. Airline chicken breasts

Glazed Chicken *gs* 30
Roasted with a glaze of honey, thyme, and butter.

Citrus Chicken 30
Citrus-marinated chicken served with a creamy garlic sauce.

Mushroom Chicken *gs* 30
Seared chicken served with a mushroom Marsala sauce.

Stuffed Chicken 31
Stuffed with a blend of goat cheese, spinach, and red peppers; served with a roasted red pepper cream sauce.

BBQ Chicken *gs* 31
Seared and baked chicken with BBQ sauce, topped with a jicama-cabbage slaw.

Duck Confit* *gs* 40
Served with an orange gastrique, red cabbage, and mashed potatoes. This is a composed dish that does not come with the choice of two sides.

Beef and Pork Entrées

Top Sirloin* *gs* 40
8 oz. steak pan-roasted, served with a cabernet demi-glace, mushrooms, and tomatoes.

Short Rib* 41
8 oz. braised in red wine, served with caramelized mushrooms and onions, and a red wine demi-glace.

Ribeye* *gs* 43
7 oz. ribeye grilled, with horseradish cream sauce.

Filet Mignon* *gs* Market Price
8 oz. filet, served with balsamic roasted cipollini onions and a blue cheese compound butter.

Roast Beef Tenderloin* *gs* Market Price
Sliced tenderloin with a horseradish cream sauce.

Stuffed Pork Loin *gs* 30
7 oz. pork loin stuffed with figs and goat cheese, drizzled with a sage and rosemary brown butter.

Pork Chop* *gs* 34
10 oz. seared pork chop, served with a stoneground mustard cream sauce.

Fish and Seafood Entrées

Seared Salmon* *gs* 39
Seared salmon with a lemon beurre blanc.

Shrimp Scampi 36
Sautéed shrimp with shallots and fresh herbs, skewered and topped with panko breadcrumbs.

Pecan-Crusted Walleye 36
Pecan-crusted filet, served with a maple beurre blanc.

Salmon Florentine* 41
Seared salmon stuffed with lemon creamed spinach.

Vegetarian, Pastas, and Grains

These are composed dishes and do not include complements.

Butternut Squash Ravioli *v* 26
Served with sweet corn, cauliflower, and a spinach cream sauce.

Seasonal Farro Risotto *v* 26
Piccolo farro, seasonal vegetables, mascarpone, and shaved Parmigiano Reggiano (can be made vegan).

Gnocchi Primavera *v* 26

Gnocchi served with a blend of ratatouille vegetables in a light tomato sauce.

Sweet Potato Gnocchi *v* 28

Broccoli rabe, roasted pine nuts, ricotta, and fried sage, tossed in a brown butter sauce.

Complements

Starch - Select one: Mashed Potatoes Roasted Sweet Potatoes Assorted Roasted Fingerling Potatoes Gruyère Potato Cake Wild Rice Blend Rice Pilaf Vegetables - Select one: Sautéed Seasonal Vegetables Roasted Mixed Vegetables Roasted Cauliflower French Green Beans Sautéed with Garlic Asparagus (Seasonal) Tri-Color Carrots (Add $1 per serving)

Children's Meals

Comes with french fries and a fruit cup.

Chicken Strips 15

Mac and Cheese *v* 15

Dinner Buffets

50 person minimum

Salads

Select one

Seasonal Mixed Greens Salad and Dressing *v gs*

Romaine with Caesar Dressing, Parmesan Cheese, and Croutons *v*

Spinach Salad with Candied Walnuts, Blue Cheese Crumble, and Craisins *v*

Roasted Beets with Goat Cheese, Arugula, Walnuts, and Red Wine Vinaigrette *v gs*

Complements

Choice of one vegetable and one starch, 3 oz. portion of each. Premium vegetables are an additional $1 per serving. Vegetables: Baby Stem-On Carrots Roasted Seasonal Mixed Vegetables Roasted Cauliflower French Green Beans Sautéed with Garlic Premium Vegetables: Asparagus (Seasonal) Tri-Color Carrots Starches: Mashed Potatoes Roasted Sweet Potatoes Rice Pilaf Quinoa

Entrées

1 Entrée (8 oz. portion) 35

2 Entrées (4 oz. portion of each) 40

3 Entrées (4 oz. portion of each) 45

Glazed Chicken with Honey, Thyme, and Butter Sauce *gs*

Seared Salmon with White Wine Cream Sauce* *gs*

Short Rib in Red Wine Demi-Glace*

Seared Top Sirloin with Cabernet Demi-Glace* *gs*

Stuffed Pork Loin with a Sage and Rosemary Brown Butter

Ravioli with Lemon Cream Sauce *v*

Pasta Primavera with White Wine Cream Sauce *v*

Draft Beer $8

New Glarus Spotted Cow

Canned Beer $8-$10

Busch Light

Central Waters Mud Puppy Porter

Karben 4 Fantasy Factory

Lakefront Brewery Riverwest Stein

Lake Louie Warped Speed

Miller Lite

New Glarus Moon Man

Stella Artois

Toppling Goliath Pseudo Sue

Canned Cider $8-$10

Gentry's Hard Cider
Blackberry Bramble or Rosé

Spirits $9-$11

Tito's Handmade Vodka

Kettle One Vodka

State Line Distillery Gin

Tanqueray Gin

Bacardi Silver Rum

Captain Morgan Spiced Rum

Jack Daniel's Whiskey

Seagram's 7 Blended Whiskey

Redemption Rye Whiskey

Maker's Mark Bourbon

Korbel Brandy

Suntory Toki Single Malt

1350

Espolòn Blanco Tequila

Canned Seltzers & Cocktails $9-$11

High Noon Sun Sips
Black Cherry, Grapefruit, or Mango

Carbliss

Black Raspberry, Peach, or Lemon Lime

Cutwater

Mango Margarita or Mojito

Plain Spoke Bourbon Smash

Drink Wisconsinibly Brandy Old Fashioned

Tattersall Distillery

Blueberry Basil Collins or Watermelon Bootlegger

Wine $9

White Wine /
Chardonnay, Pinot Grigio

Red Wine /

Cabernet, Pinot Noir

Featured Wine $10-$13

Selections Vary /

Additional Beverages $4

Bottled Water, Juice, and Pepsi Products

City of Madison

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

Master

File Number: 84140

File ID:	84140	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
On Regent Hospitality • dba Greenbush Bar
914 Regent St • Agent: Samuel Brown
Estimated Capacity (in/out): 55/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 202 (District 8)

Notes:

CC Agenda Date: 07/02/2024

Agenda Number: 139.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00490 App.pdf, LICLIB-2024-00490 Supplemental.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	06/21/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84140

Title

Public Hearing - New License
On Regent Hospitality • dba Greenbush Bar
914 Regent St • Agent: Samuel Brown
Estimated Capacity (in/out): 55/0
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 202 (District 8)

Liquor/Beer License Application

1353

(Agenda Item Number)

(Legistar file number)

LIQLIB-2024-00490
(License number)

8 (Alder District #) 202 (Police Sector)

Office Use Only

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

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.

   On Regent Hospitality

2. Trade Name (doing business as) Greenbush Bar

3. Address to be licensed 914 Regent Street

4. Mailing address 1301 Regent Street, Madison, WI, 53715

5. Anticipated opening date August 10th 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.

   Premise include the lower level of 914 Regent Street. Alcohol to be served in the main dining room from a 10 seat bar and stored in and inventoried in a locked room off the main stairway. Licensed premise to extend to the Italian Workmans Club space upstairs for catered events and dinners.

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

   Indoor: 55 Outdoor: _____

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

    Limited street parking only.

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

    ☐ No ☑ Yes, license issued to Wild Iris Inc. DBA Greenbush Bar (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 Samuel Brown

13. City, state in which agent resides Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? 13 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 5/30/24

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	Samuel Brown	Madison Wisconsin

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.
    Samuel Brown, President, On Regent Hospitality

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) Samuel Brown is the Vice President of First Madco which holds liqour licenses at 1301 Regent Street.

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
-	-	-	4:00 PM to 12 AM	4:00 PM to 12 AM	4:00 PM to 12 AM	4:00 PM to 12 AM
(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. We will offer appetizers, antipasto, salad, pizza, desserts and a small curated wine and cocktail menu.

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:
50 % Alcohol 50 % 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? _____

I'd like to provide live jazz piano and jazz duos

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, 20 25 .

38. State Seller's Permit 4 5 61031778148-04 _ _ _ _ _ _ - _ _

39. Federal Employer Identification Number 99-3285273

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

Contact person Samuel Brown, President, On Regent Hospitality LC

Business phone 608-712-2234 Business e-mail address sam.alfred.brown@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 David G. Palay

Phone 608) 229-2236 E-mail DPalay@reinhartlaw.com

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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) (Date) 6/16/21

Clerk's Office checklist for complete applications

☒ WI Seller's Permit Certificate (matching articles of incorporation)	☒ Background investigation form(s)	☒ Floor Plans awaiting updated one
☒ FEIN	☐ Form for surrender of previous license	☐ Lease →
☒ Written description of premises	☒ *Articles of Incorporation → will submit this later	☒ 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 _____

Greenbush Bar

Antipasto, Salads & Soup

Antipasto Siciliano: Rotating selection of meats, cheeses, roast vegetables and salads

Classic Caesar Salad: romaine, shaved parmigiano, imported anchovy

Garbage Salad: salami, jumbo shrimp, provolone, the works!

Garlic Bread: Stalzy's sesame baguette, garlic confit and Sartori Parm

Baked Clams Oreganata: Baked Littleneck clams, garlic breadcrumbs

Manhattan Clam Chowder

CLASSIC TAVERN STYLE PIES

Large Party Cut Pie 16" w/ Basil

TOPPINGS

Hand Cut Pepperoni

Fabiola's Sliced Meatballs

Roasted Garlic

Red Onion

Roasted Wild Mushrooms

Nueske Applewood Bacon

Ortiz Anchovies

Sicilian Olives

Fraboni's Hot Italian Sausage

Caramelized Shallot

Slow Roasted Sweet Peppers

House Sweet Pickled Jalapenos

Imported Gorgonzola

Semi Sundried Cherry Tomatoes

Artichoke Hearts, lightly marinated

J.P. Graziano Giardiniera

HOUSE SPECIALITY PIES

The Alberici: Greenbush's signature pizza for 30 years. Mozzarella, Gorgonzola, Roasted Tomatoes, Nueske bacon and fresh peppery Arugula.

The New Haven: fresh shucked Little Necks, Garlic, pecorino Romano, EVOO

Stromboli: imported peperoni, mozzarella, calabrian oregano

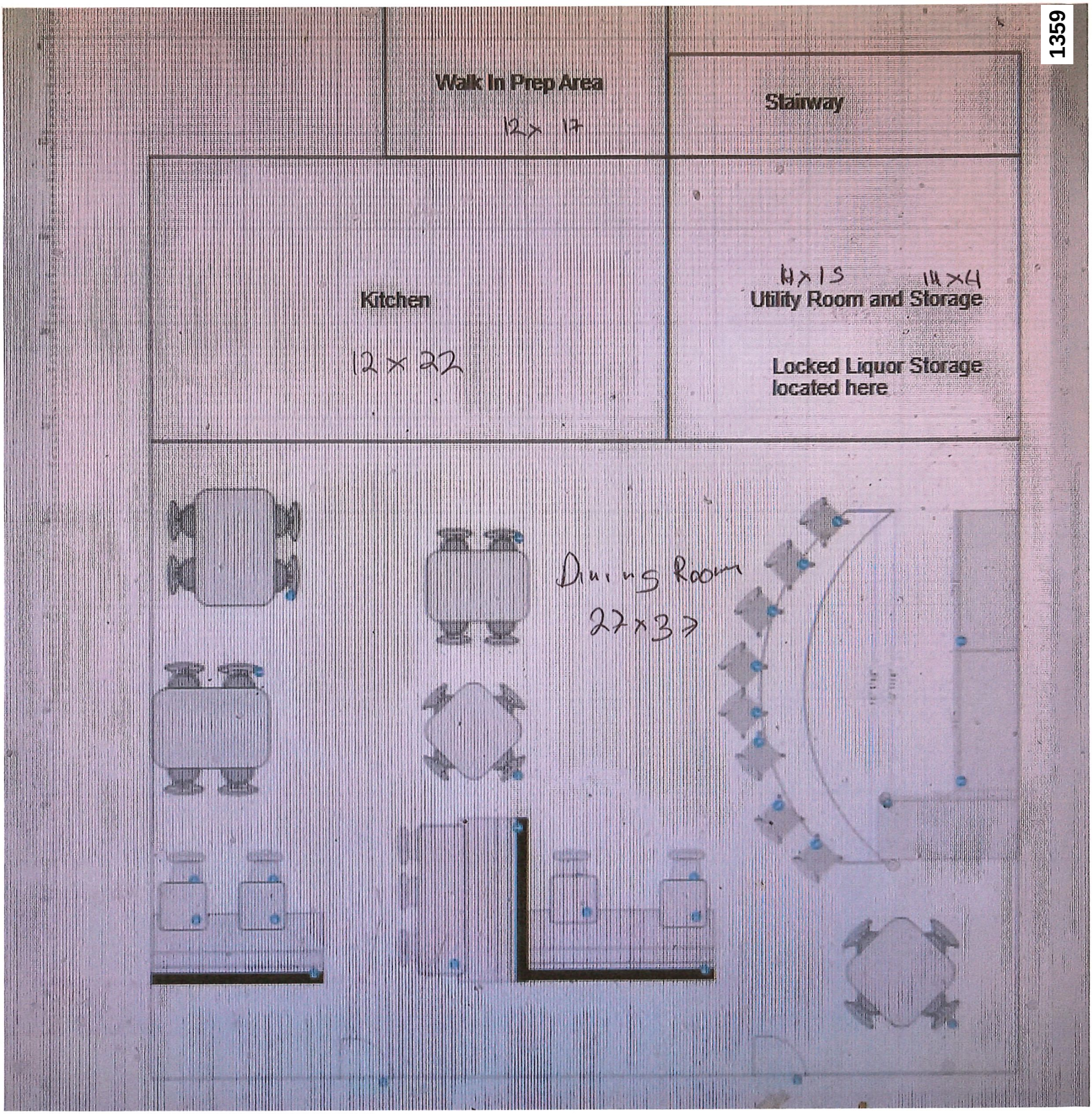
SIDES

Calabrian Hot Pepper Sauce

Side of Sauce

DESSERT

Tiramisu: House made with Wisconsin mascarpone cheese



No non cosmetic work slated to be done to existing restaurant

City of Madison

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

Master

File Number: 84159

File ID:	84159	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Cenote LLC • dba Liquid
624 University Ave • Agent: Riley Gasiorowski
Estimated Capacity (in/out): 720/0
Class B Combination Liquor & Beer • 40% alcohol, 0% food, 60% other
Police Sector 403 (District 2)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	140.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00491 App.pdf, LICLIB-2024-00491 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84159

Title

Public Hearing - New License
Cenote LLC • dba Liquid
624 University Ave • Agent: Riley Gasiorowski
Estimated Capacity (in/out): 720/0
Class B Combination Liquor & Beer • 40% alcohol, 0% food, 60% other
Police Sector 403 (District 2)

1362

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2024-00411
(License number)

2 (Alder District #) 403 (Police Sector)

Office Use Only

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

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.
   Cenote LLC
2. Trade Name (doing business as) Liquid
3. Address to be licensed 624 University Avenue, Madison, WI 53715
4. Mailing address 2213 Sommers Avenue, Madison, WI 53704
5. Anticipated opening date ~ September 1, 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.
   Liquid main room, Mezzanine, stage, and Ruby lounge (including stage). Alcohol storage behind service bars, backstage storage room, and walk-in cooler. Receipts stored in backstage office.

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

   Indoor: 720 Outdoor: NA

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

    Public parking in garages and metered street parking.

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

    ☐ No ☒ Yes, license issued to Segredo LLC (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 Riley Gasiorowski

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 8 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 4/13/22

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

    Wisconsin, 6/14/2024

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
Managing Member	Benjamin Churley	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.

    Benjamin Churley

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 18+ Entertainment Venue for Visual & Performing Arts

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 NA -

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

EVENT BASED

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
-	-	EVENT-BASED	-		9pm-2am	9pm-2am
(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. tickets, merchandise, non-alcoholic beverages

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:
40 % Alcohol — % Food 60 % Other

If applicable, describe "Other": tickets and rental fees (primarily)

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? primarily live music and DJs

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, 20 25 .

38. State Seller's Permit 4 5 6 - 1 0 3 1 7 7 7 0 6 7 - 0 4

39. Federal Employer Identification Number 99-3537671

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

Contact person Benjamin Churley

Business phone (608)395-9393 Business e-mail address cenotemadison@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 _____

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.

Benjamin G. Chung
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

6/17/2024
(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 _____		

A1.1

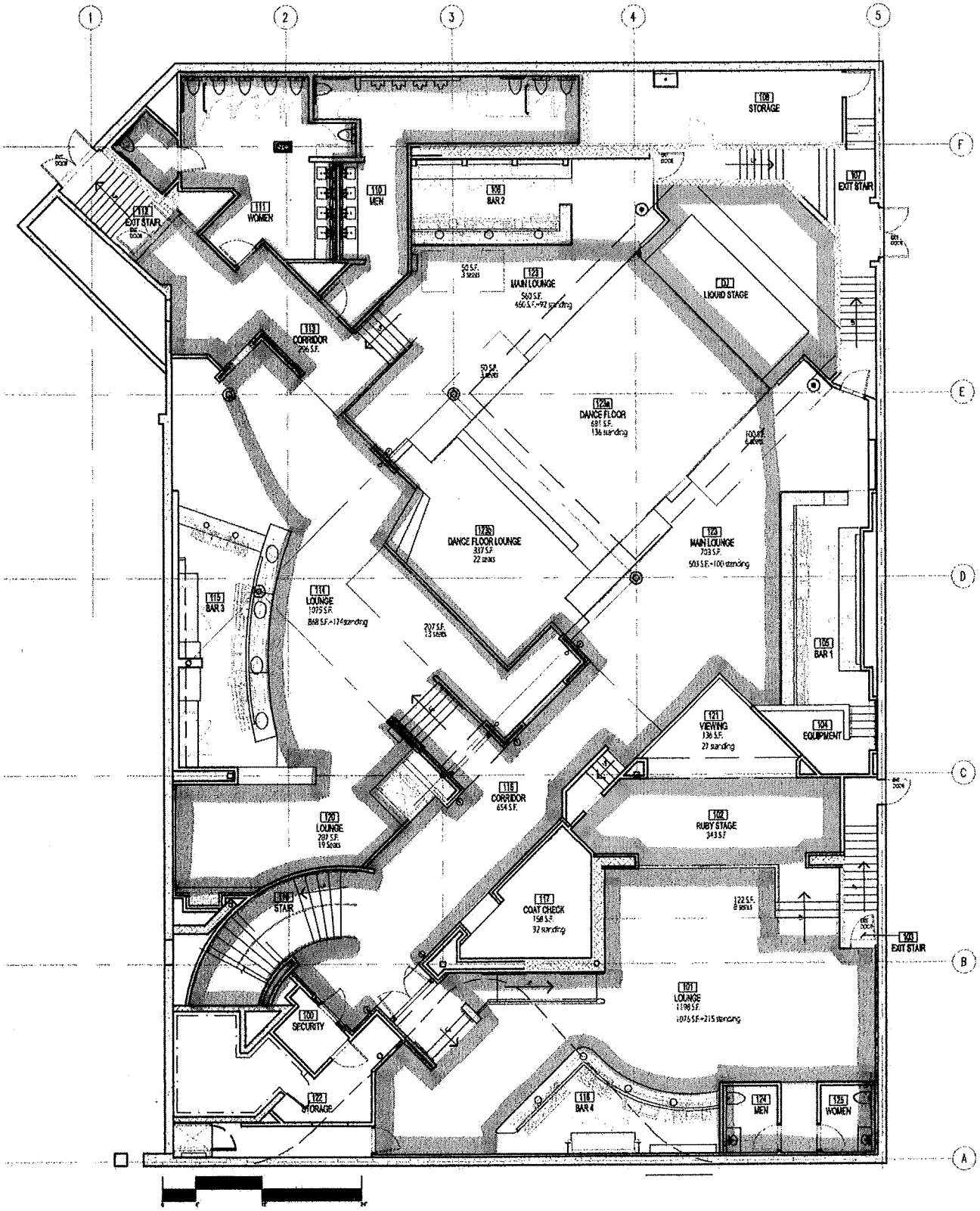
FLOOR PLANS

Comm. No. K1508
Issued For Date
REVIEW 4-7-16

Liquid

624 Univeristy Avenue
Madison, WI 53715

GMK architecture
3220 eyane road, suite 103 608.277.0565
madison, wi 53713 www.gmkarch.com



AUDIENCE

PERFORMANCE

Overview of Business Plan for Liquid (owned and operated by Cenote LLC)

Event based operation of 720 capacity 18+ live entertainment venue at 624 University Ave.

Approximately 100 events in Liquid (720 capacity) and 50-100 events in Ruby (150 capacity) annually.

All events either ticketed or private event rentals; all with live entertainment.

Approximately 60% revenue from ticket sales and rental fees.

Approximately 40% revenue from bar sales.

Other revenue from merchandise and non-alcoholic beverages.

CALL LIQUORS

VODKA

TITO'S
GREY GOOSE

WHISKEY

CROWN ROYAL
JAMESON

RUM

BACARDI

LIQUEUR

JÄGERMISTER

TEQUILA

MILAGRO
CAZADORES
CASAMIGOS
PATRÓN

GIN

TANQUERAY
HENDRICKS
HENNESSY

BOURBON

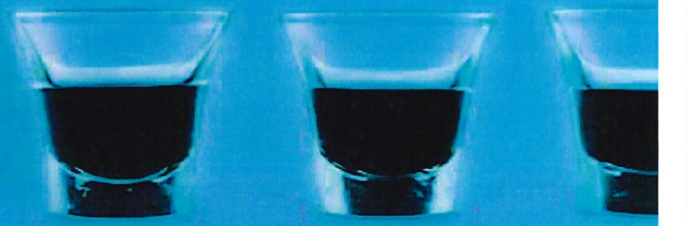
BULLEIT

liquid

1370


EERS & SELTZER
BR
5
MILLER LITE
RONA
7
SPOTTED COW
TECLAW
7
FANTASY FACTORY

SHOTS



ÄGERMEISTER	6	GREEN TEA	8
EMON DROP	8	RUMPLE MINTZ	8
IREBALL	8	JÄGERBOMB	8
HILLED PATRÓN	10	CHERRY BOMB	1(

liquid


OFT DRINK
DA
4
D BULL
5
TTLED WATER

City of Madison

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

Master

File Number: 84160

File ID:	84160	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Molten Monkey LLC • dba Molten Monkey Pizza
912 E Johnson St • Agent: Otto Dilba
Estimated Capacity (in/out): 50/20
Class B Combination Liquor & Beer • 5% alcohol, 95% food
Police Sector 407 (District 6)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	141.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00488 App.pdf, LICLIB-2024-00488 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84160

Title

Public Hearing - New License
Molten Monkey LLC • dba Molten Monkey Pizza
912 E Johnson St • Agent: Otto Dilba
Estimated Capacity (in/out): 50/20
Class B Combination Liquor & Beer • 5% alcohol, 95% food
Police Sector 407 (District 6)

Liquor/Beer License Application

1376

(Agenda Item Number)

(Legistar file number)

LicLIB.2024-00488
(License number)

6 (Alder District #) 407 (Police Sector)

Office Use Only

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

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.

   Molten Monkey LLC

2. Trade Name (doing business as) Molten Monkey Pizza

3. Address to be licensed 912 E Johnson St Madison, WI 53703

4. Mailing address 912 E Johnson St Madison, WI 53703

5. Anticipated opening date 08/15/2024

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.

   Approximately 1,392 square feet on the first floor of the Building, and the basement area directly below containing approximately 1,392 square feet. Outdoor seating in front of building approximately 200 square feet.

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

   Indoor: 50 Outdoor: 20

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

    Location does not have dedicated parking lot. All parking is on surrounding streets.

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 Otto Dilba

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 50 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 06/15/2024

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

    Wisconsin 06/06/2024

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	Otto Dilba	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.

    Michael E. Banks, ESQ

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 _____

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
4 -10	4 -10	4 - 10	4 -10	4 -10	4 -11	4 -11
(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. Pizza, salad, appetizers

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:
5 % Alcohol 95 % 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, 2025.

38. State Seller's Permit 4 5 6 - 1 0 3 1 7 7 3 9 2 5 - 0 4

39. Federal Employer Identification Number 99-3425670

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

Contact person Otto Dilba

Business phone 608-335-5926 Business e-mail address otto@moltenmonkeypizza.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 Michael E. Banks, ESQ

Phone 608-257-0420 E-mail banks@hrbllp.com

1380

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.

_____ 06/15/2024
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (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
☐ Floor Plans
☐ Lease
☐ Business Plan
☐ **Sample Menu

* Corporation/LLC only
** Class B only

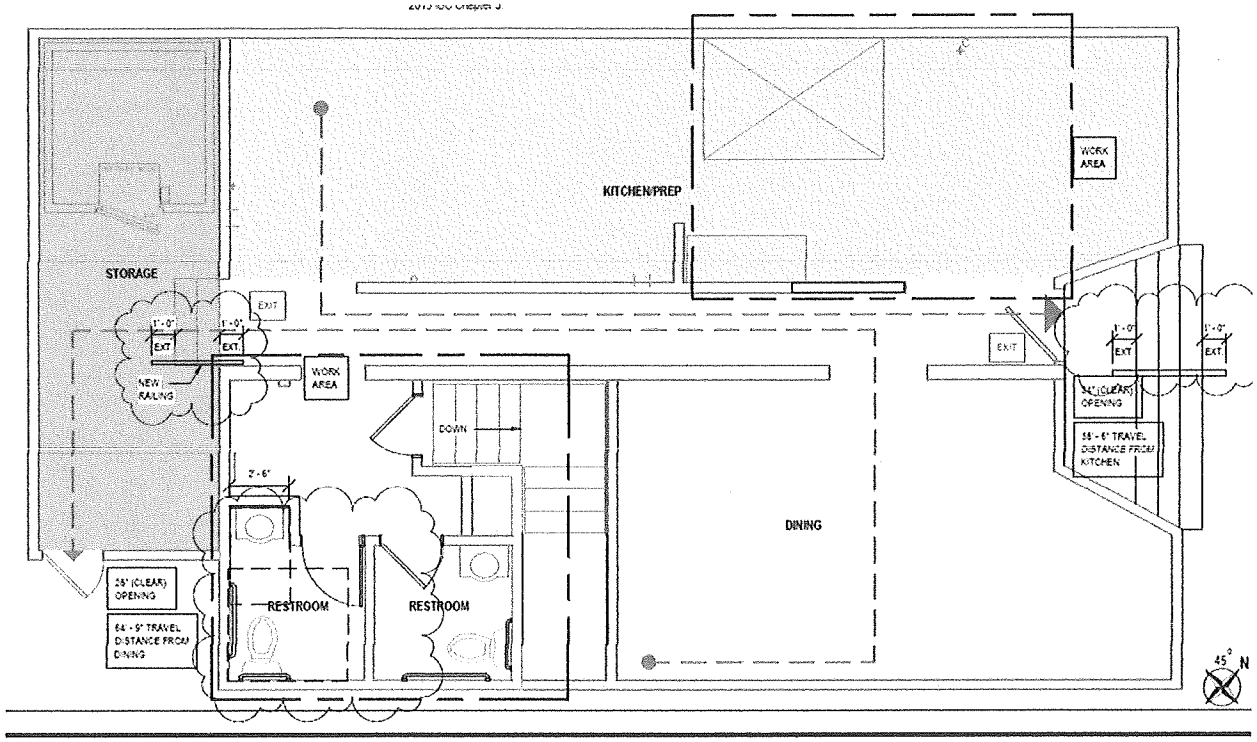
Upon Application Submission, the Clerk's Office issued to the application:

☐ 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 _____

DocuSign Envelope ID: 4367D611-02AA-4A03-89A1-4B663C3738CF

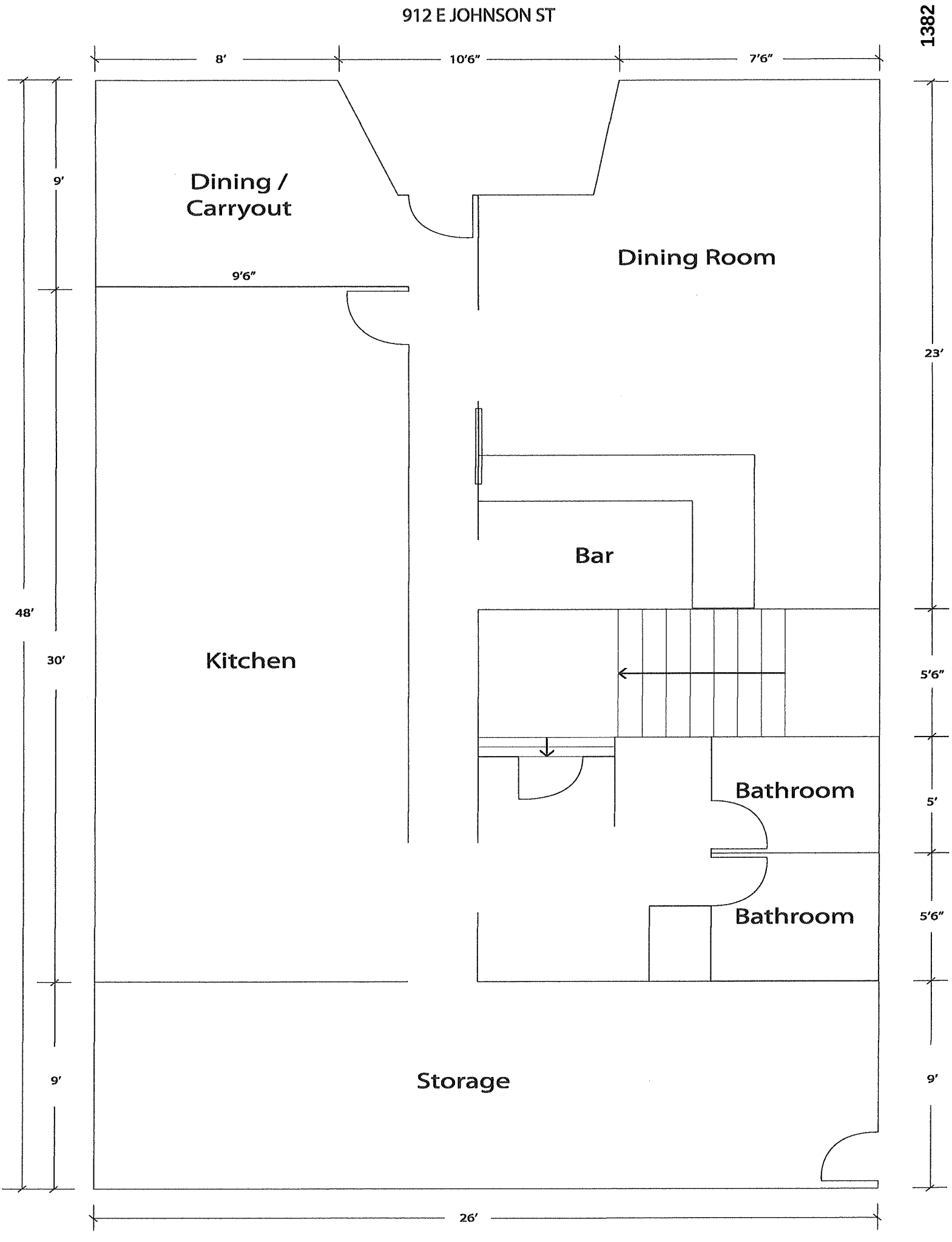
Floor Plan of Leased Premises



DS DS

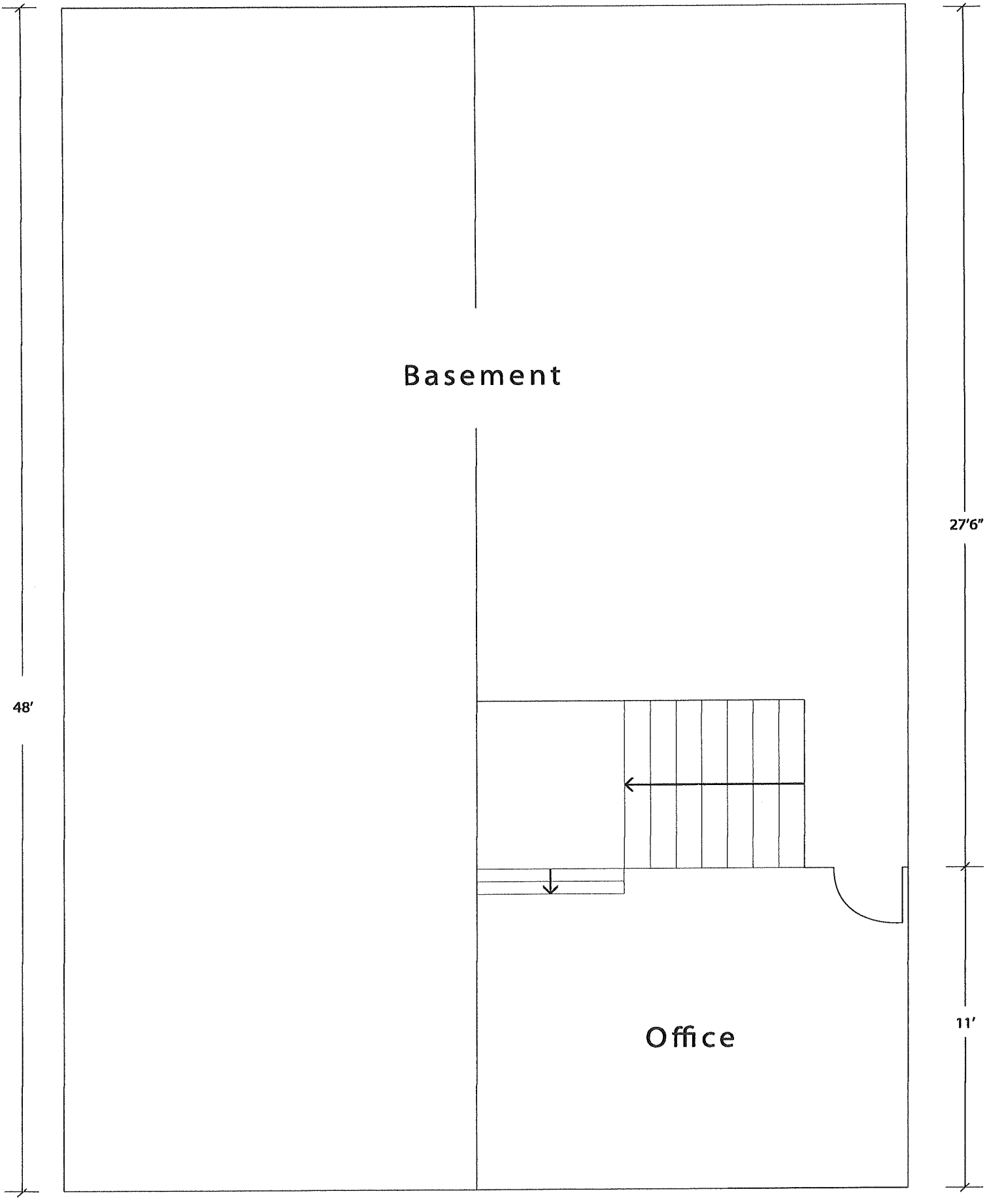
912 E JOHNSON ST

1382



912 E JOHNSON ST

1383



Molten Monkey Sample Menu

Appetizers

Milk Bread Pretzel
Chocolate Covered Milk Bread Pretzel
Biscuits n Gravy Breadsticks

Salads

Caesar
Thai Chicken
Greek
Build Your Own

Specialty Pizzas

What Up Dough! A double pepperoni classic with flat and cup and char pepperoni.

Umami Bomby Shitake, portabella & cremini mushrooms, herbed goat cheese, garlic, truffle zest

Salt, Fat, Acid, Heat ham, green olives, pineapple, pickled jalapenos

Avo Maria Bacon, avocado, diced tomatoes, creamy Avo Maria sauce drizzle finish

Chungus Cup and char pepperoni, ham, fennel sausage

Monkey See... toasted walnuts, roasted red pepper, herbed goat cheese, fresh basil

Piggly Figgly prosciutto, fig jam, herbed goat cheese, arugula, balsamic glaze drizzle

Heatonism Bot Spicy marinara, cup and char pepperoni, or Calabrian chiles, jalapenos

Dillerious Bacon, red onion, cheddar cheese, crisp pickle slices, spicy Thai peanut sauce drizzle

Tik Tik Boom Tikka Masala sauce, curry yogurt marinated chicken, ginger pickled red onions, broccoli florets, mint cilantro sauce drizzle, scallion yogurt sauce drizzle

Drinks

Tap Beer – A rotating selection of Craft and Macro beers
Wine – A rotating selection of red and white wines
Sodas and Juices
Water – A hydrated monkey is a happy monkey

Molten Monkey Pizza ALRC Business Plan

Concept:

Molten Monkey is a new pizzeria concept located at 912 E Johnson St in Madison. We will offer a unique style of pizza currently unavailable in the Tenney-Lapham and east Madison community. The establishment will have an upbeat, eclectic environment that is wholly inclusive of all in the community. Everyone deserves good pizza.

We will provide a fast-casual service that includes dine-in, carryout and potentially delivery service shortly after opening. Online ordering, loyalty programs and community outreach and benefits will be offered as well.

Ownership, Management, Staff:

Molten Monkey LLC is wholly owned by Otto Dilba (**Note**: previous owner of Ale Asylum, with an impeccable record for safety and adherence to city, state and federal regulations). Owner will be on site during all business hours to for the foreseeable future, at minimum into Spring 2025. Management and staff will be hired for their commitment to please our guests without fail, and adherence to the safety and security measures outlined below.

Safety and Security:

- Security cameras with 30 days digital backup.
- All kitchen staff will pass food safety certification, all servers and bartenders will pass alcohol beverage Servesafe programs, and all management will be certified across both kitchen and beverage service.
- All staff will read and sign an employee manual acknowledging understanding and adherence to safety protocols and mitigation strategies for sub-optimal situations.
- As owner I will be on site every day of operation, overseeing compliance with regulations and protocols noted above.

Summary:

In short, Molten Monkey Pizza intends to provide a unique pizza experience currently unavailable to the local neighborhood and east Madison community. The space is small, eclectic, warm and wholly inviting. The company will be unwavering in its desire to provide excellent customer service with community engagement in a safe and welcoming environment.

City of Madison

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

Master

File Number: 84161

File ID:	84161	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Consolidated Management Company • dba Consolidated Management Company
1000 Edgewood College Dr • Agent: Michael DeLisle
Estimated Capacity (in/out): 300/500
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	142.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00407 App.pdf, LICLIB-2024-00407 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84161

Title

Public Hearing - New License
Consolidated Management Company • dba Consolidated Management Company
1000 Edgewood College Dr • Agent: Michael DeLisle
Estimated Capacity (in/out): 300/500
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 207 (District 13)

1388

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2024-00407
(License number)

13 (Alder District #) 207 (Police Sector)

Office Use Only

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

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.

   Consolidated Management Company

2. Trade Name (doing business as) Consolidated Management Company

3. Address to be licensed 1000 Edgewood College Dr. Madison WI 53711

4. Mailing address 2670 106th Street Suite 140 Urbandale, IA 50322

5. Anticipated opening date 7/1/2024

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.

   Alcohol served at catered events in the following Edgewood locations: Washburn Heritage Room, President's Dining Room, Presidents Conference Room in Regina Hall, as well as 302 Nona McGreal Room in Predolin Humanities Center, and Atrium in the Stream. Alcohol stored in locked cage in storage room located in Regina East

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

Indoor: 300 Outdoor: 500

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

Parking is on site and monitored by Edgewood College security staff

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

☐ No ■ Yes, license issued to Sodexo Operations LLC (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 Michael DeLisle

13. City, state in which agent resides Marinette, WI

14. How long has the agent continuously resided in the State of Wisconsin? 4 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.

June 13th 1977

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
CEO	Barry Friends	Deerwood, MN
COO	David Campbell	Coralville, IA
CFO	Todd Smith	Norwalk, IA

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.

David Campbell

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

☐ No ■ Yes (explain) _NHF Holdings, LLC

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 College food service provider, alcohol is for private catered events

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
9am	7am	7am	7am	7am	7am	9am
(Class B only) Enter below any hours when food service will not be available, if applicable						
2pm	10pm	10pm	10pm	10pm	9pm	2pm

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. Beer, Wine, Liquor

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 90 % Food 0 % Other

If applicable, describe "Other": Primary source would be resident dining, alcohol only served for private events

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, 20 25 .

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

39. Federal Employer Identification Number 42-1080609

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

Contact person David Campbell

Business phone 319-491-2499 Business e-mail address dcampbell@consolidatedmgmt.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.*

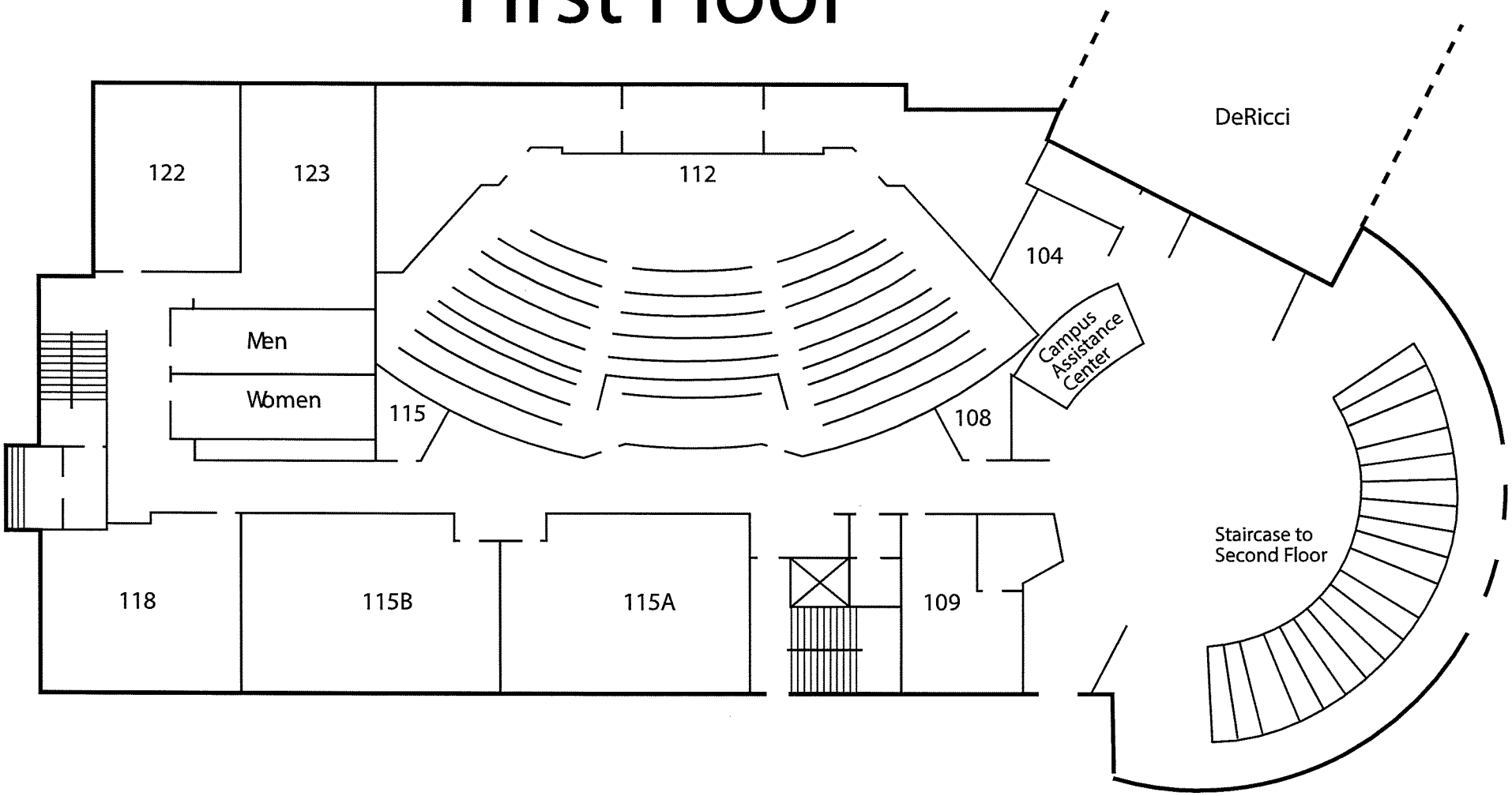
Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

David Campbell
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

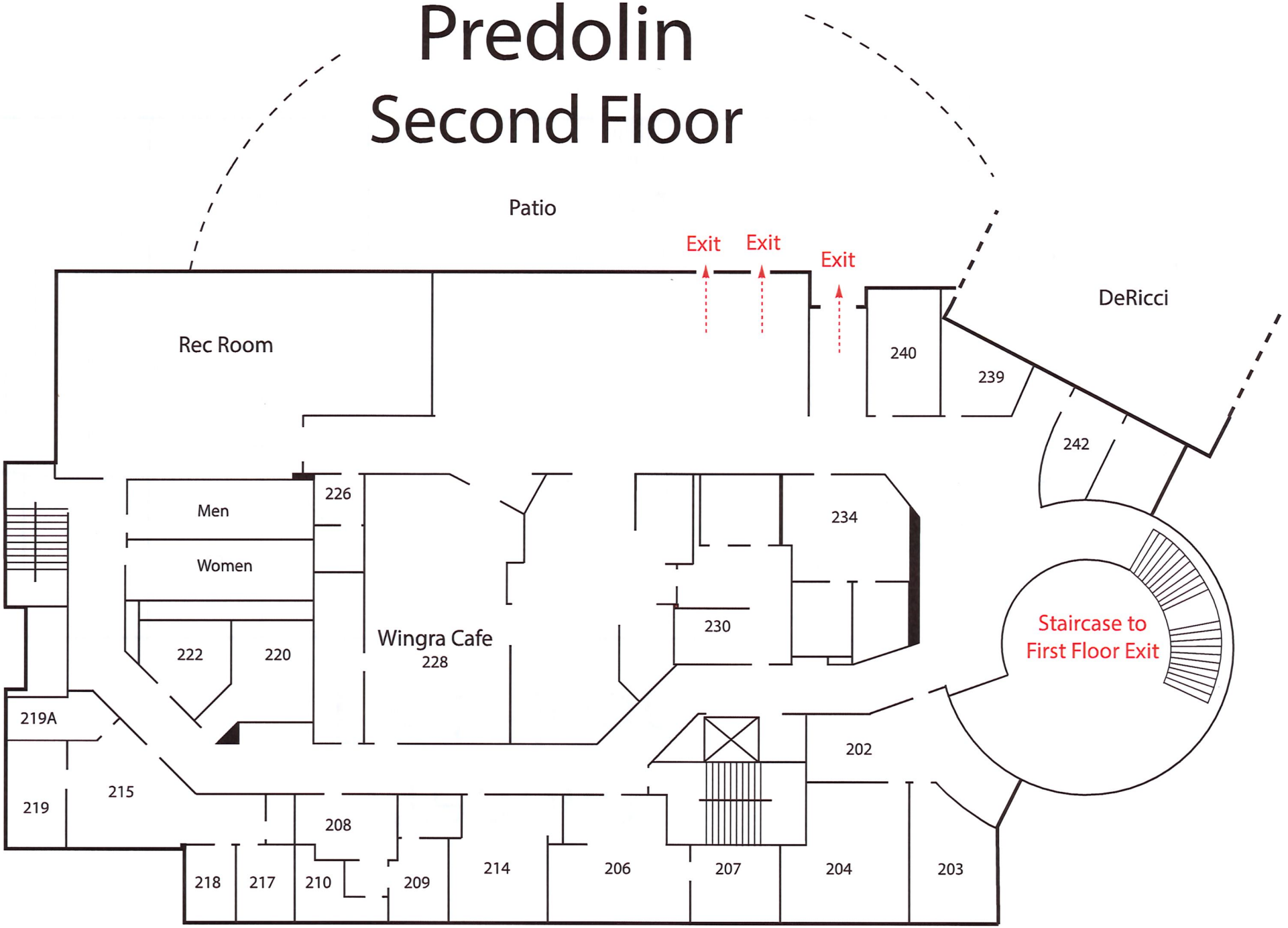
4/23/2024
(Date)

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 _____		

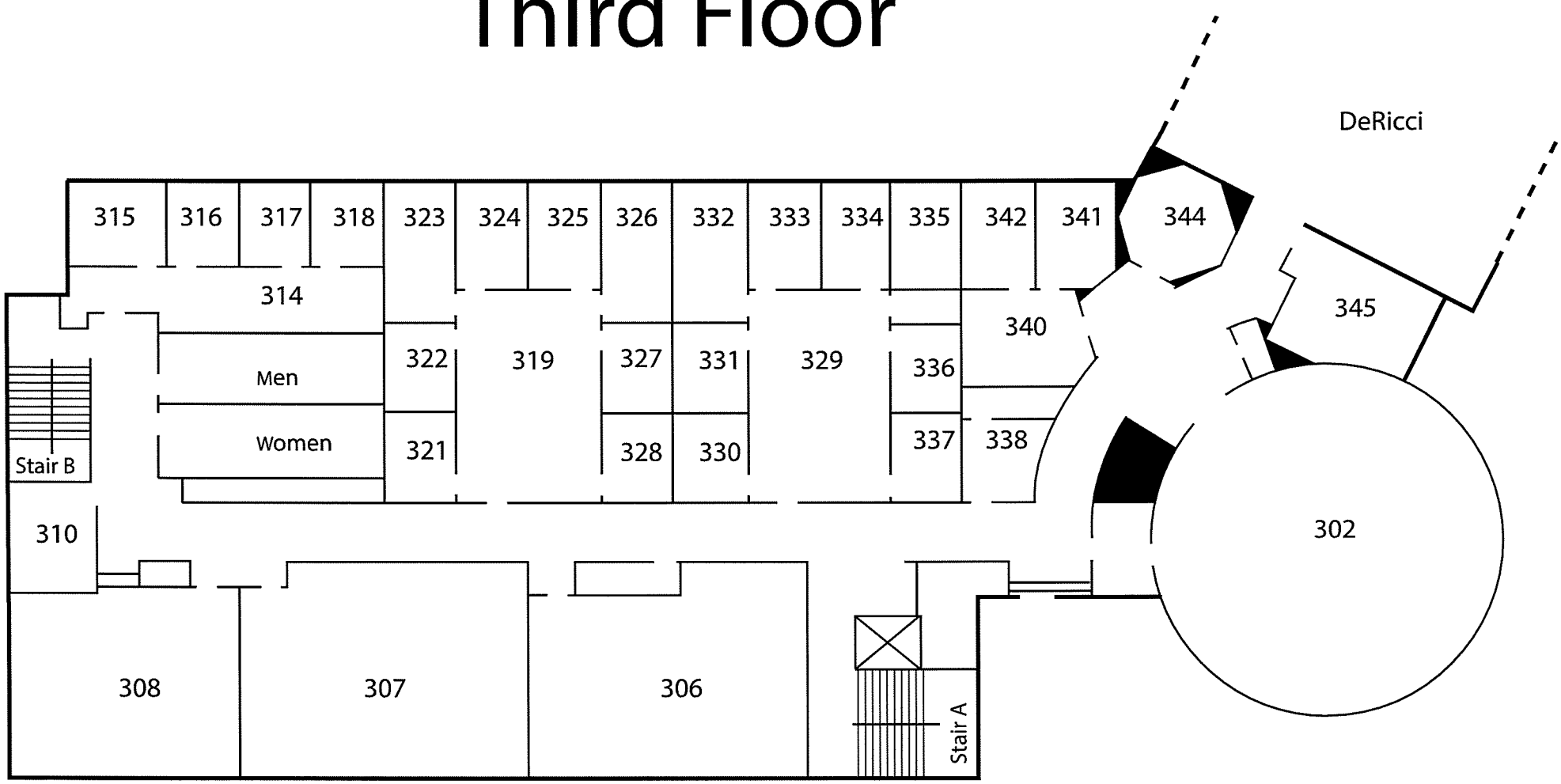
Predolin
First Floor



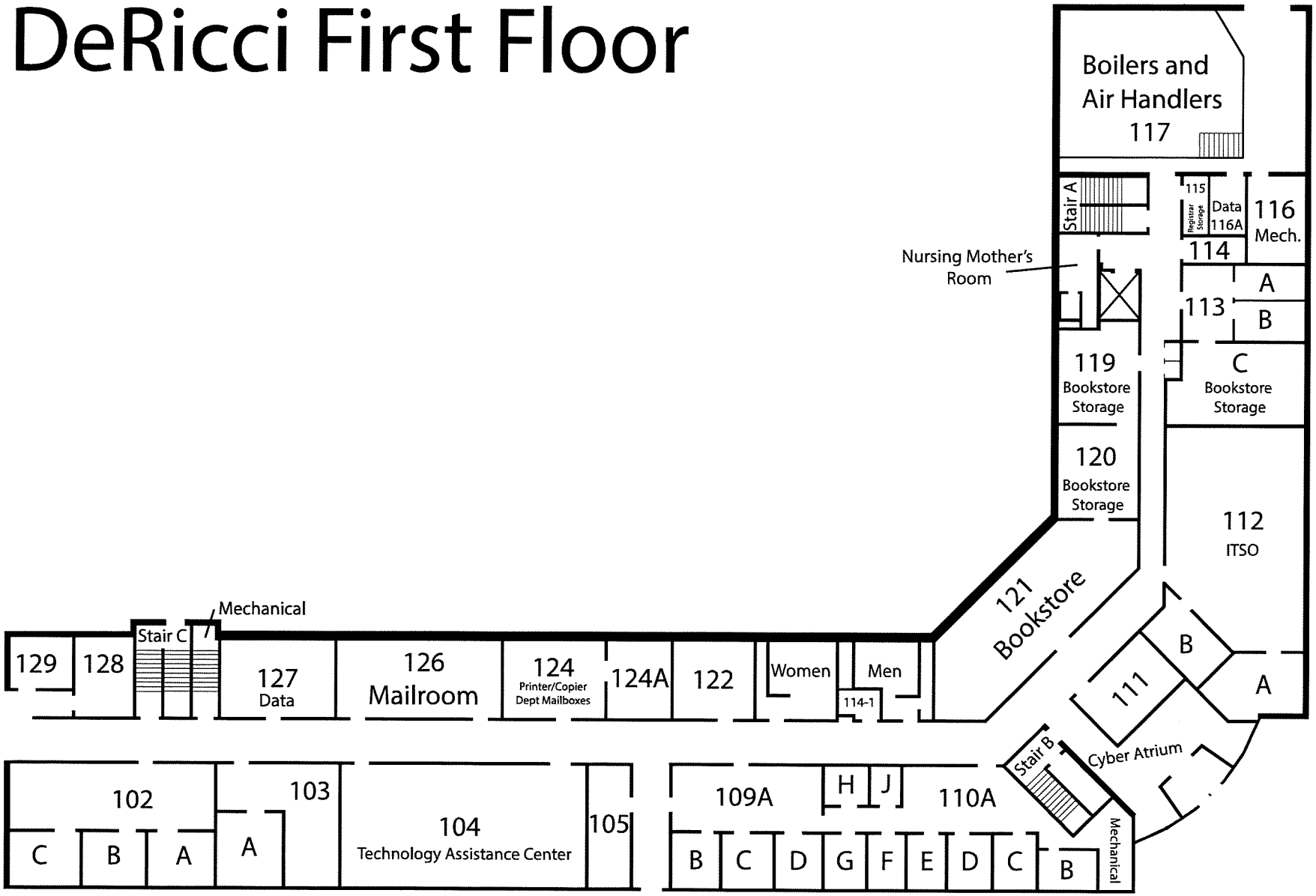
Predolin
Second Floor



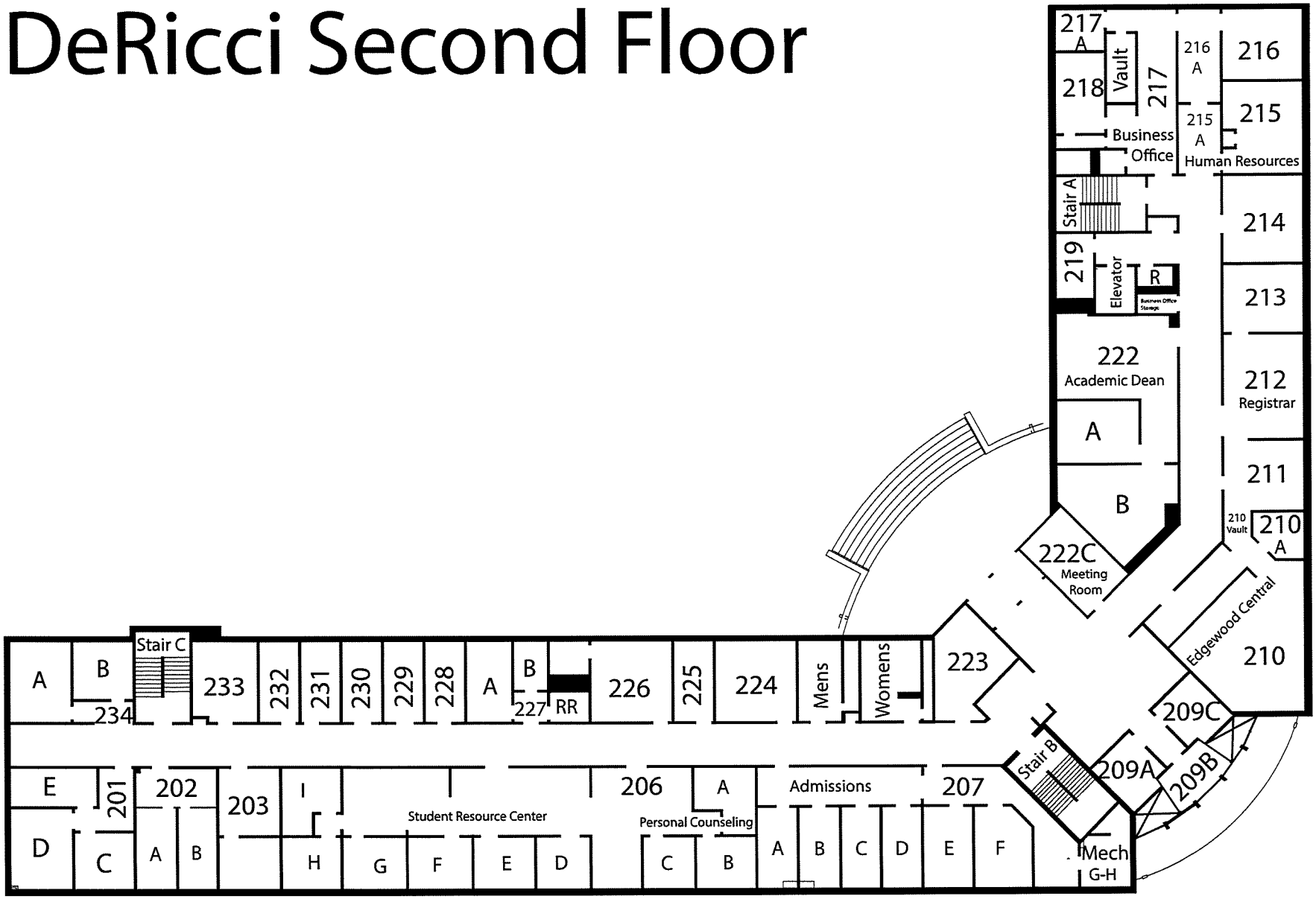
Predolin
Third Floor



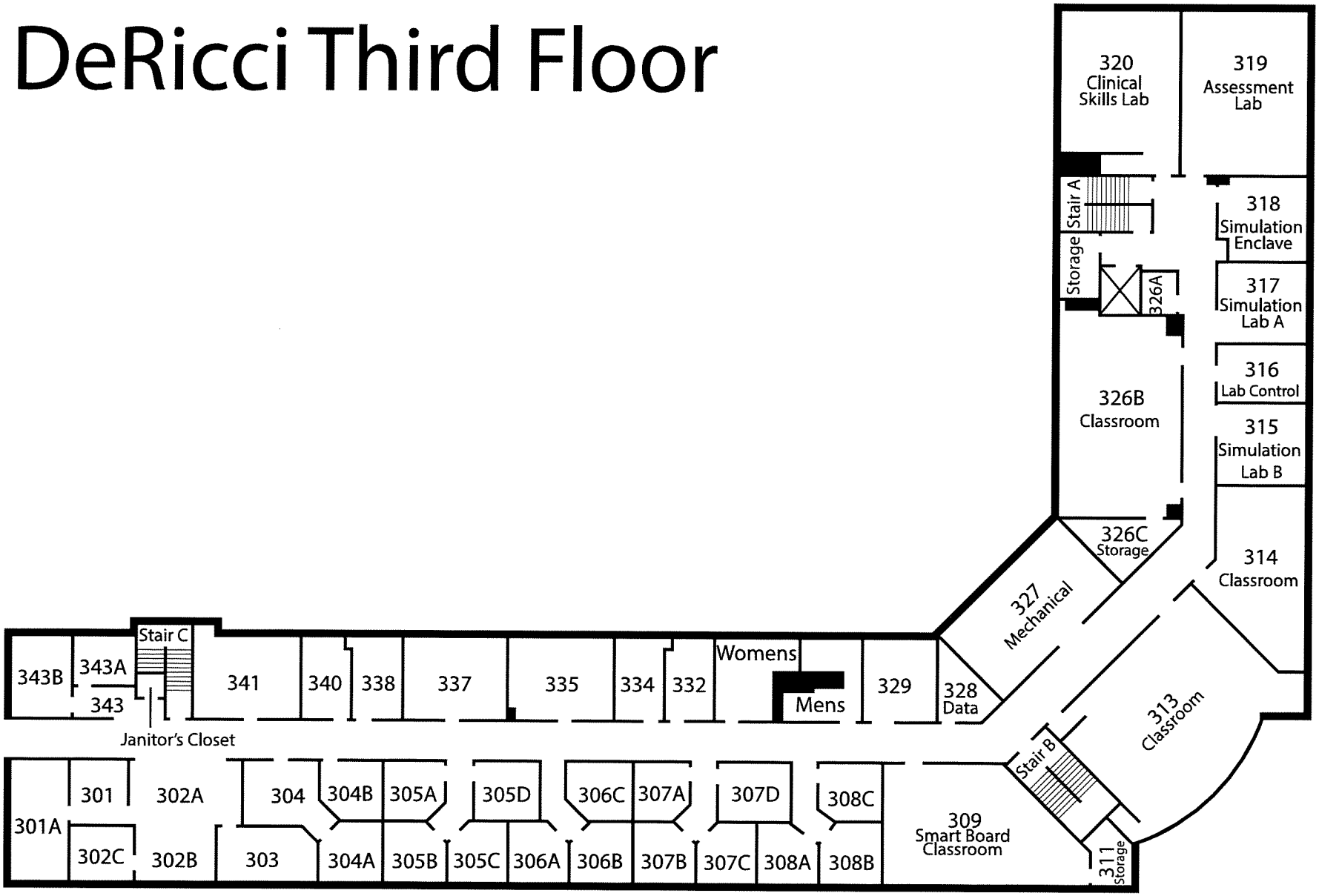
DeRicci First Floor



DeRicci Second Floor

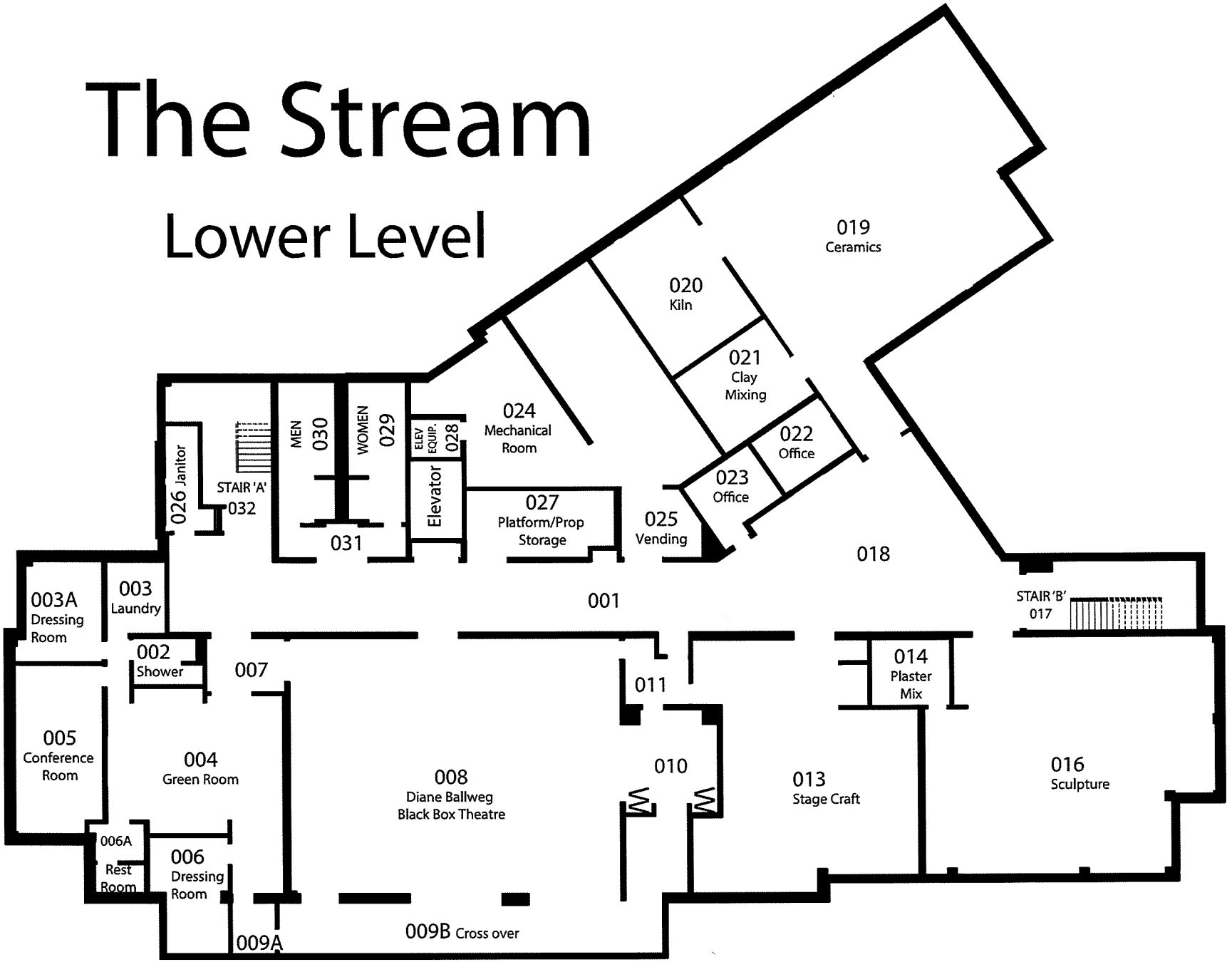


DeRicci Third Floor



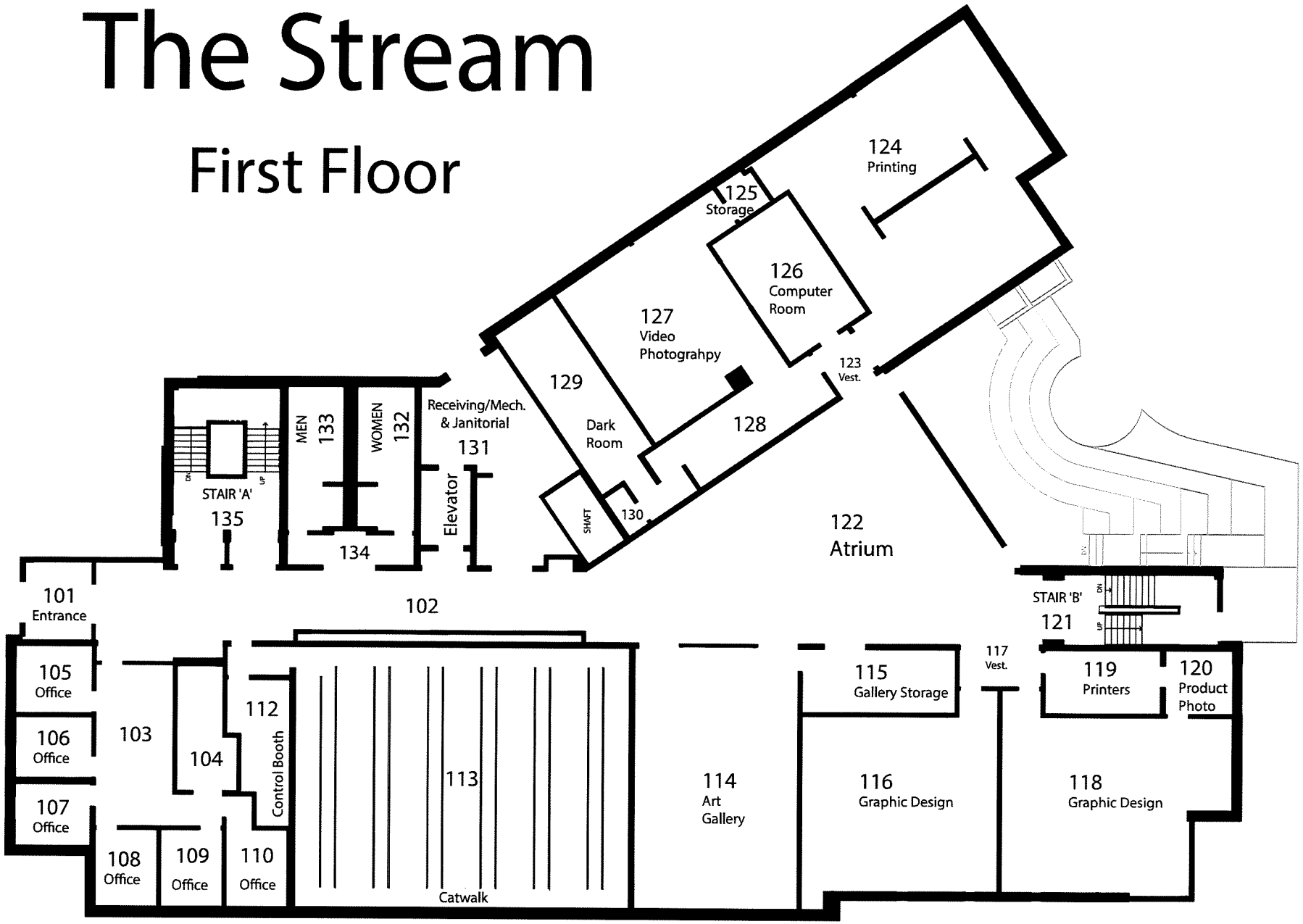
The Stream

Lower Level



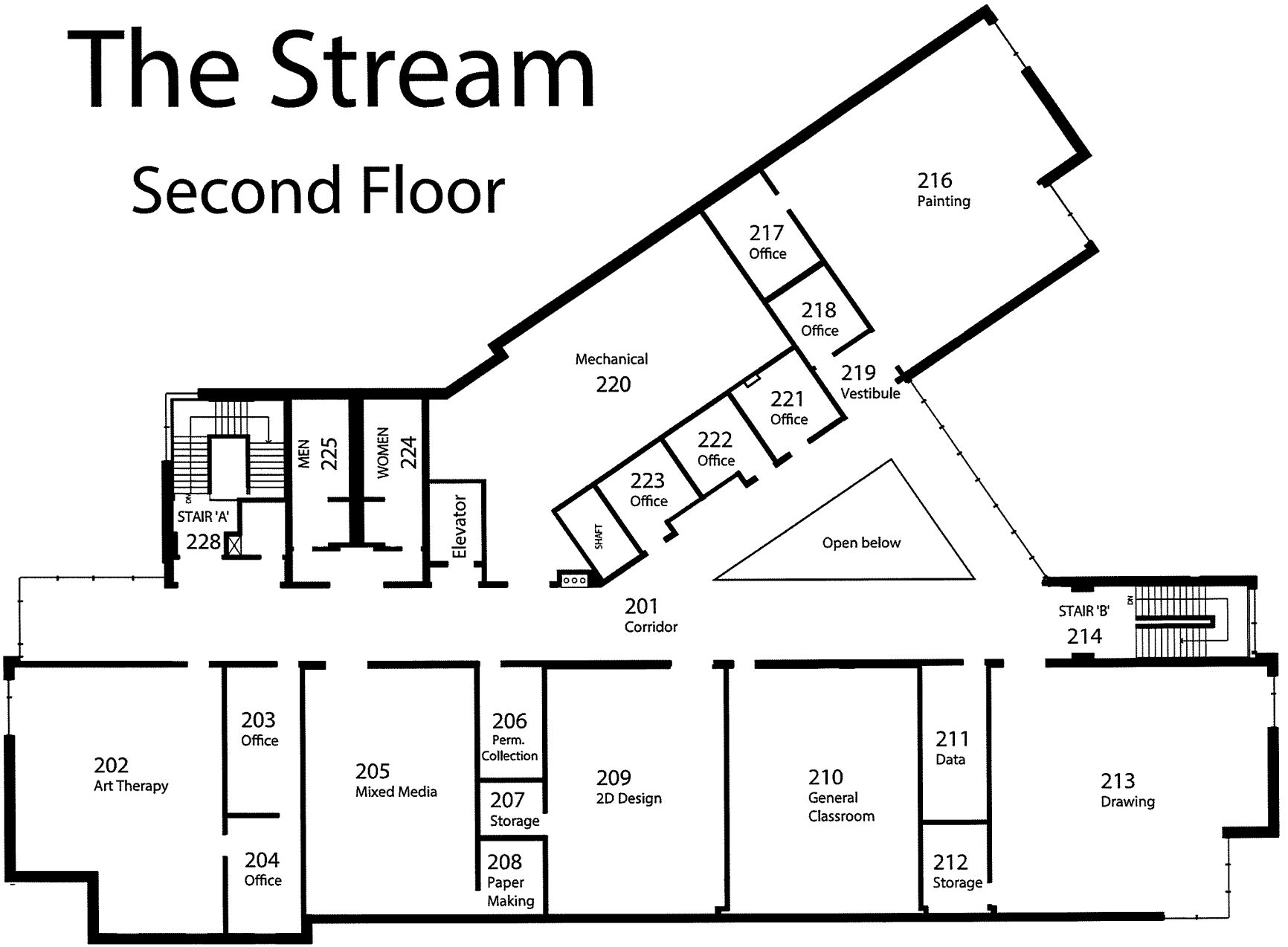
The Stream

First Floor

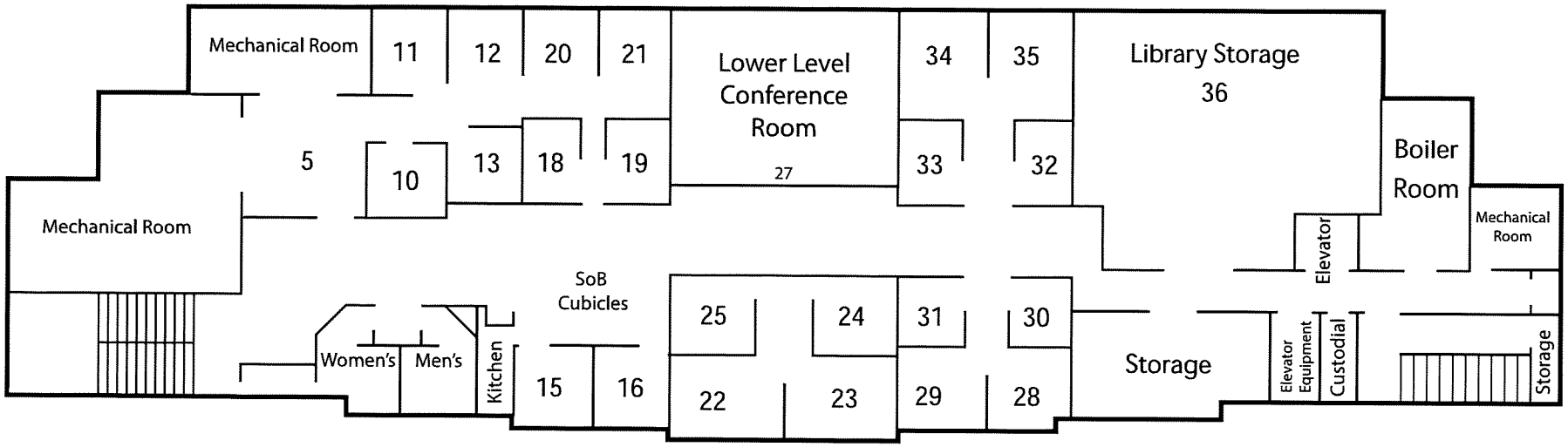


The Stream

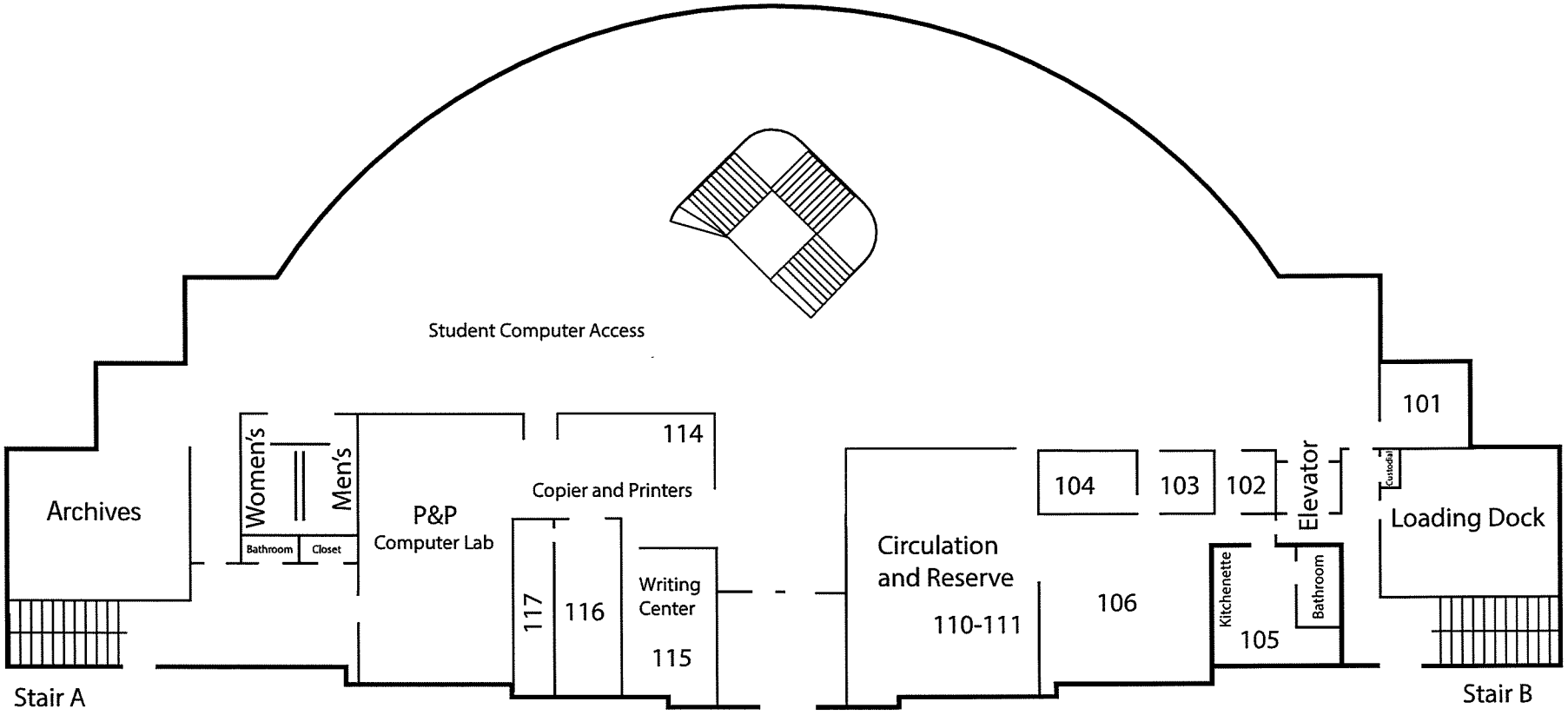
Second Floor



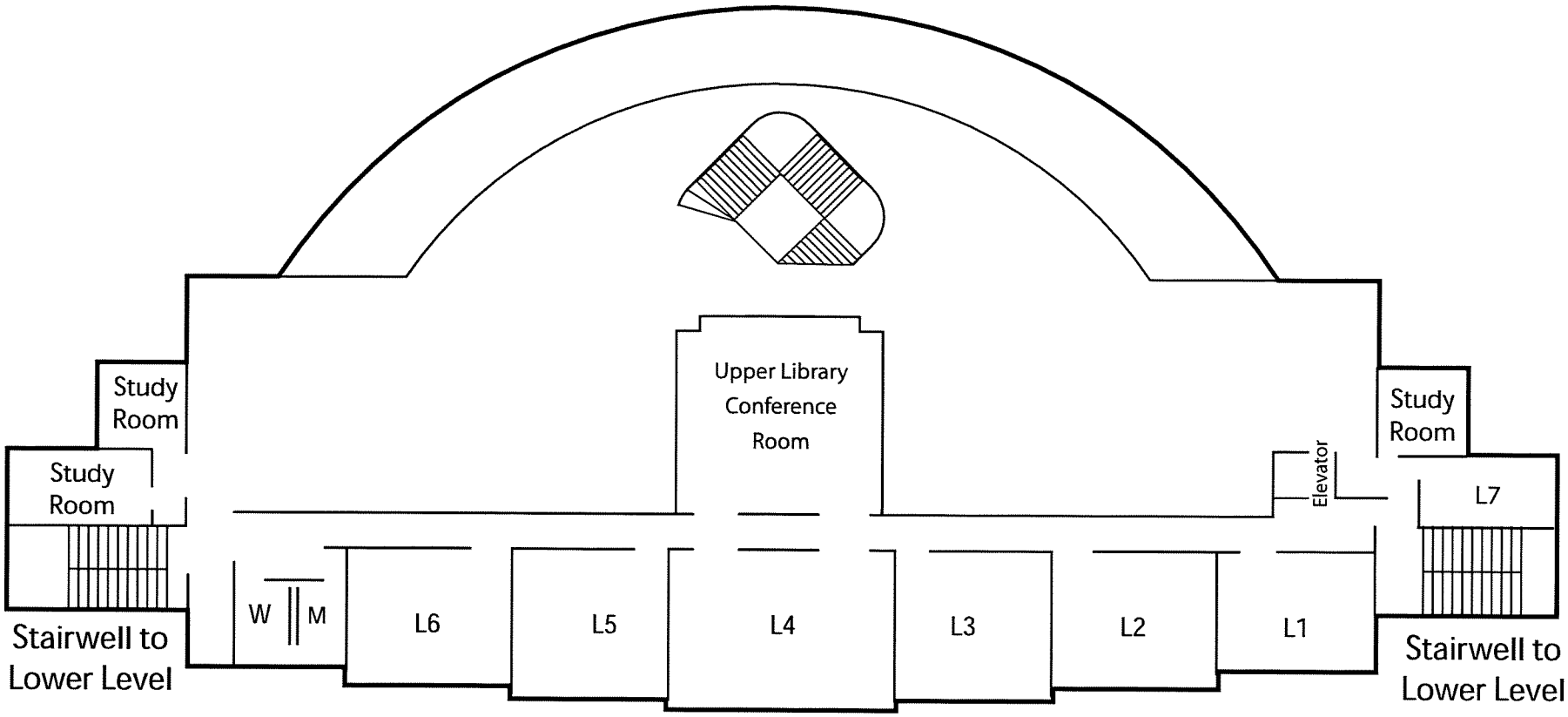
Library
Lower Level



Library
First Floor

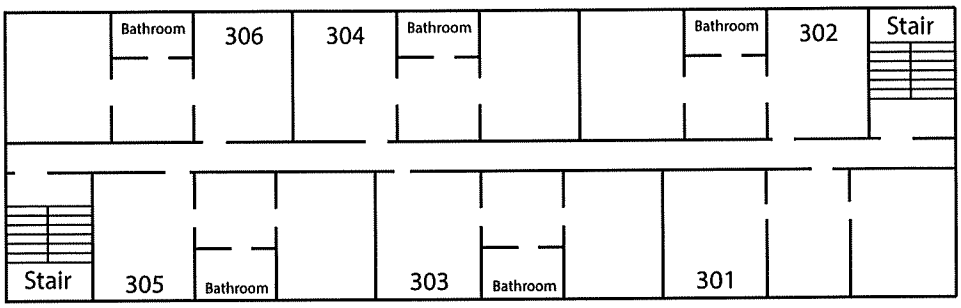


Library
Second Floor

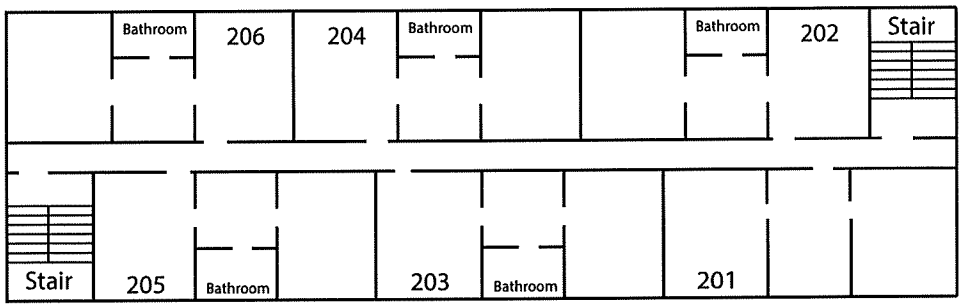


Weber

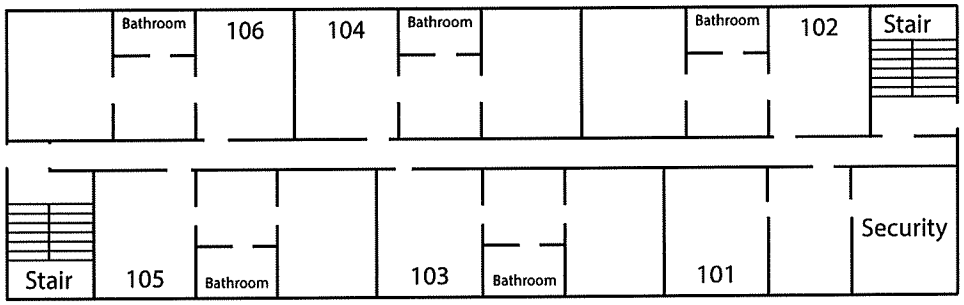
Third Floor



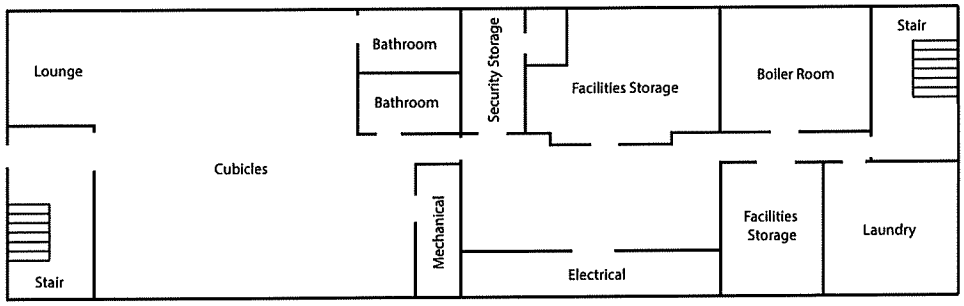
Second Floor



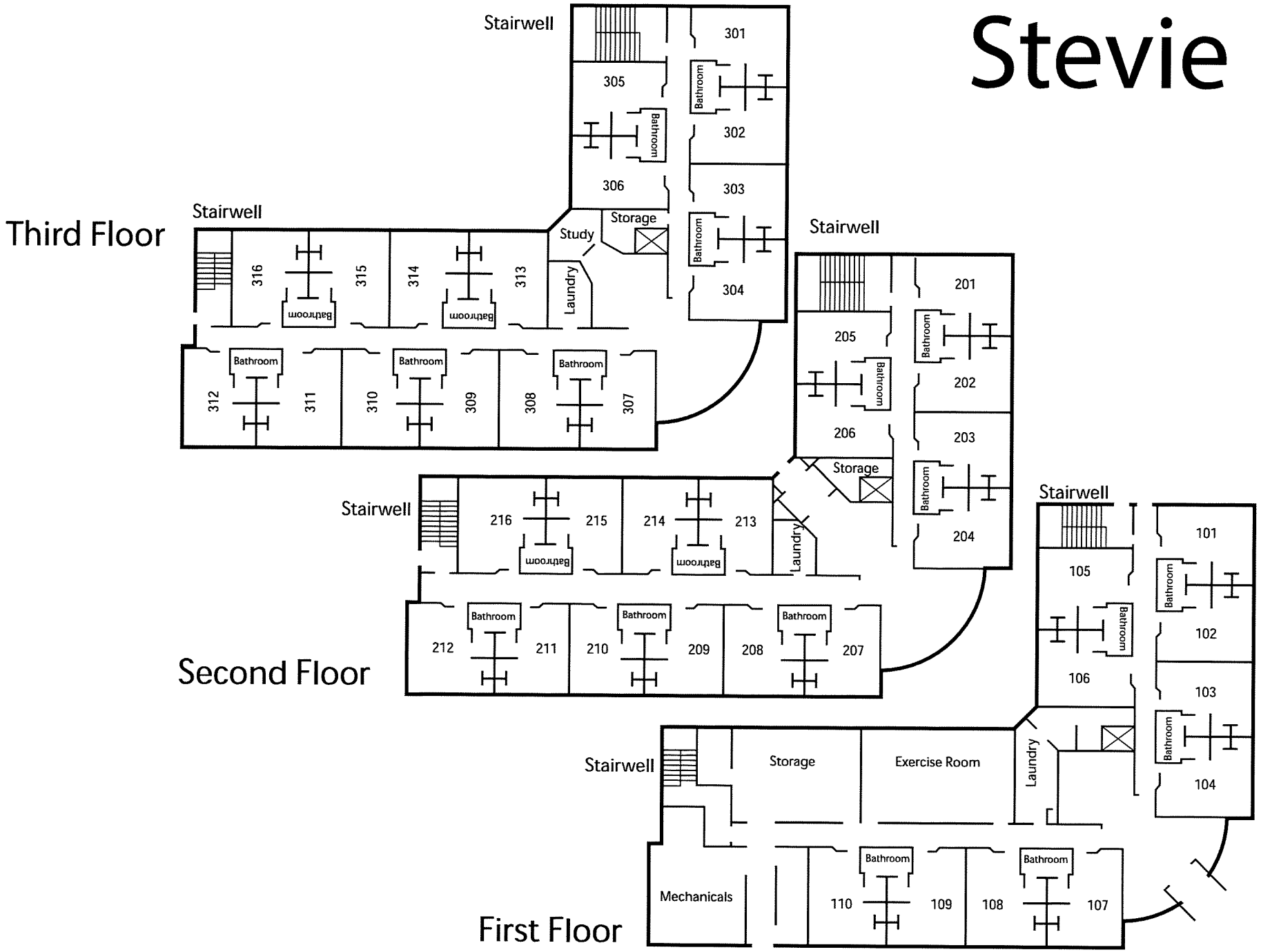
First Floor



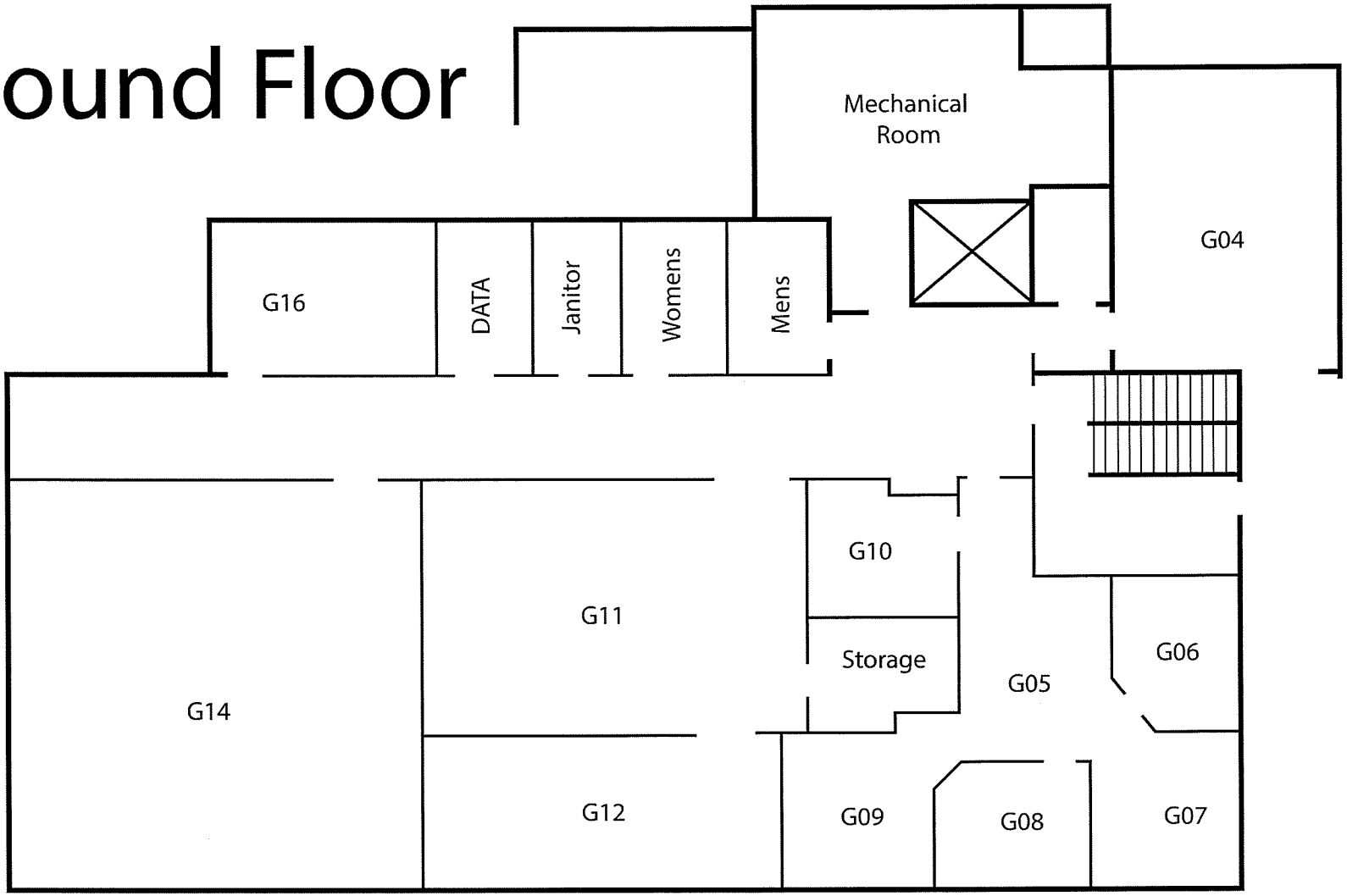
Basement



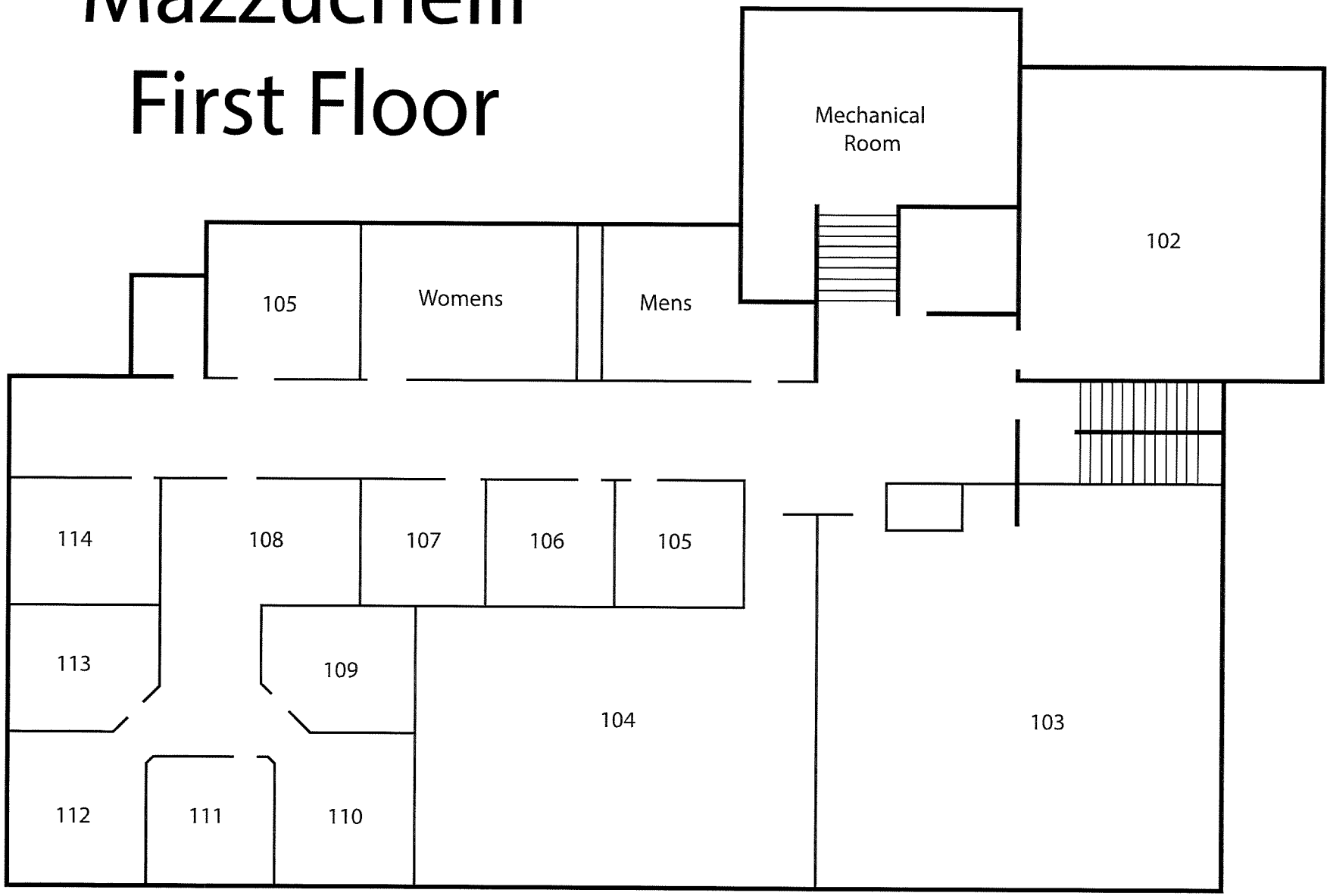
Stevie


Third Floor
Stairwell
316
315
314
313
312
311
310
309
308
307
Bathroom
Study
Storage
Laundry
Stairwell
301
305
302
306
303
304
Bathroom
Stairwell
201
205
202
206
203
204
Storage
Laundry
Second Floor
Stairwell
216
215
214
213
212
211
210
209
208
207
Bathroom
Stairwell
101
105
102
106
103
104
Laundry
First Floor
Stairwell
Storage
Exercise Room
Mechanicals
110
109
108
107

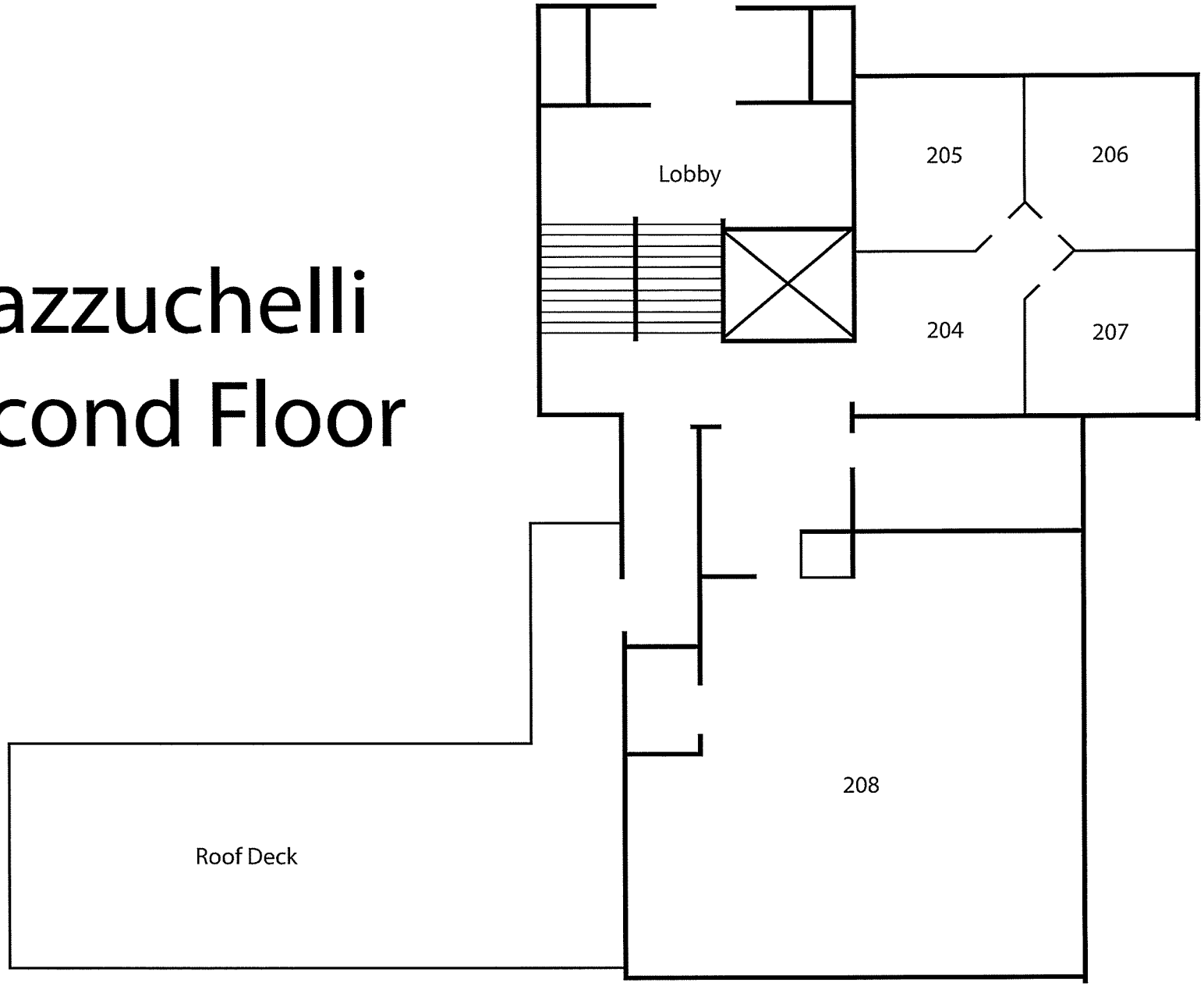
Mazzuchelli
Ground Floor



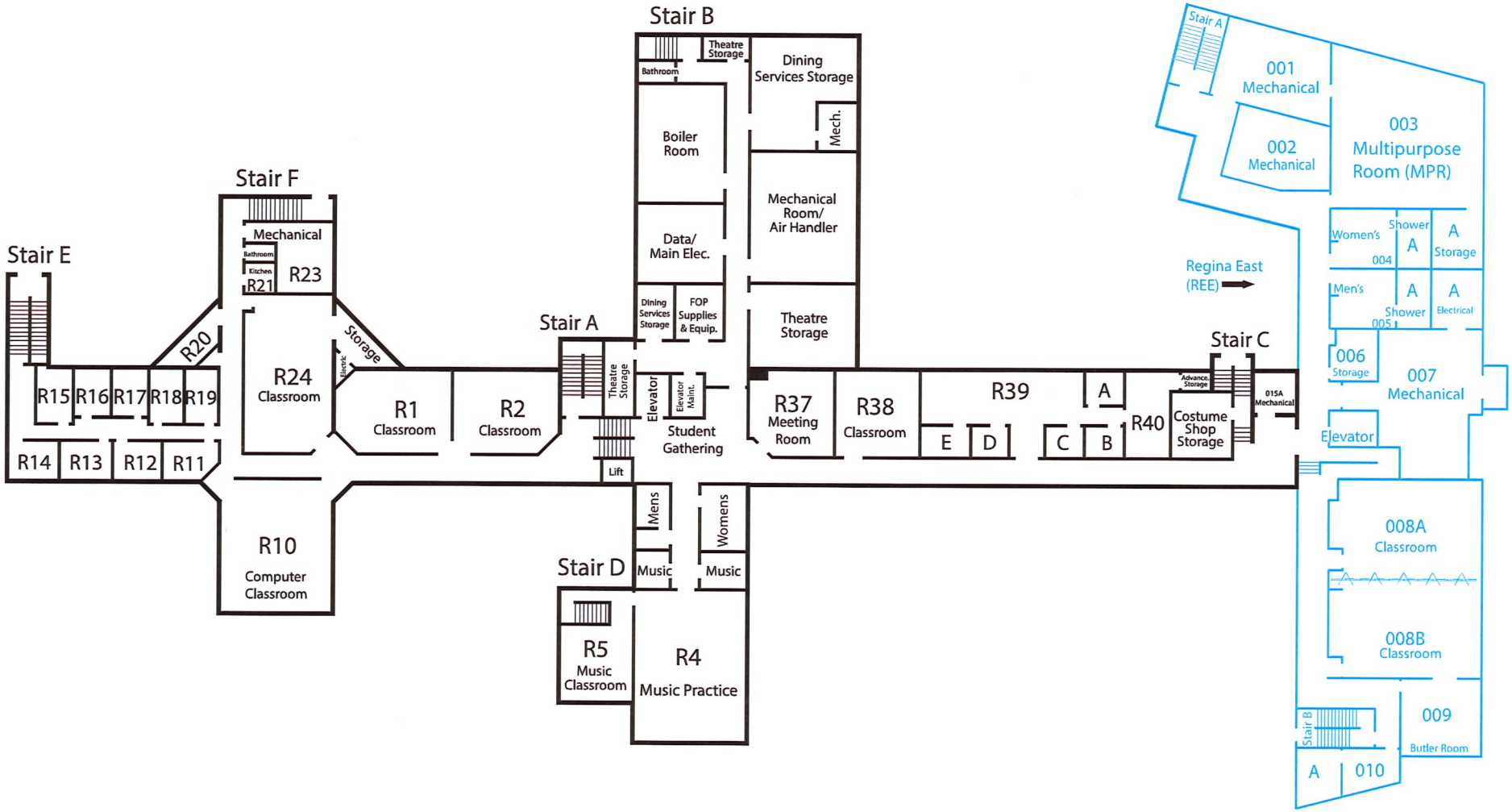
Mazzuchelli First Floor



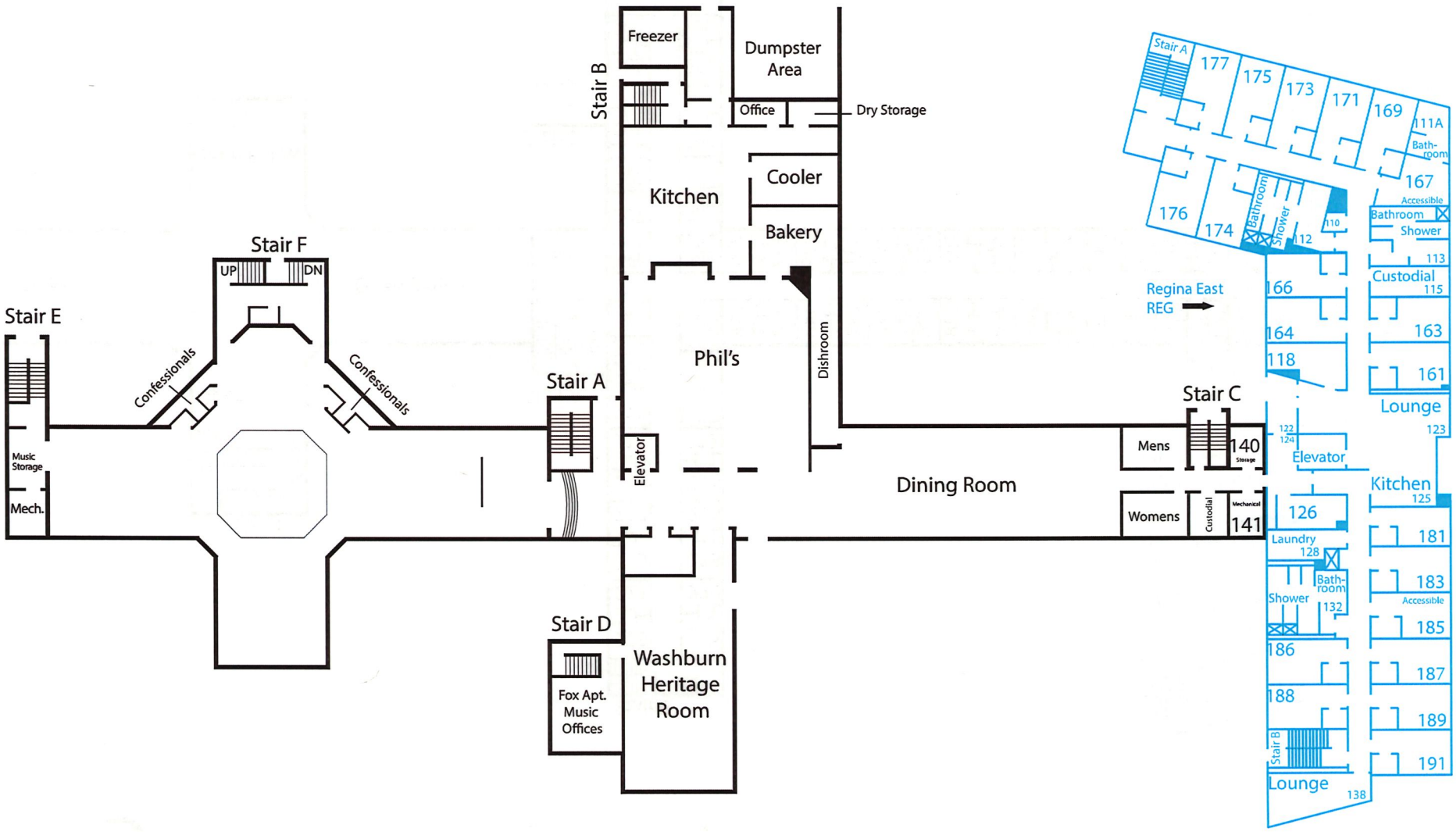
Mazzuchelli Second Floor



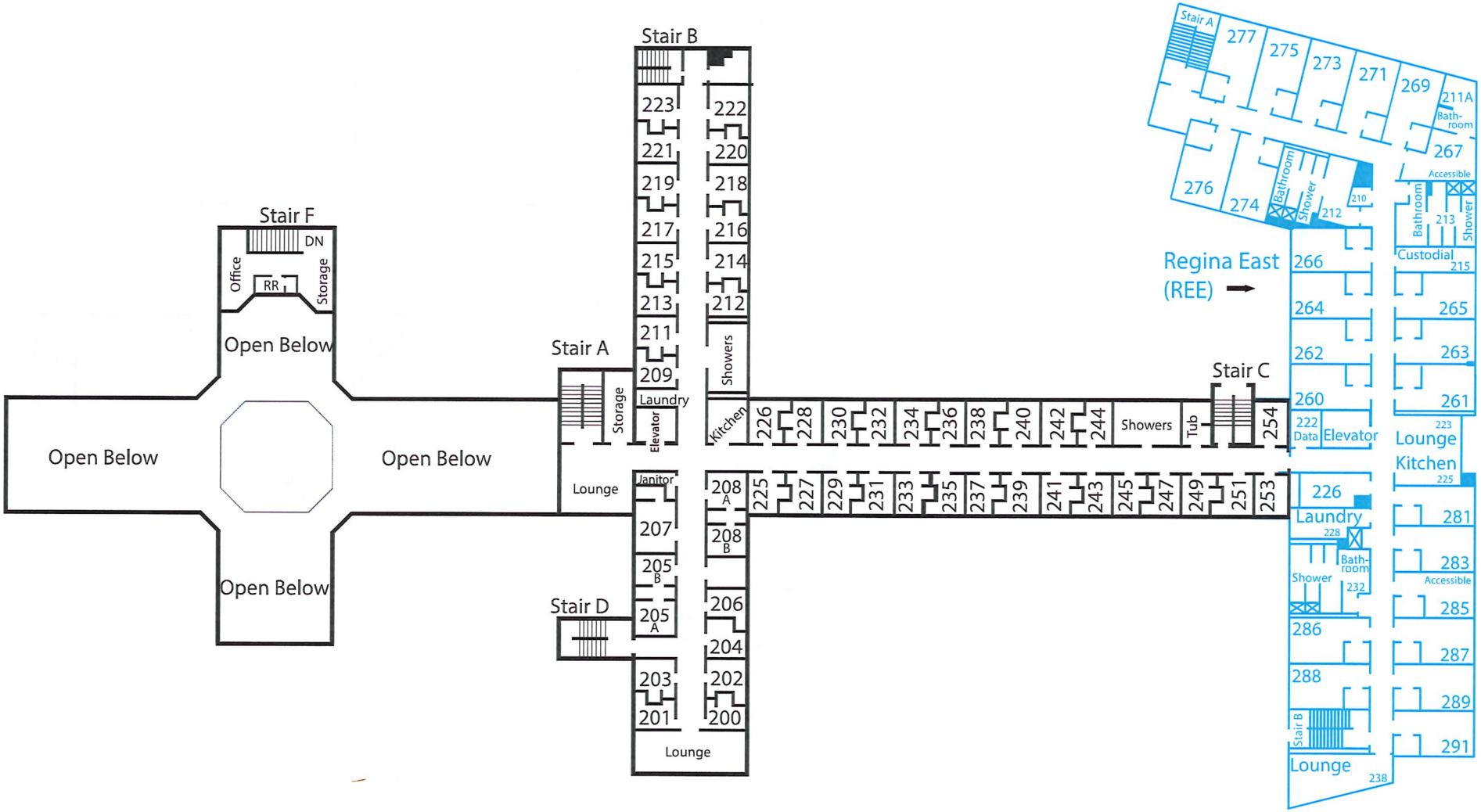
Regina West (REG) Lower Level



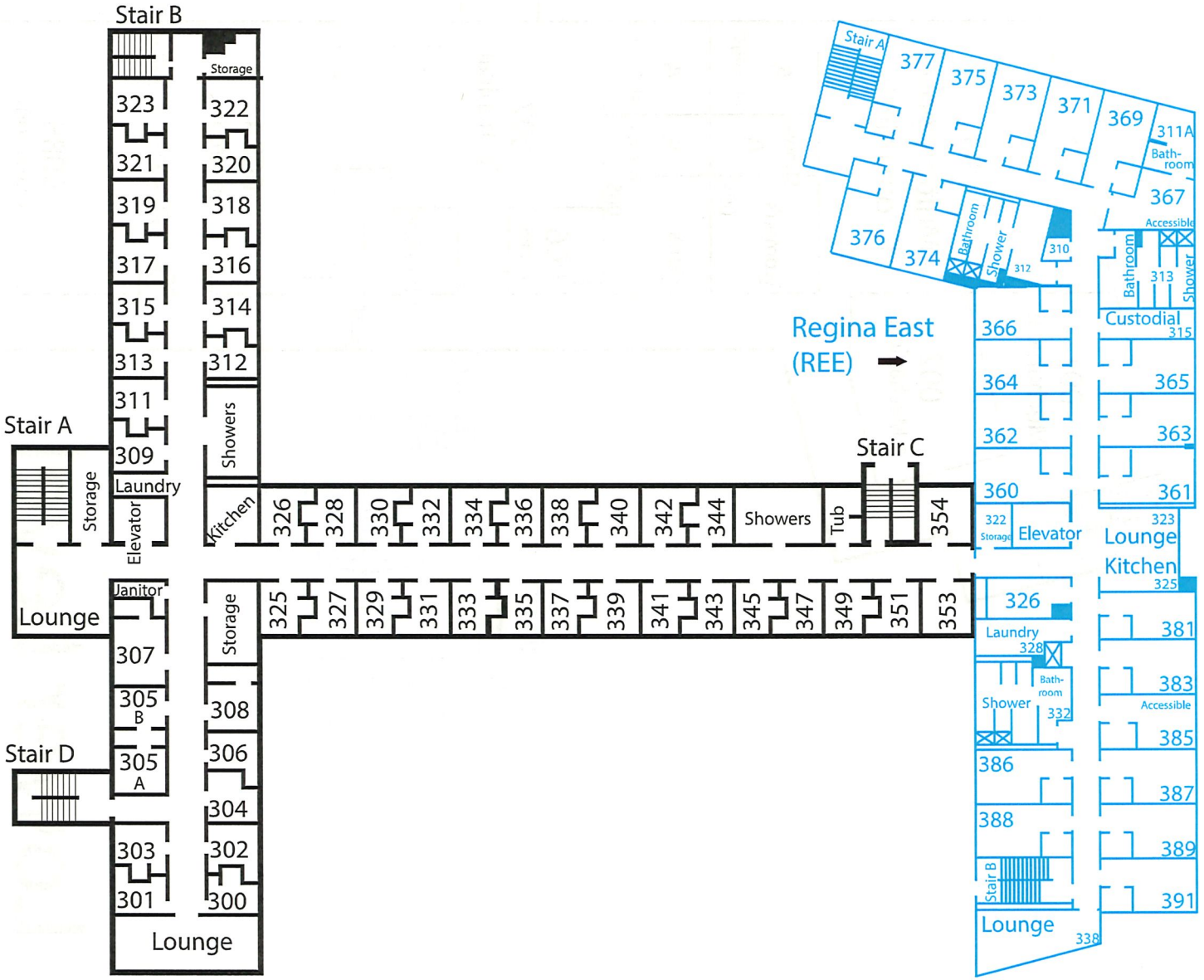
Regina West (REG) First Floor



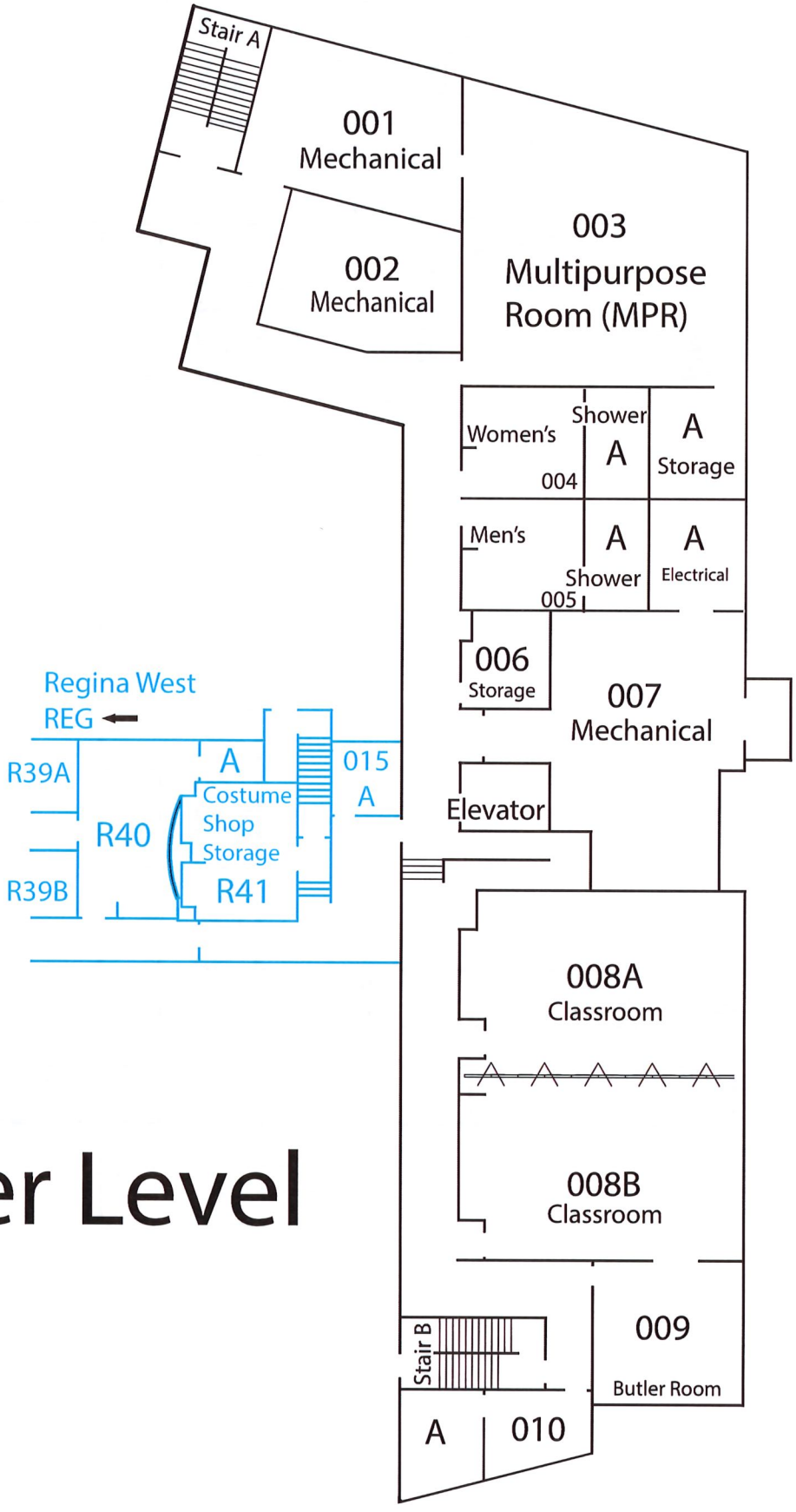
Regina West (REG) Second Floor



Regina West (REG) Third Floor

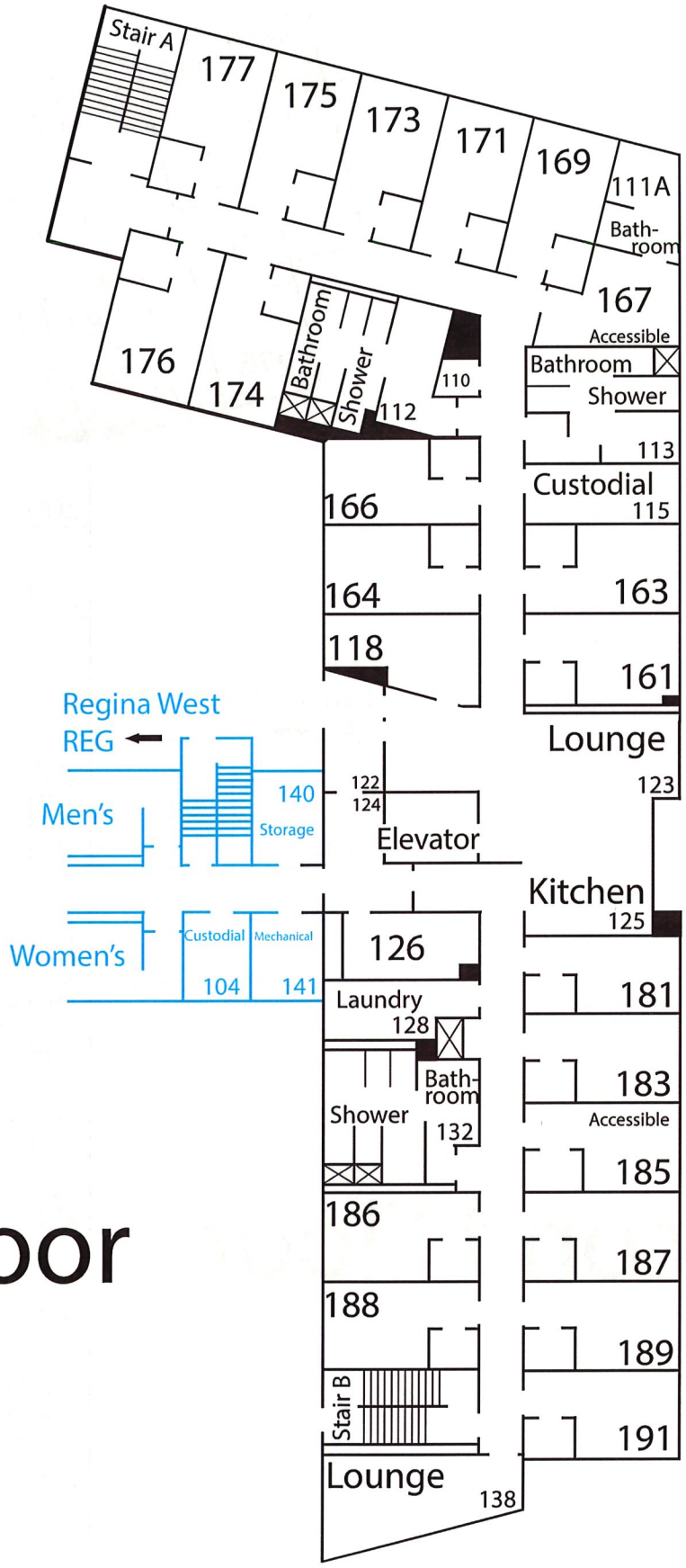


Regina East (REE)



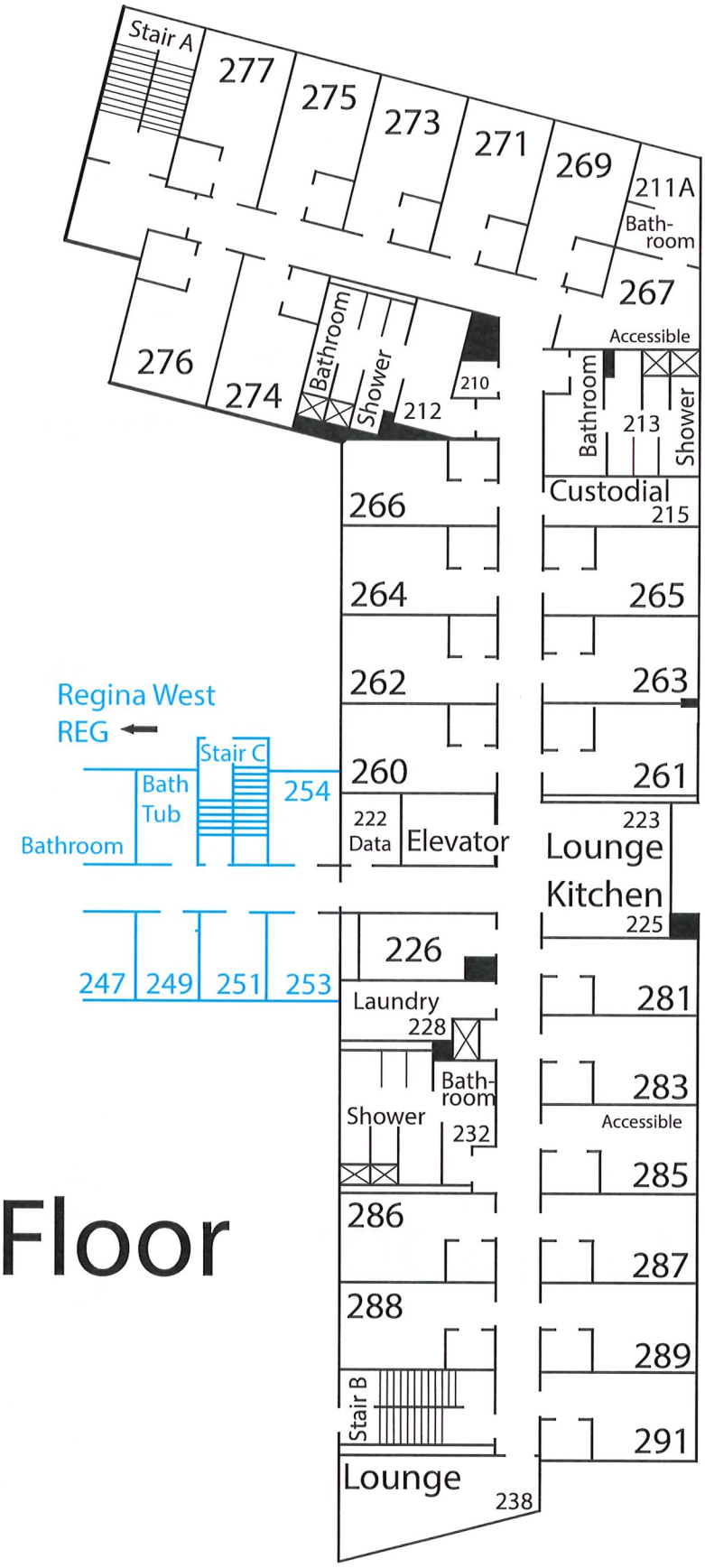
Lower Level

Regina East (REE)



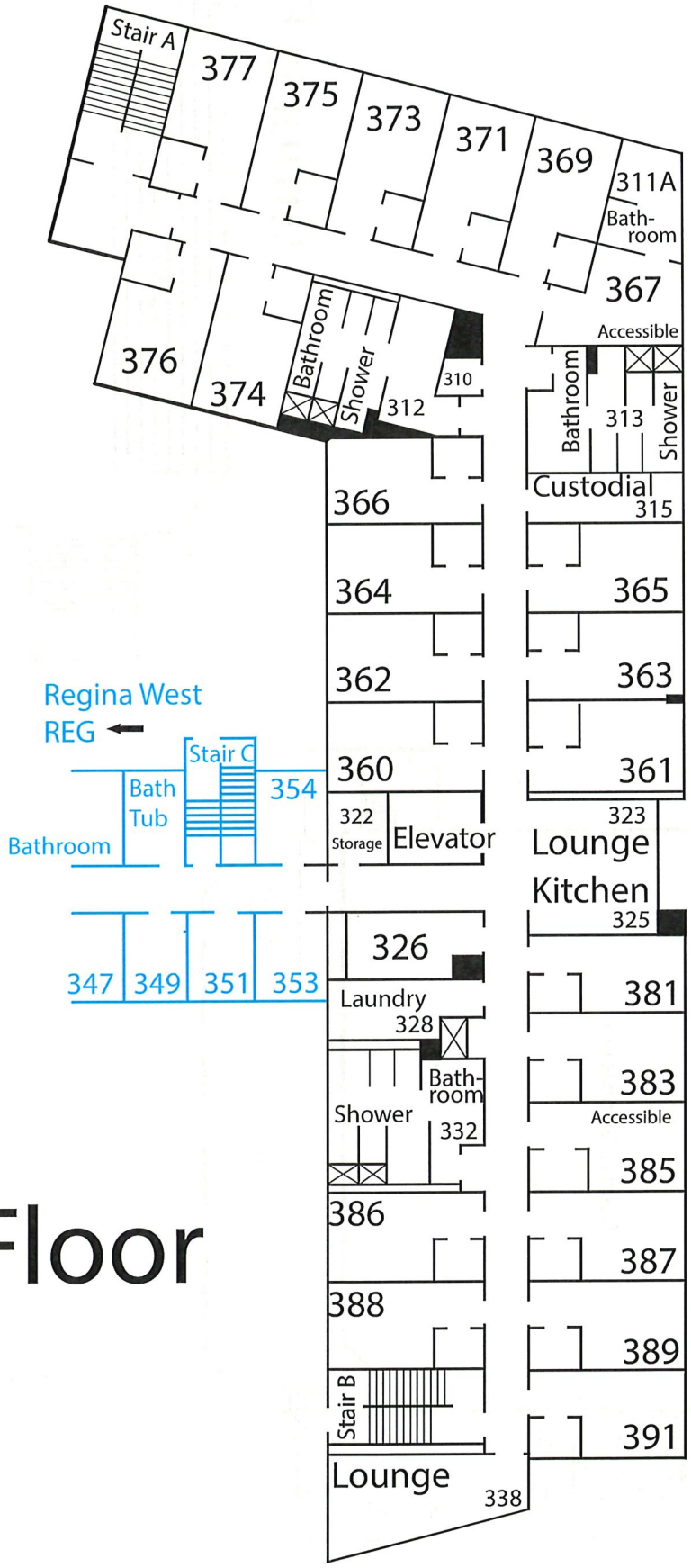
First Floor

Regina East (REE)



Second Floor

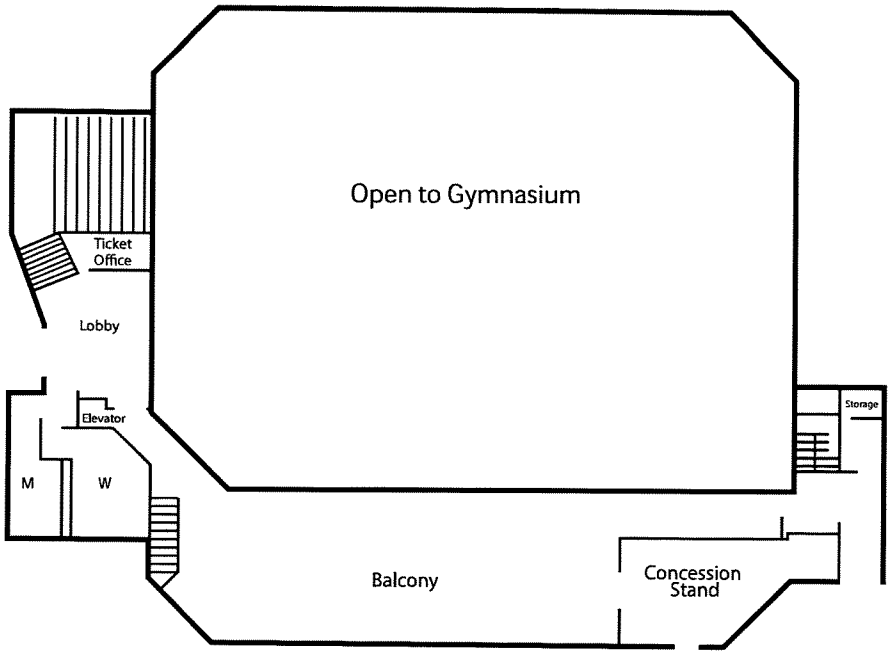
Regina East (REE)



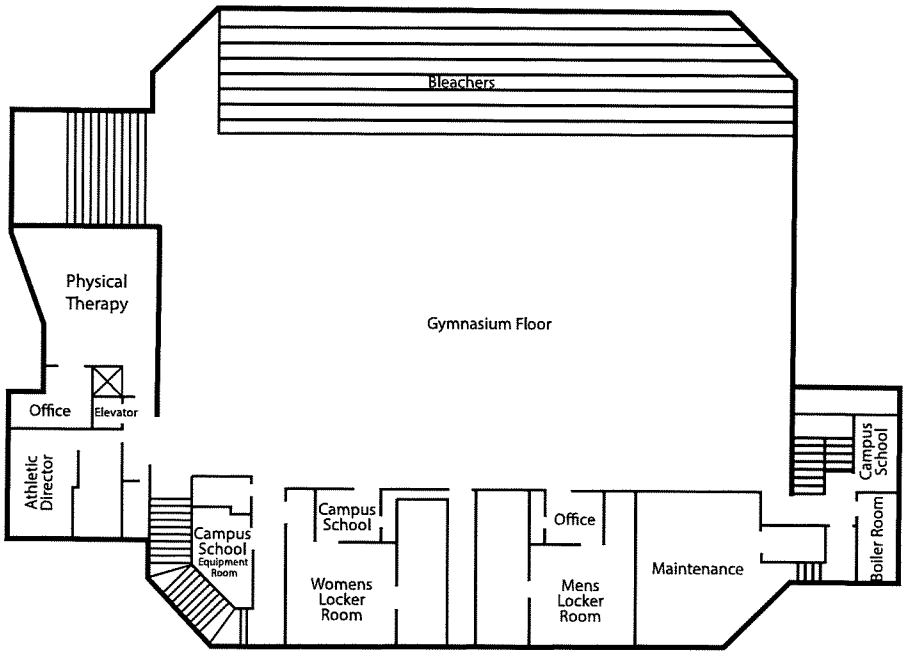
Third Floor

Edgedome

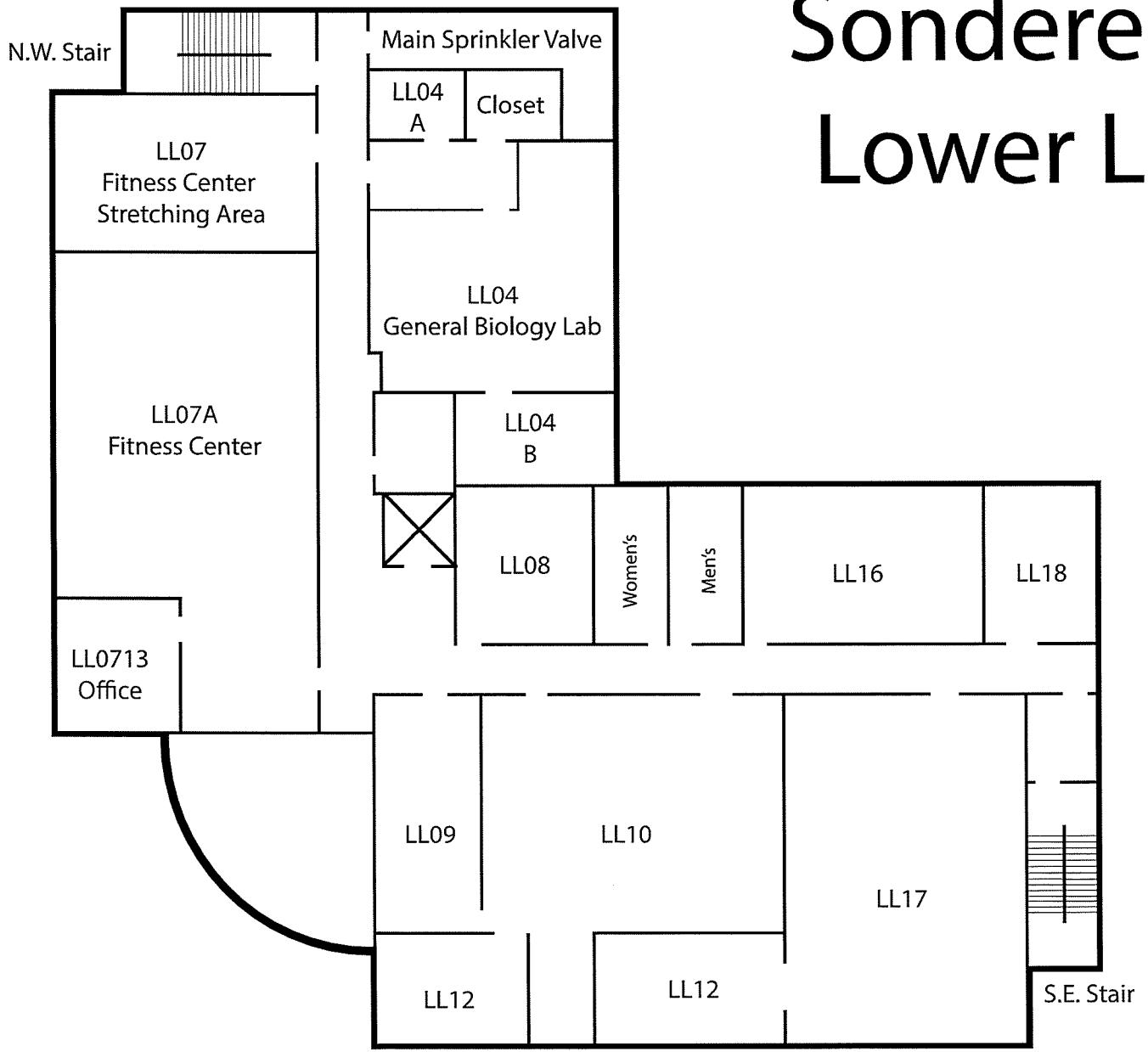
First Floor



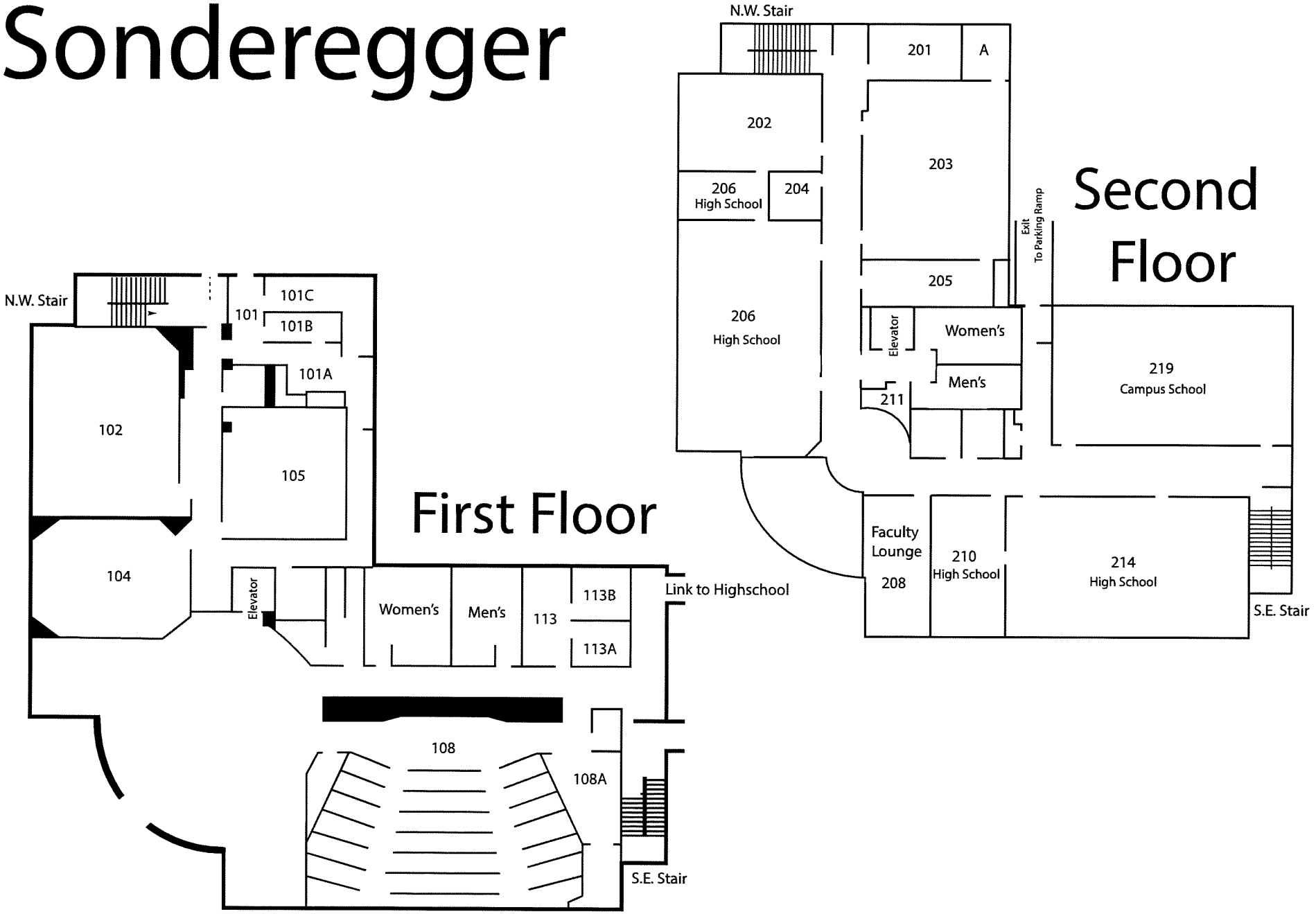
Ground Floor



Sonderegger Lower Level

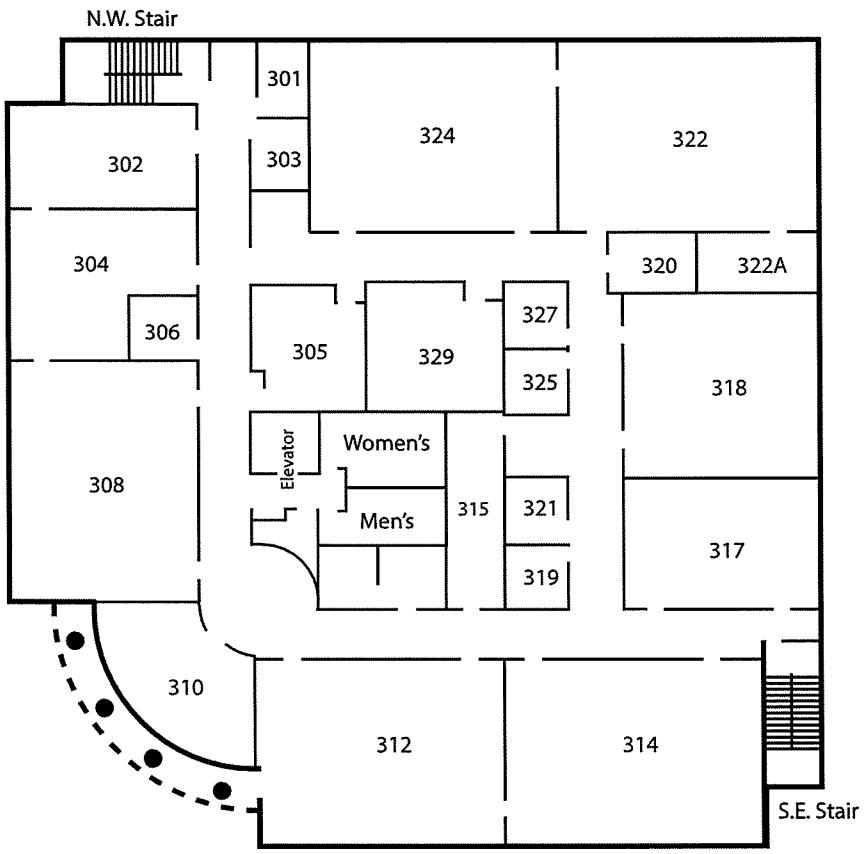


Sonderegger

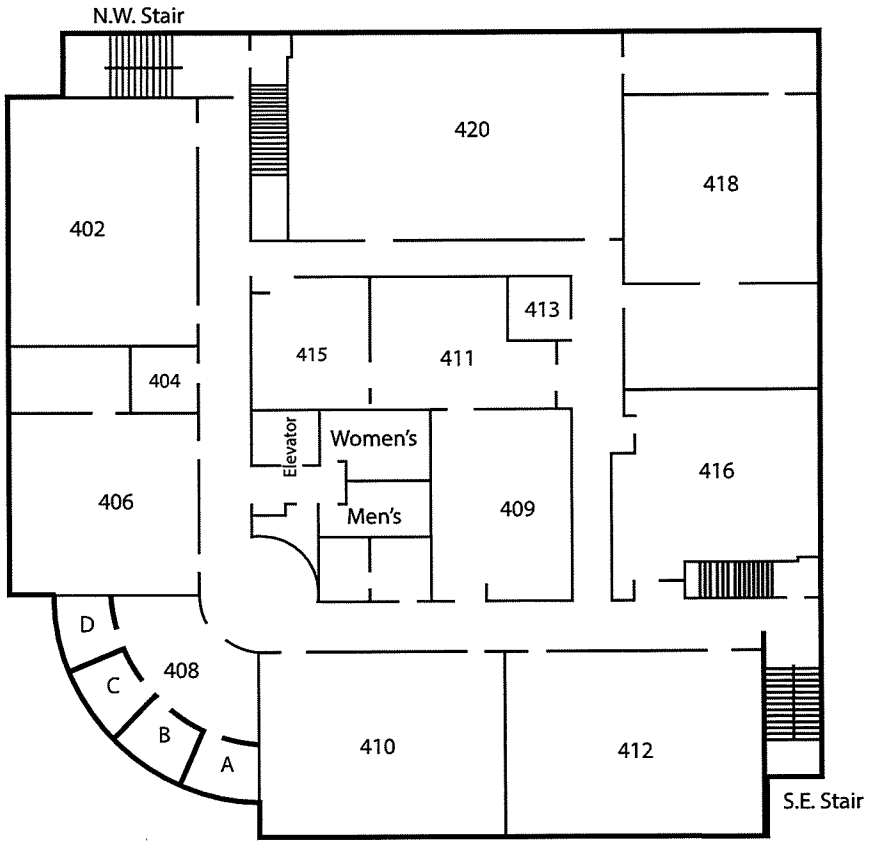


Sonderegger

Third Floor

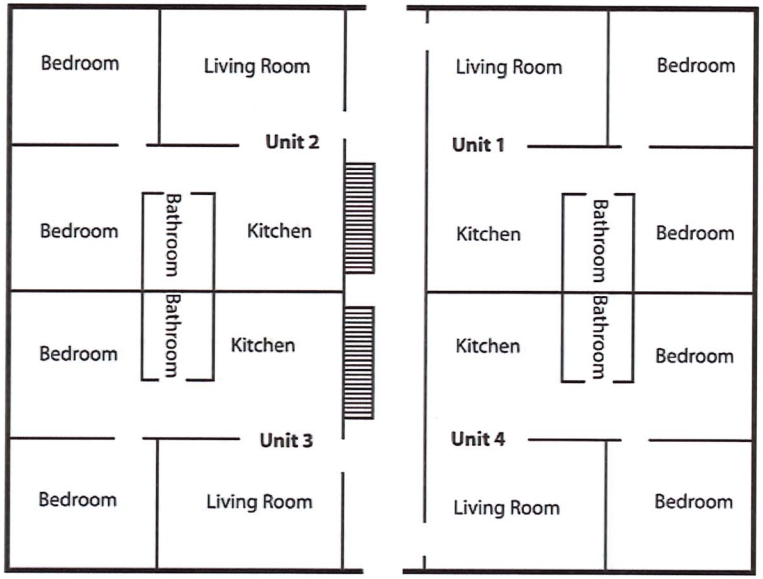


Fourth Floor

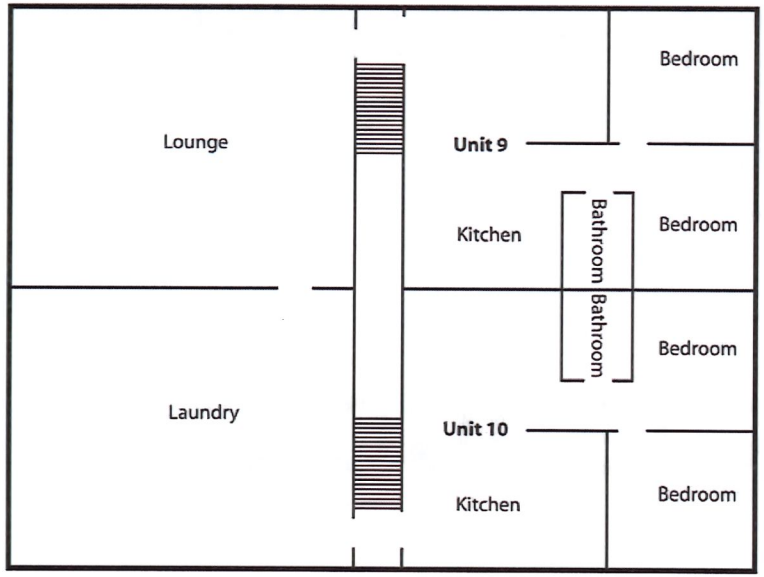


SIENA
EDGEWOOD COLLEGE

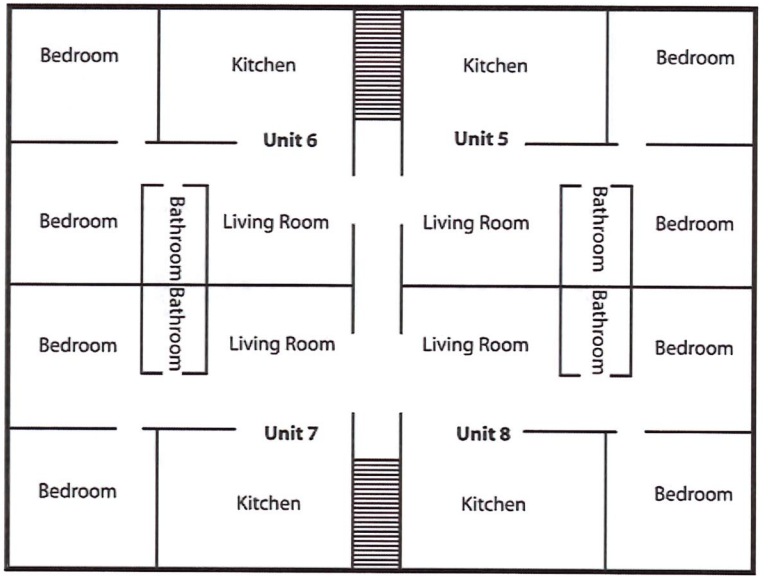
First Floor



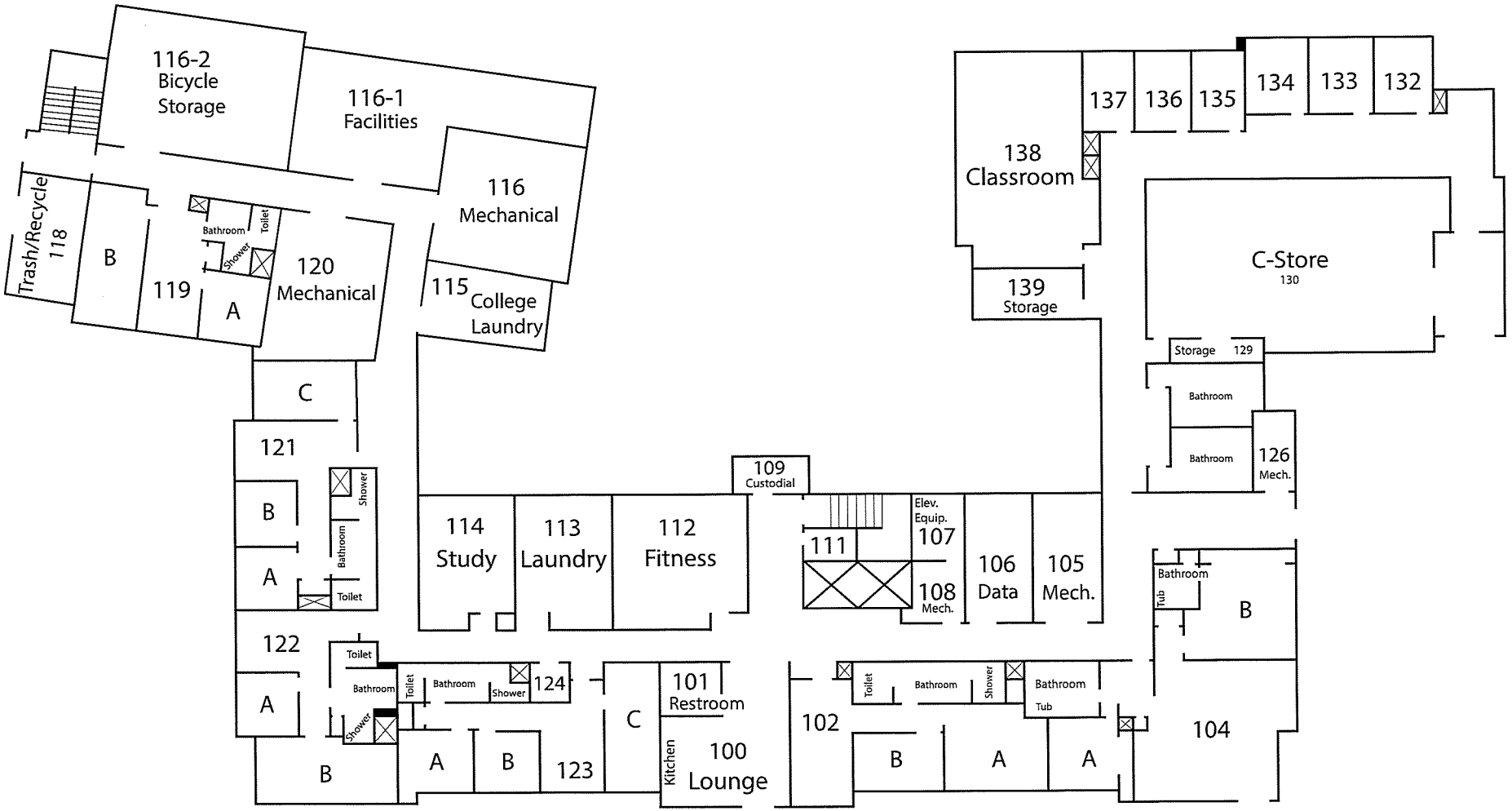
Lower Level



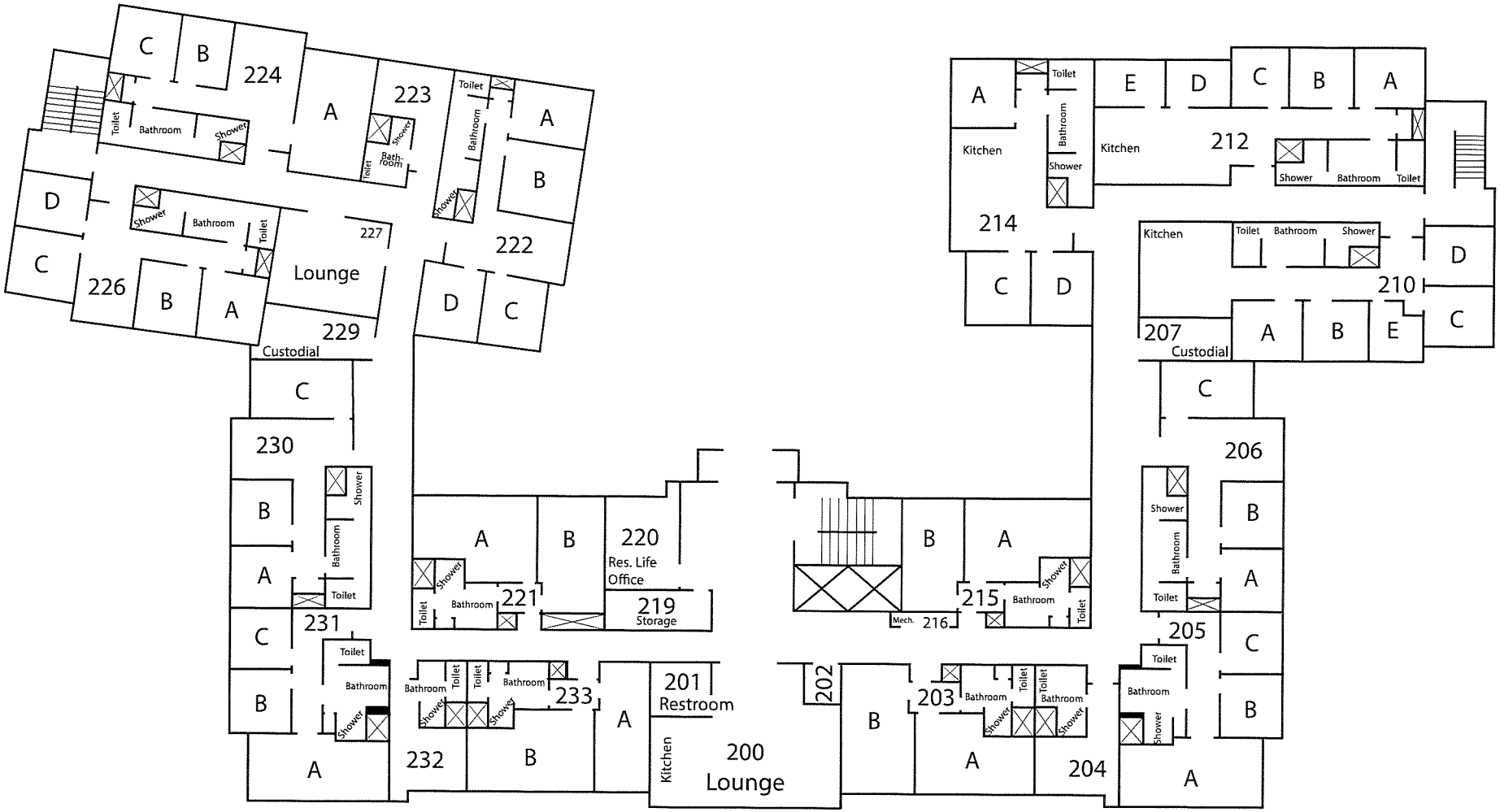
Second Floor



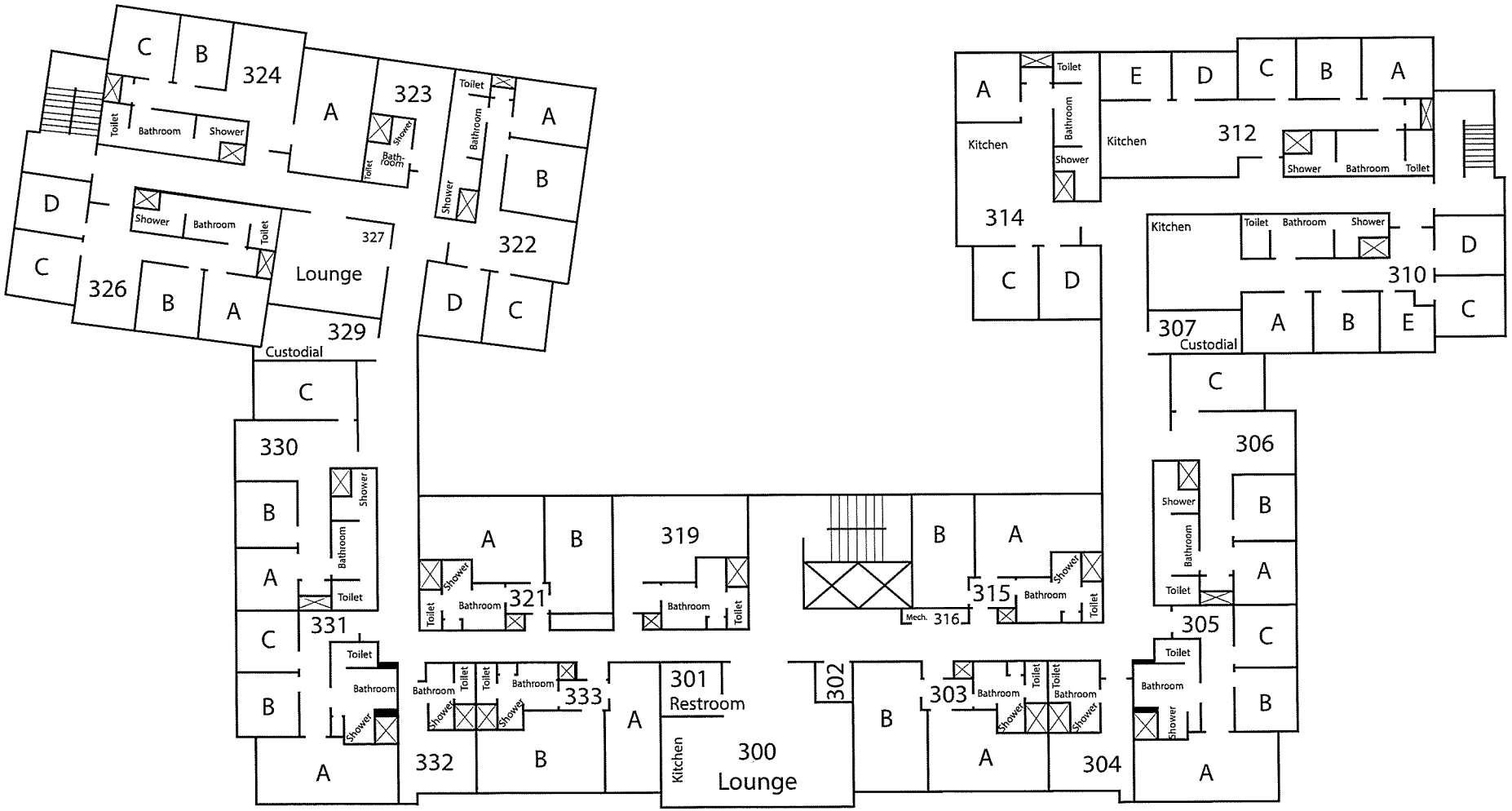
Dominican
First Floor



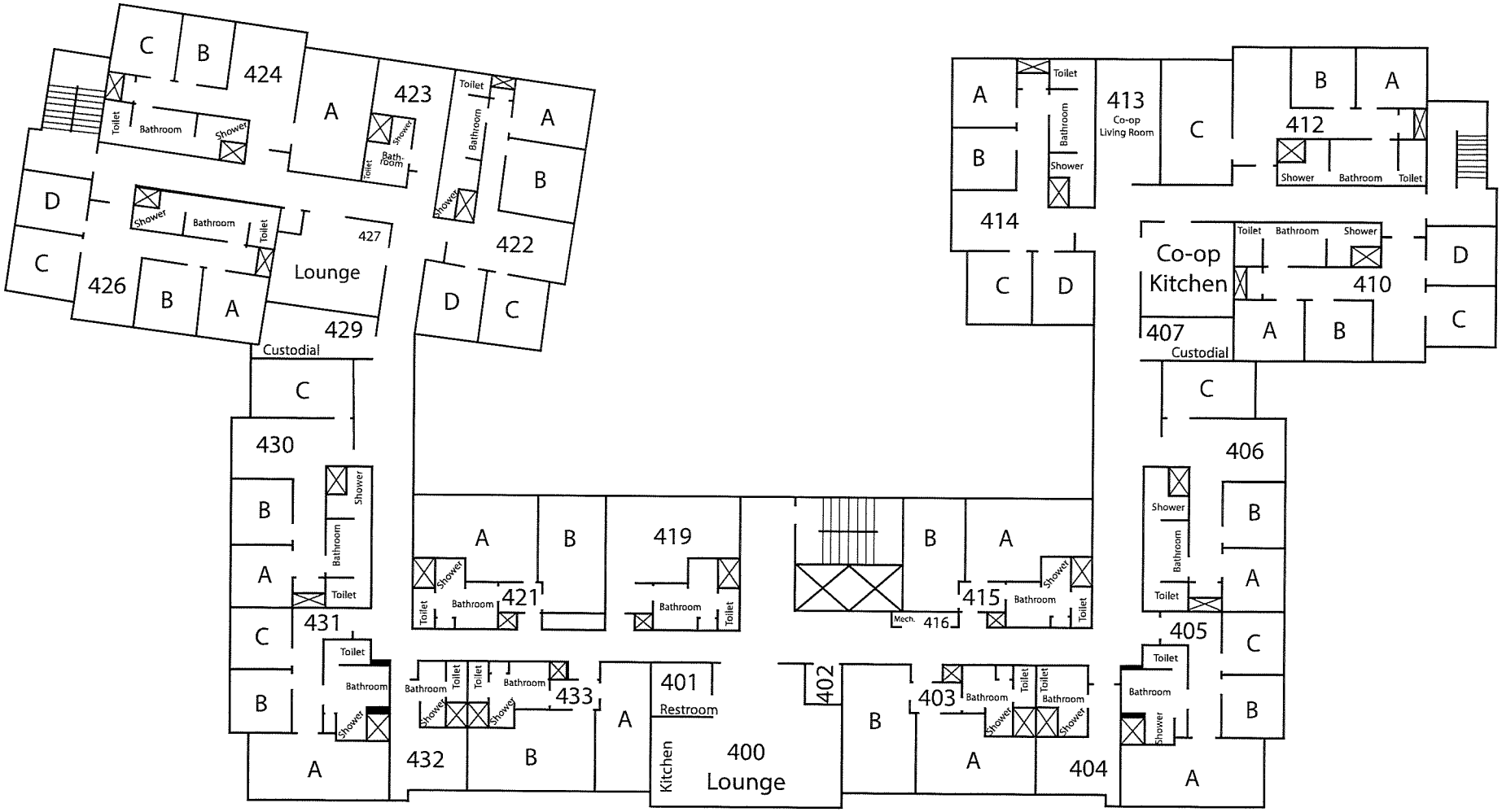
Dominican
Second Floor



Dominican
Third Floor

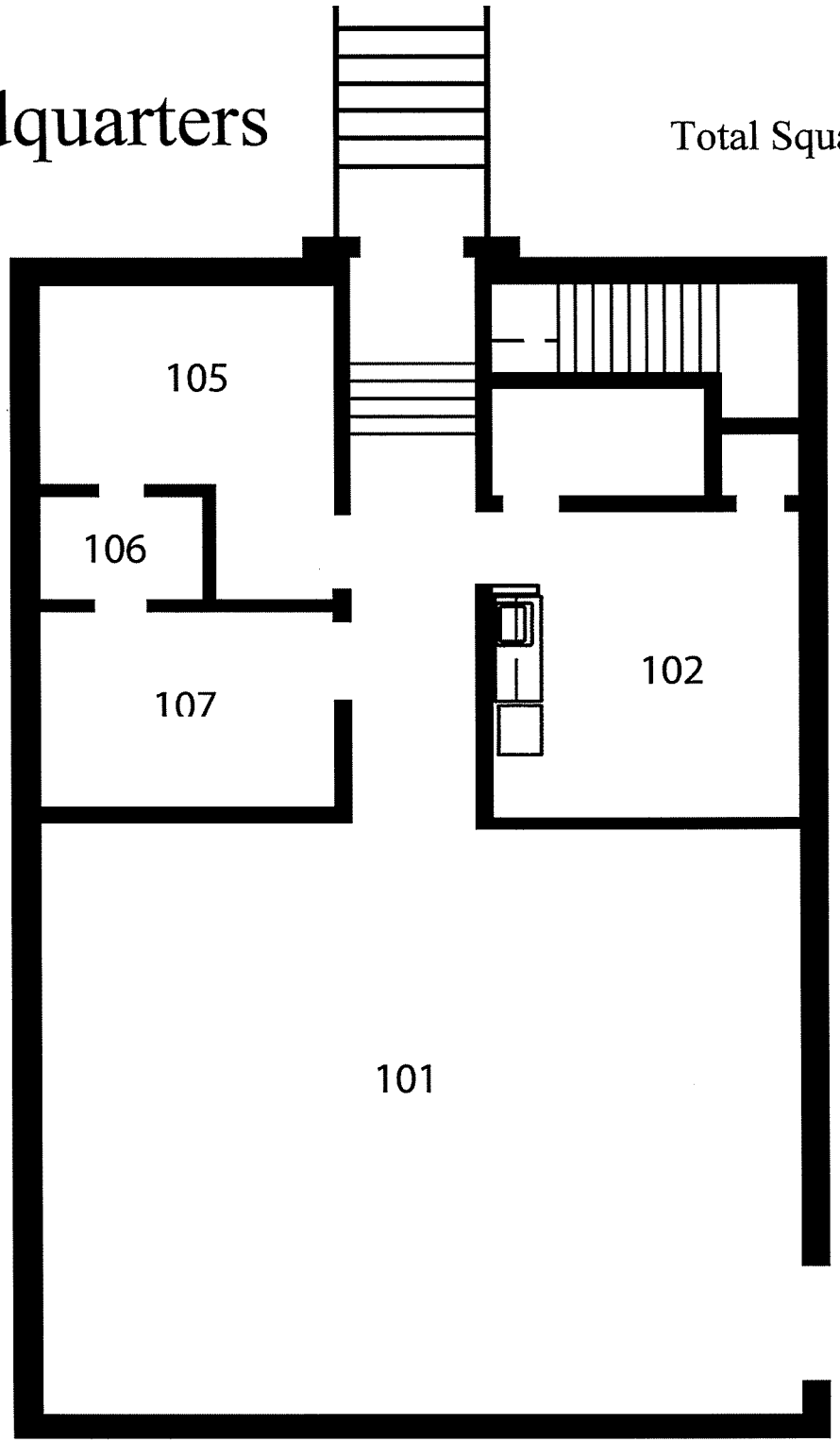


Dominican
Fourth Floor

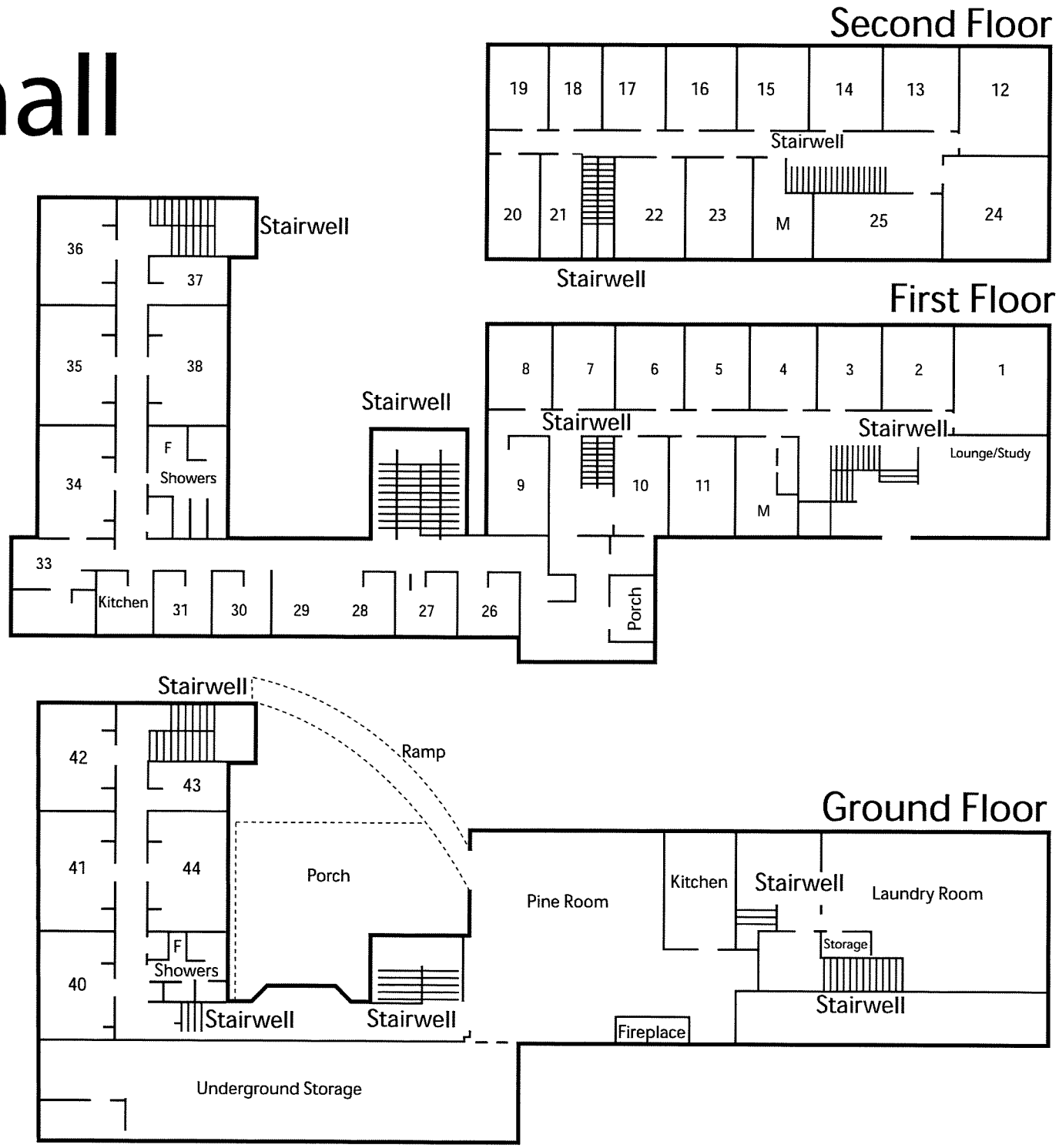


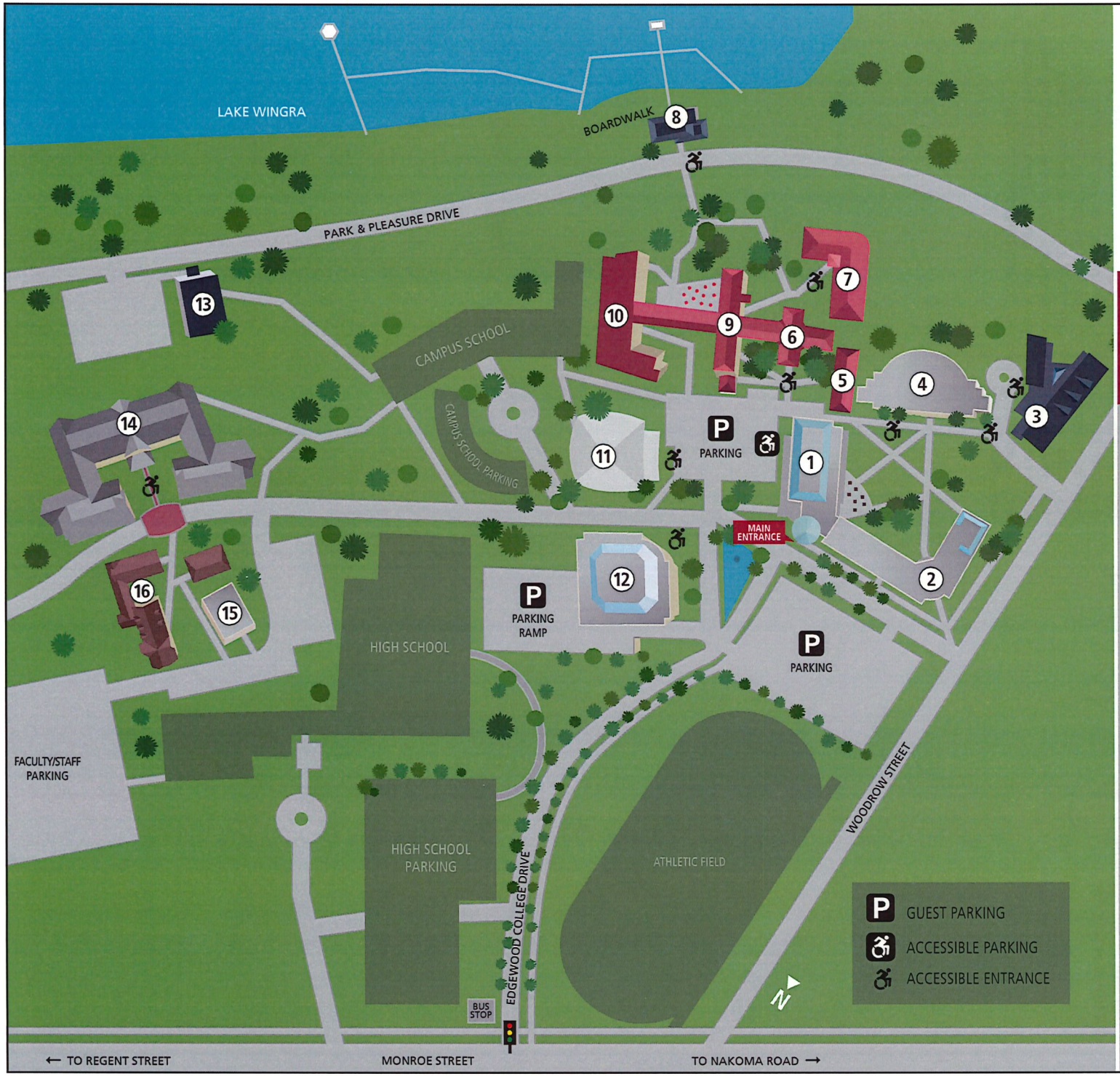
Facilities Headquarters

Total Square Footage: 2,090 sq.ft.



Marshall


Second Floor
19
18
17
16
15
14
13
12
Stairwell
20
21
22
23
M
25
24
Stairwell
First Floor
8
7
6
5
4
3
2
1
Stairwell
Stairwell
Stairwell
Lounge/Study
9
10
11
M
Stairwell
36
37
35
38
F
Showers
34
33
Kitchen
31
30
29
28
27
26
Porch
Stairwell
Ramp
Ground Floor
42
43
41
44
Porch
Pine Room
Kitchen
Stairwell
Laundry Room
Storage
F
Showers
40
Stairwell
Stairwell
Stairwell
Fireplace
Underground Storage



EDGEWOOD COLLEGE

www.edgewood.edu
608.663.4861

WELCOME TO CAMPUS!

1. Predolin Humanities Center
2. DeRicci Hall
3. The Stream
4. Library
5. Weber Hall
6. St. Joseph Chapel
7. Stevie Hall
8. Mazzuchelli Hall
9. Regina Hall
10. East Regina
11. Edgedome
12. Sonderegger Science Center
13. Siena Apartments
14. Dominican Hall
15. Facilities HQ
16. Marshall Hall

City of Madison

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

Master

File Number: 84162

File ID:	84162	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
La Juquilita Mexican Restaurant & Grill • dba El Aguila Real
226 State St • Agent: Paulina Venegas
Estimated Capacity (in/out): 99/20
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 406 (District 4)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	143.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00370 App (2).pdf, LICLIB-2024-00370 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84162

Title

Public Hearing - New License
La Juquilita Mexican Restaurant & Grill • dba El Aguila Real
226 State St • Agent: Paulina Venegas
Estimated Capacity (in/out): 99/20
Class B Combination Liquor & Beer • 50% alcohol, 50% food
Police Sector 406 (District 4)

Liquor/Beer License Application

1432

(Agenda Item Number)

(Legistar file number)

LICLIB-2024-00370
(License number)

(Alder District #) (Police Sector)

Office Use Only

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

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.

   LA JUQUILITA MEXICAN RESTAURANT & GRILL

2. Trade Name (doing business as) EL AGUILA REAL

3. Address to be licensed 226 STATE ST MADISON WI 53703

4. Mailing address 226 STATE ST MADISON WI 53703

5. Anticipated opening date MONDAY JULY 1ST

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.

   WE STORAGE THE ALCOHOL IN THE BASEMENT ON A LOCK STORAGE / WE WILL SERVE ALCOHOL ON PATIO AND RESTAURANT ARE INCLUDES BAR AND DINNER ROOM WE ALSO KEEP ALCOHOL BEHIND THE BAR ON COOLERS

1433

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

Indoor: 99 People MAX Outdoor: 20 People

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

N/A We don't have any parking lot.

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

☐ No ☑ Yes, license issued to Nik's Restaurant (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 Paulina Venegas

13. City, state in which agent resides 5150 Anton Dr Apt # 201

14. How long has the agent continuously resided in the State of Wisconsin? 6 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 01/25/24

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

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
Owner	Paulina Venegas	5150 Anton Dr Apt # 201

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.

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 _____

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
11 - 21	11 - 22	11 - 22	11 - 22	11 - 2AM	11 - 2AM	11 - 2AM
(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:
50 % Alcohol 50 % 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? Karaoke, Guitar Play.

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, 2024.

38. State Seller's Permit 456-1031595 04-02

39. Federal Employer Identification Number 38-4263629

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

Contact person PAULINA VENEGAS

Business phone 608 957 4112 Business e-mail address VENEGASP900@GMAIL.COM

Preferred language SPANISH

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☑ Yes (language: SPANISH)

☐ 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 _____

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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)

05/22/24
(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

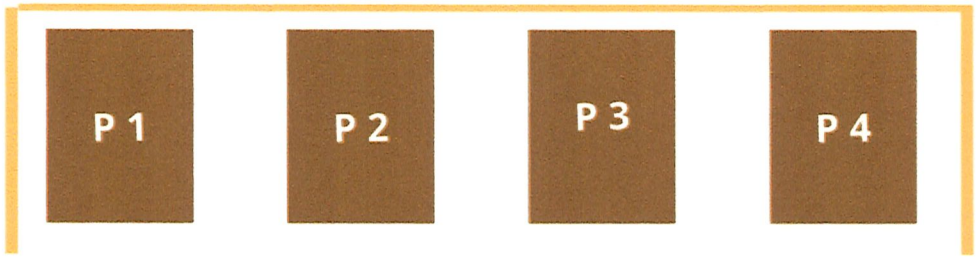
☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

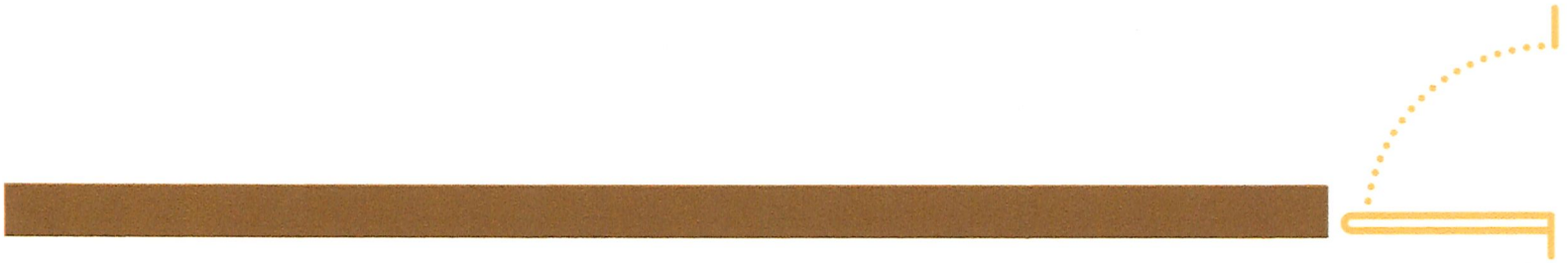
Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____

PATIO





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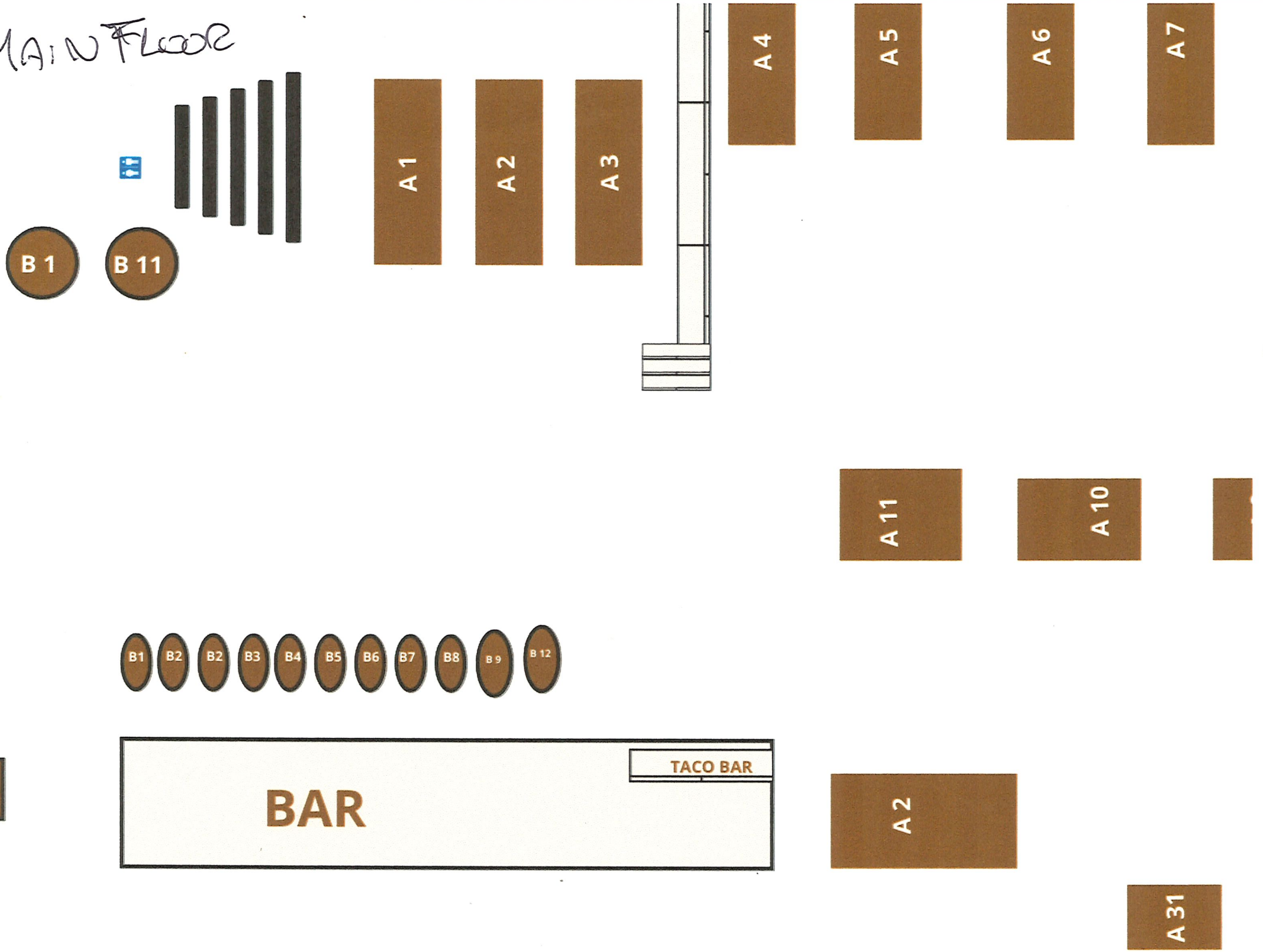
A 1
A 2
A 3
A 4
A 5
A 6
A 7
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A 11
A 10
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B3
B4
B5
B6
B7
B8
B 9
B 12
BAR
TACO BAR
A 2
A 31

Antojitos



Guacamole: *Es el aperitivo mas típico. se hace con aguacates, tomates.....7,50 €*

Nachos Tejanos: *salsa de queso fundido, que se puede acompañar con: chiles, champiñones o chorizo y va acompañada de unos fritos de maiz.(Nachos).....8,20 €*



Cebiche de bonito: *cocktail de bonito tomate, cebolla y chiles.....7,50 €*



Aros de cebolla: *Riquísimos aros de cebolla con su crujiente rebozado al mas puro estilo Tex-Mex.....6,20 €*



Quesadillas: *Empanadillas de queso. Te las servirmos por separado para que puedas mezclarlas como mas te guste (se sirven 6 tortillas).....12,00 €*



Cocktail de camarones: *Langostinos, lechuga, guacamole y salsa rosa, componen esta deliciosa receta qu va acompañada de craquers.....10,50 €*



Taquitos: *Tortillas de trigo rellenas de pechugaas de pollo asadas a la parrilla y picadas, bañadas con salsa mexicana (tomate, cebolla y chiles).....7,50 €*



Alitas de pollo a la mexicana: *Alitas de pollo rebozadas y fritas al mas puro estilo tejano acompañadas de salsa mexicana.....8,40 €*



Bandeja Variada: *nachos guacamole, cebiche de bonito, aros de cebolla, taquitos y totopos Es la mejor forma de probarlos todos los antojitos.....13,00 €*



Tacos



Tacos Pastor: *3 tortillas de trigo rellenas de. guacamole, pechugas de pollo, queso blanco, riquisima salsa pico de gallo y maiz (no pican).....7,80 €*



Tacos Tex: *3 tortillas de trigo rellenas de: queso cheddar, puerco borracho, salsa ranchera (tomates ajo, cebolla,pimienta negra, oregano) y chiles,jalapeños.....7,80 €*



Tacos Sonora: *3 tortillas de trigo rellenas de queso cheddar, puerco borracho, bacon maiz y salsa mexicana.....7,80 €*



Tacos Sausalito: *3 tortillas de trigo rellenas de: queso rallado, carne de buey champiñones, salsa macha, y chiles chipotles.....7,80 €*



Tacos Vegetarianos: *3 tortillas rellenas de: lechuga, champiñones, maiz, calabacin, berengena, zanahoria, pimientos, aceitunas negras, mahonesa y salsa mexicana.....7,80 €*

Enchiladas



Enchiladas de queso: *Tortillas de trigo rellenas de pollo y queso cheddar cubiertas con salsa ranchera y gratinadas con quesoo blanco.....9,00 €*



Enchiladas de mole: *Tortillas de trigo rellenas de pollo cubiertas de salsa mole (parecida a la salsa catalana) gratinadas con queso blanco.....9,00 €*



Enchiladas salsa chiles: *Tortillas de trigo rellenas de pollo cubiertas con salsa de tomatillo verde y chiles gratinadas con queso blanco.....9,00 €*

Potes Tipicos



Frijoles rancheros: *Frijoles bayos cocidos a fuego muy lento con tomates chiles chipotles, bacon ,chorizocebolla,etc. .....7,50 €*



Fideos D.F.: *Riquisimos tortellini con chorizo, jamon, chiles y salsa pico de gallo.....7,50 €*



Lentejas a la Mexicana: *Espectacular forma de preparar estas legumbres. Si le gusta el picante no puede dejar de probarlas.....7,50 €*



Chili con carne: *Frijoles bayos cocinados con carne de vaca. plato muy típico en todo el norte de mexico.....7,50 €*

Fajitas



Fajitas Lupita : *Langostinos tigre, champiñones, ajo, perejil, vino blanco acompañaas de 6 tortillas, apio, maiz, queso rallado, zanahoria, salsa pico de gallo, salsa ranchera,y salsa macha.....13,00 €*



Fajitas Zapotecas: *Ternera,naranja, limón, mostaza, ajo y vino blanco acompañaas de 6 tortillas, apio, maiz, queso rallado, zanahoria, salsa pico de gallo, salsa ranchera,y salsa macha.....13,00 €*



Fajitas D.F.: *Buey, champiñones cebolla ajo, y vino blanco acompañaas de 6 tortillas, apio, maiz, queso rallado, zanahoria, salsa pico de gallo, salsa ranchera,y salsa macha.....13,00 €*



Fajitas Mexicali: *Pechugas de pollo asadas con ajo,cebolla y vino blanco acompañaas de 6 tortillas, apio, maiz, queso rallado, zanahoria, salsa pico de gallo, salsa ranchera,y salsa macha.....13,00 €*



Fajitas jalisco: *Puerco borracho,(macerado con tequila), cebolla ajo acompañaas de 6 tortillas, apio, maiz, queso rallado,zanahoria, salsa pico de gallo, salsa ranchera,y salsa macha.....13,00 €*

Ensaladas



Ensalada Tex: *Lechuga, endivias,huevo cocido, tomate, zanahoria, champiñones, bonito, salsa natalia maiz, berengenas a cetunas y langostinos.....7,50 €*



Ensalada Cesar: *Lechuga, cogollos de tudela, queso rallado trozos de pan frito, tomate, huevo cocido, salsa natalia, anchoas , mostaza, aceitunas y cebollitas en vinagre.....7,50 €*



Ensalada Rosaura: *Lechuga en juliana cogollos, pepinillos, yema de huevo, ahumados, salsa mahonesa, cebollitas, aceitunas rellenas y alcaparras.....8,00 €*



Ensalada Nopalitos: *Lechuga, cogollos, champiñones,bacon, nopalitos (cactus tipicosmexicanos) aceitunas y cebollitas...7,50 €*



Ensalada Vegetariana: *Lechuga, maiz, cogollos, zanahoria, champiñones, pasas, berengena, calabacin, tomate, pepinillos, aceitunas remolacha y cebollitas.....7,50 €*

Pescados



Lenguado en Papillote: *Relleno con lonchas de queso tomate y,cebolla asado a la parrilla envuelto en alhal y acompañado con riquisimas patatas panaderas y nuestra ensalada especial para pescados.....10,50 €*



Huachinango a la talla: *Pescado típico de todo mexico asado lentamente a la parrilla acompañado con riquisimas patatas panaderas y nuestra ensalada especial para pescados.....10,50 €*



Salmón a la Mexicana: *Asado a la parrilla muy lentamente y rociado con aceite, ajo y perejil acompañado con riquisimas patatas panaderas y nuestra ensalada especial para pescados.....10,50 €*



Pez Espada a la parrilla: *Riquisimo filete de Emperador (pez espada) asado a la parrilla acompañado con riquisimas patatas panaderas y nuestra ensalada especial para pescados.....10,50 €*

We are making
LATIN FOOD FROM MEXICO
AND ALSO AMERICAN FOOD
We will HAVE APPETIZER
SALAD. BURGERS PASTAS
TACOS BURRITOS
AND SOME DRINKS ~~at the~~.
WE ARE A FAMILY OWNER
RESTAURANT AND LOCAL
BRINING TO OUR COMUNITY
OUR CULTURE.
AND FOOD

City of Madison

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

Master

File Number: 84163

File ID:	84163	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
Marie's Soul Food • dba Marie's Soul Food
1637 Monroe St • Agent: Marissa Holmes
Estimated Capacity (in/out): 40/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	144.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00466 App.pdf, LICLIB-2024-00466 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84163

Title

Public Hearing - New License
Marie's Soul Food • dba Marie's Soul Food
1637 Monroe St • Agent: Marissa Holmes
Estimated Capacity (in/out): 40/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)

1443

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)

LICLIB-2024-00466
(License number)

13 (Alder District #) 205 (Police Sector)

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. Marie's Soul Food
2. Trade Name (doing business as) Marie's Soul Food
3. Address to be licensed 1637 Monroe st. Madison, WI 53711
4. Mailing address 1637 Monroe St Madison, WI 53711
5. Anticipated opening date 7/20/2019
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.
   Liquor will be sold in the Front behind the Counter ~~counter~~. It will be stored in the basement and records will be stored in the office

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

   Indoor: 40 Outdoor: 0

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

    Street Parking only

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 Marissa Holmes

13. City, state in which agent resides Fitchburg, WI

14. How long has the agent continuously resided in the State of Wisconsin? 33 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 6/4/2024

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

    Wisconsin

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
Owner	Marissa Holmes	Fitchburg, 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.

    Marissa Holmes

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 _____

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
12 - 6	-	12 - 7	12 - 7	12 - 7	12 - 7	12 - 7
(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. N/A

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:
25 % Alcohol 75 % 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, 20_____.

38. State Seller's Permit 4 5 6 - 1 0 3 1 7 6 9 7 1 9 - 0 2

39. Federal Employer Identification Number 83-0999498

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

Contact person Marissa Holmes

Business phone 608 335 0312 Business e-mail address MariesSoulfood@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 _____

Phone _____ E-mail _____

1447

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.

Maura Helmer
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

6/13/2024
(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 _____

Sample Menu

Catfish Meal 16.59
2 Catfish fillets. Includes 2 sides of your choice

3pc fried chicken Meal 15.99
3pc Dark Thigh, wing and leg 2 sides of your choice

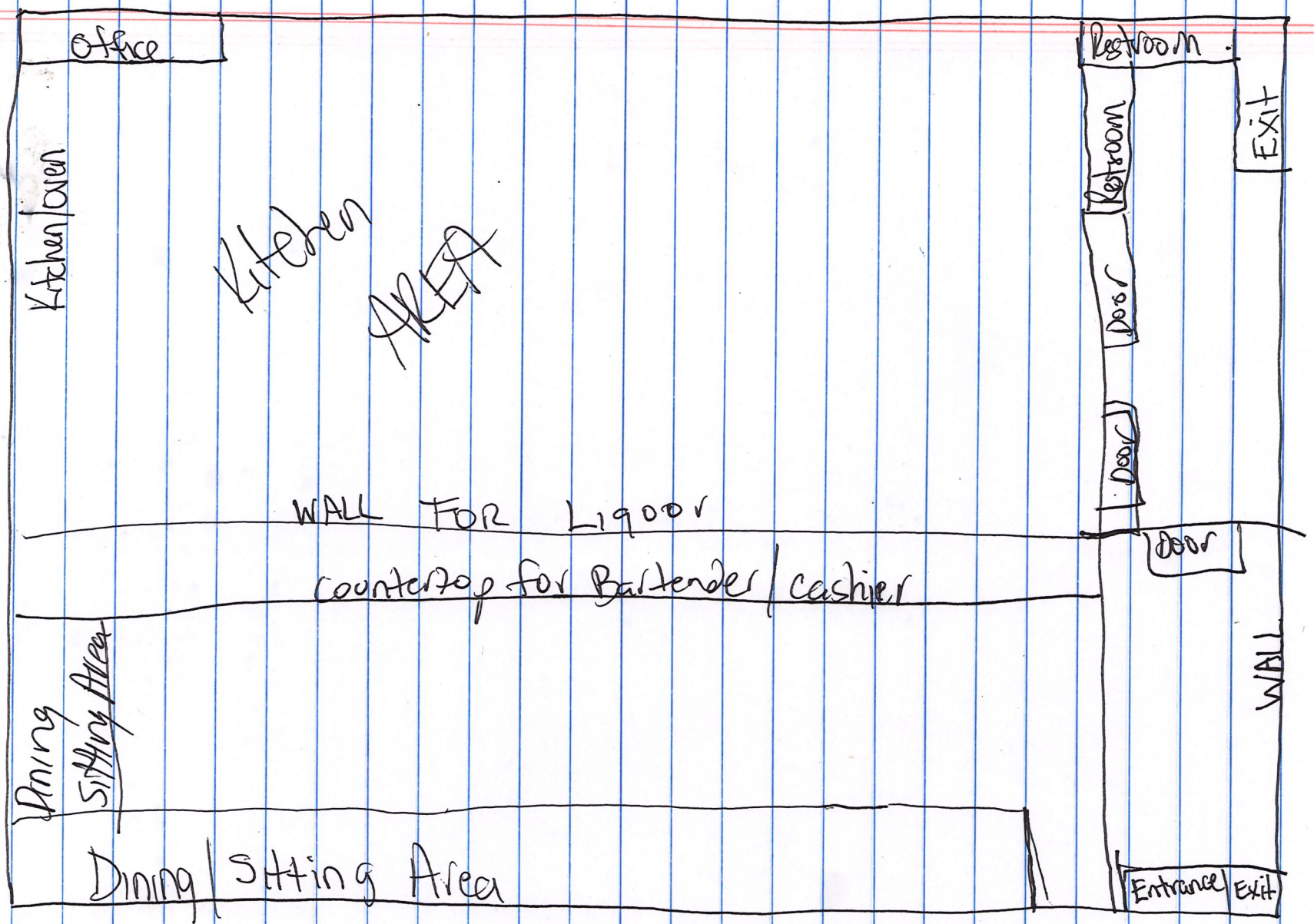
Baked Chicken w/ Rice and gravy 10.49

Pork Rib Meal 17.99
4 bones. Include 2 sides of your choice

On the go Sample Meal 5.29
16oz bowl of Baked Chicken

Business Plan

Marie's Soul Food is a beloved establishment in Madison, WI, known for its delicious and comforting meals that bring a taste of home to the community. With a strong following of loyal customers, the business is now seeking to enhance the dining experience by obtaining a liquor license. This strategic move will not only add value to the overall customer experience but also attract new patrons looking for a unique and vibrant dining atmosphere. By offering a selection of beverages that complement the soulful cuisine, Marie's Soul Food aims to continue providing a one-of-a-kind dining experience that keeps customers coming back for more


Office
Restroom
Exit
Kitchen/oven
Kitchen AREA
Restroom
Door
Door
WALL FOR LIQUOR
Door
countertop for Bartender/cashier
WALL
Dining Sitting Area
Dining/Sitting Area
Entrance
Exit

City of Madison

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

Master

File Number: 84164

File ID:	84164	**File Type:**	License	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2024
File Name:				**Final Action:**	

Title: Public Hearing - New License
El Sabor De Puebla LLC • dba El Sabor De Puebla
1849 Northport Dr • Agent: Reyna Gonzalez Torres
Estimated Capacity (in/out): 220/0
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 504 (District 18)

Notes:

		CC Agenda Date:	07/02/2024
		Agenda Number:	145.
Sponsors:		**Effective Date:**	
Attachments:	LICLIB-2024-00413 App.pdf, LICLIB-2024-00413 Supplemental.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	06/25/2024	Referred for Introduction				

Action Text: This License was Referred for Introduction
Notes: Alcohol License Review Committee - Public Hearing (7/17/24), Common Council (8/6/24)

Text of Legislative File 84164

Title

Public Hearing - New License
El Sabor De Puebla LLC • dba El Sabor De Puebla
1849 Northport Dr • Agent: Reyna Gonzalez Torres
Estimated Capacity (in/out): 220/0
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 504 (District 18)

1453

Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2024-00413
(License number)

(Alder District #) (Police Sector)
Office Use Only

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

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.
   EL SABOR DE PUEBLA LLC
2. Trade Name (doing business as) EL SABOR DE PUEBLA
3. Address to be licensed 1849 NORTHPORT DRIVE, MADISON, WI 53704
4. Mailing address 1849 NORTHPORT DRIVE, MADISON, WI 53704
5. Anticipated opening date JULY 1, 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.
   Alcohol beverages will be stored and sold in the bar and dining room of the premises located at 1849 Northport, Drive, Madison, WI 53704. The premises are approximately 7000 sq ft and consist of a first-floor bar room, dining room, one prep kitchen and one cooking kitchen, a business office, and an employee staff room.

   Inventory will be kept locked in walk-in beverage coolers and locked coolers in the bar during non-selling hours.

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

   Indoor: 220 Outdoor: To be determined/ not constructed by Sherman Plaza

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

    Parking is Sherman Plaza shopping mall parking, shared with other business, and will be MPD monitored and by cameras of the mall, other businesses and the applicant's.

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 Reyna Gonzalez Torres

13. City, state in which agent resides Madison, Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? 21 plus 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 05/17/2015

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

    Wisconsin, 02/23/2015

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
owner/member	Reyna Gonzalez Torres	Madison, Wisconsin
owner/member	Waldo Olguin Galeana	Madison, Wisconsin

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.

    Reyna Gonzalez Torres

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) El Sabor de Puebla, 305 N. 4th Street, Madison, WI 53704; LICLIB-2017-01178

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
10:00-10:00	10:00 - 10:00	10:00- 10:00	10:00 - 10:00	10:00- 10:00	10:00 -10:00	10:00 -10:00
(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. Sit down Meals

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:
20 % Alcohol 80 % 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, 2025.

38. State Seller's Permit 456-1028736830-02

39. Federal Employer Identification Number 47-3215561

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

Contact person Blanca Ramirez

Business phone (608)222-0200 Business e-mail address licramirez@sbcglobal.net

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 Blanca Ramirez

Phone (608)222-0200 E-mail licramirez@sbcglobal.net

1457

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:

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

6-3-24
(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 _____

DESCRIPTION OF PREMISES

FIRST FLOOR LEVEL 7000 SQ FT PREMISES CONSISTING OF ENTRY AND RECEPTION AREA; BAR ROOM; DINING ROOM; TWO KITCHENS, ONE PREP, ONE COOKING; ONE WALK-IN FREEZER; TWO WALK IN REFRIGERATED COOLERS; BUSINESS OFFICE; AND ONE EMPLOYEE LOCKER/MEAL ROOM.

BUILDING FLOOR PLAN
SCALE: 1/16"=1'-0"

BUILDING INFORMATION

- TYPE VB CONSTRUCTION
- FULLY SPRINKLERED
- TOTAL AREA: 7,595 SF
- OCCUPANCY CLASSIFICATION: A-2, RESTAURANT

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

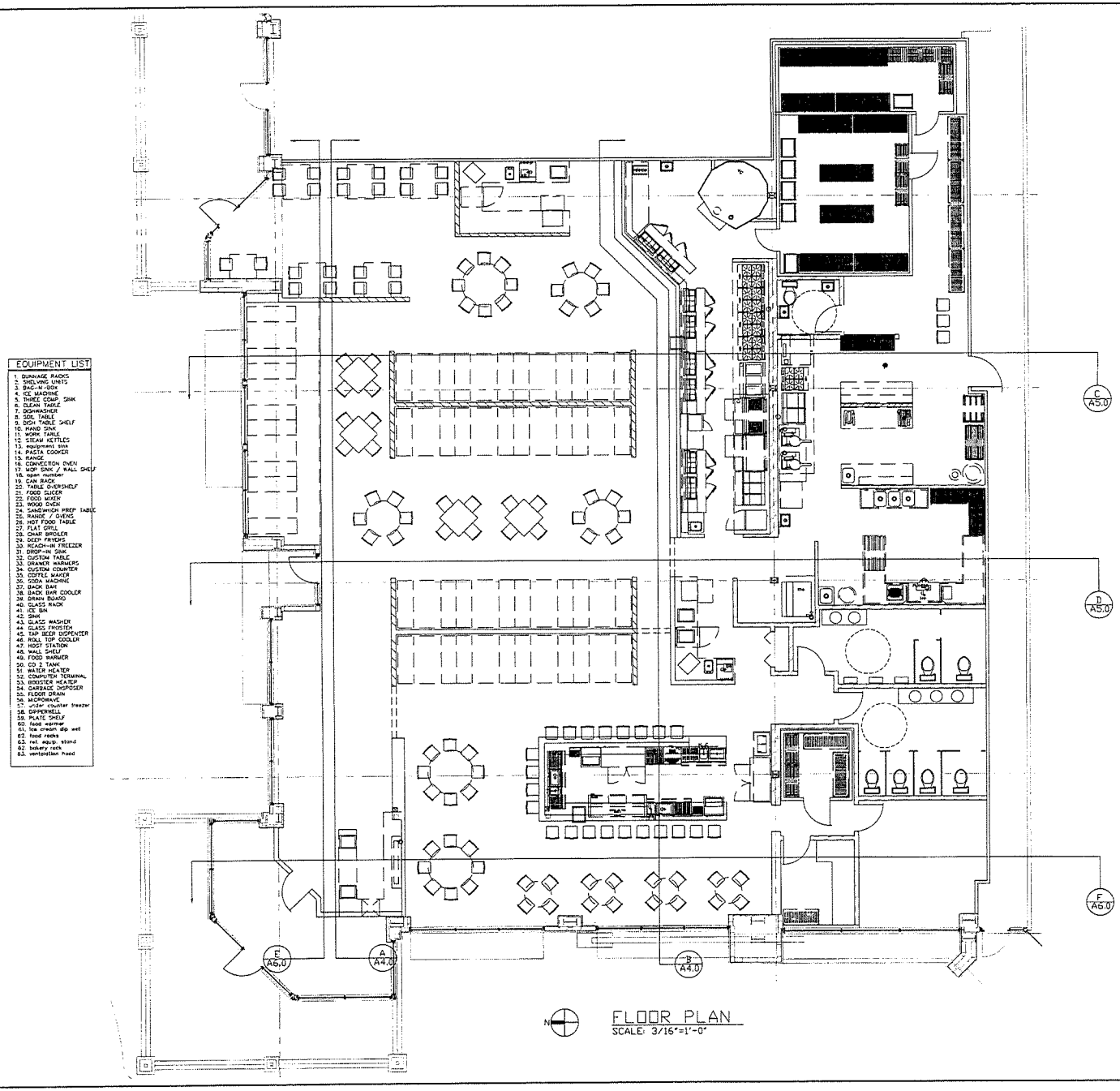
PROJECT NAME:
BENVENUTO'S ITALIAN GRILL
1841 NORTHPORT DR.
MADISON, WI

SHEET TITLE:
OVERALL BUILDING FLOOR PLAN

NO.	DATE	REVISIONS	BY
1	8-30-02	PERMIT	DAN

PROJECT NUMBER:
DATE: 6-20-02
DRAWN BY: DAN
CHECKED BY: D. NELSEN
PROJECT MANAGER: D. NELSEN
FILE NAME: C:\DAVE\TEMP\RENOVATIONS

SHEET NUMBER
A1.0



RUEDEBUSCH DEVELOPMENT & CONSTRUCTION

P. O. Box 7153 MADISON, WISCONSIN 53707
PHONE (608) 240-2012 FAX (608) 249-2932

PROJECT NAME:

BENVENUTO'S ITALIAN GRILL
1841 NORTHPORT DR.
MADISON, WI

SHEET TITLE:

EQUIPMENT PLAN

NO.	DATE	REVISIONS	BY
1	8-30-02	PERMIT	DAN

PROJECT NUMBER:
DATE: 6-20-02
DRAWN BY: DAN
CHECKED BY: D. NELSEN
PROJECT MANAGER: D. NELSEN
FILE NAME: C:\DAVETEMP\BENVENUTOS

SHEET NUMBER

A3.0

FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL LEGEND

- 6" METAL STUDS W/ 5/8" GYP BOARD EA. SIDE, EXTEND TO ROOF DECK
- 6" METAL STUDS W/ 5/8" GYP BOARD EA. SIDE, HEIGHT AS NOTED ON PLANS
- 6" METAL STUDS W/ 1 LAYER OF 5/8" GYP BOARD EA. SIDE, EXTEND TO 12" ABOVE CEILING
- 6" METAL STUDS W/ 2 LAYERS OF 5/8" TYPE X GYP BOARD EA. SIDE (2 HR WALL) TO UNDERSIDE OF ROOF DECK

NOTES:

ALL EXTERIOR DOORS SHALL BE 3'-0"X7'-0".

ALL PUBLIC ACCESS INTRIOR DOORS SHALL BE 3'-0"X7'-0".

⊗ EXIT SIGN LOCATION

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
P.O. Box 7135, MADISON, WISCONSIN 53707
PHONE (608) 244-2812 FAX (608) 244-2833

PROJECT NAME:
BENVENUTO'S ITALIAN GRILL
1841 NORTHPORT DR.
MADISON, WI

SHEET TITLE:
ENLARGED FLOOR PLAN

NO.	DATE	REVISIONS	BY
1	8-30-02	PERMIT	DAN

PROJECT NUMBER:
DATE: 6-20-02
DRAWN BY: DAN
CHECKED BY: D. NELSEN
PROJECT MANAGER: D. NELSEN
FILE NAME: C:\DAVE\TEMP\BENVENUTOS

SHEET NUMBER
A2.0

EL SABOR DE PUEBLA

Menu

- ## Combos
  - Quesadilla Combo $10.00

    3 corn tortillas or 1 large flour tortilla, filled with Oaxaca cheese and cooked on the griddle with your choice of topping. Served with Pico de Gallo, guacamole, crema, rice, and beans.

  - "Hecho a Mano" Made by Hand -Quesadilla $3.99

    Handmade quesadilla filled with Flor de calabaza or huitlacoche. Served with crema, lettuce, and tomato.

  - Taquitos Dorados$9.00

    3 corn tortillas filled with cheese or chicken and then fried topped with Pico de Gallo, guacamole, lettuce, sour cream, and cheese with rice and beans.

  - Combination $8.99

    Your choice of 1 taco and 1 tamal, guacamole, Pico de Gallo, rice, and beans.

  - Tamales el Poblano $8.50

    Your choice of 2 tamales served with Pico de Gallo, guacamole, rice, and beans.

  - Chimichanga $9.50

    Large flour tortilla filled with rice, beans, and cheese then deep-fried and drizzled with sour cream served with rice and beans.

- ## Mole Poblano

Puebla's most famous sauce, Reyna makes her thick Mole from scratch using 19 ingredients including chili, peppers, chocolate, nuts, sesame seeds, and spices.

  - Burrito Poblano $10.50

    1 large flour tortilla filled with meat, rice, beans, and lettuce topped with melted cheese, mole sauce, and sour cream. Choose meat, spinach, or mushrooms.

- Mole con Pollo $10.50

  The classic mole. Chicken leg and thigh covered in mole sauce, rice, and beans.

- Enmoladas con Queso $10.50

  Similar to enchiladas, these are corn tortillas filled and covered with mole sauce, choose chicken or cheese with avocado, rice, and beans.

Mexican Dinner

- Chile Relleno $10.50

  Poblano pepper roasted, stuffed with cheese, dipped in an egg batter then fried and served in a light tomato sauce with rice, beans, and salad.

- Enchiladas de Queso o Pollo $9.50

  3 corn tortillas filled with chicken or cheese in red or green sauce, with avocado, sour cream, rice, and beans.

- Bistec Asado $12.00

  Grilled steak served with grilled nopales (cactus leaves) and onion, chile toreado (fried jalapeño), guacamole, Pico de Gallo, rice, and beans.

- Fajitas Combinadas $13.99

  Steak, chicken, and shrimp with peppers, onions, guacamole, rice, and beans.

- Costilla de Res $12.00

  Grilled ribs served with nopales (grilled cactus leaves) and onion, chile toreado (fried jalapeño), guacamole, Pico de Gallo, rice, and beans.

- Milanesa de Pollo $12.00

  Breaded and deep-fried chicken slices with rice, beans, french fries, and salad.

- Camaron a La Diabla $13.50

  Shrimp in a chile de Arbol spicy sauce, rice, beans, and guacamole.

- Fajitas de camaron $12.00

  Shrimp, peppers, and onions with rice, beans, and guacamole.

- Fajitas Poblanas de Pollo $12.00

  Chicken with poblano peppers and melted cheese. Served with guacamole, rice, and beans.

- Cemitas $12.00

  Papalo cuando este en temporada. Mayonnaise, avocado, choice of milanesa de pollo or res (beef), oaxaca cheese and jalapeño or chipotle.

• Tortas

Sandwich. Our tortas are a hearty meal, we fill a soft telera roll with your choice of meat, beans, lettuce, tomatoes, cheese, avocado, jalapeno, sour cream or mayonnaise.

- Carne Asada Torta $9.50

  Grilled Steak.

- Al Pastor Torta $9.50

  Pork.

- Milanesa de Pollo Torta $9.50

  Breaded chicken breast. which is a well-seasoned, succulent, crunchy, breaded chicken cutlet.

• Tamales

Made fresh at our Tamaleria El Poblano, our tamales are also for sale.

- Tamales $16.00

  12 pcs. 24-hour notice.

- Puerco en Salsa Roja Tamale $2.00

  Pork in red salsa.

- Verde Con Pollo Tamale $2.00

  Chicken in green salsa.

Rajas con Queso Tamale	$2.00

Cheese with a jalapeño slice.

Salad

Taco Salad	$9.50

Choice of meat in a taco bowl with beans, rice, lettuce, tomato, cheese, crema, and avocado.

Kids Menu

Menu para niños. Served with Mexican rice and refried beans or french fries and a small drink. Con Arroz o papa fritas y una bebida chica.

Kid's Tamal	$5.50
Kid's Taco	$5.50
Kid's Enchilada	$5.50
Kid's Quesadilla	$5.50

Side Orders

Chips and Salsa	$2.99
Nopales	$2.00

2 grilled cactus leaves.

French Fries	$2.00
Beans	$2.00
Chile Toreados	$2.00
Sour Cream	$0.50
Cheese	$0.25
Rice	$2.00
Pico de Gallo	$2.00
Guacamole	$4.00
Avocado	$1.50
Tortillas	$0.50

Desserts

Posteres.

Flan de Queso	$4.00

Cheese custard.

Mexican Beverages

Jarritos	$2.00
Cannes Coca-Cola	$1.00
Bottled Coca-Cola	$2.50
Sidral	$2.00
Manzanita	$2.00
Boing mango	$2.50
Boing Guava	$2.50
Agua Frescas	$2.00
Jumex	$2.50
Squirt	$2.50
Sprite Bottle	$2.50
Fanta	$2.50
Nesquick	$1.25

Tacos

In classi puebla style in corn tortillas.

Carne Asada Taco	$2.50

Marinated beef steak with onions and cilantro.

Al Pastor Taco	$2.50

Marinated pork with onion and cilantro.

Cecina Taco	$2.50

Dried beef with onion and cilantro.

Pollo Taco	$2.50

Shredded chicken with lettuce, tomato, cheese, and crema.

Chorizo Taco	$2.50

Ground pork sausage with onion and cilantro.

- ## Antojitos Poblanos

Tlacoyos, picaditas, and sopes are simply delicious, healthy small plate dishes made in Puebla. Made with corn masa (ground corn), we form the fresh masa into a cake or thick tortilla varying shapes.

- Tlacoyos with out Meat $4.99

  Con Carne. Oval shaped masa cake with beans inside. Choose red or green salsa, topped with lettuce, queso fresco (a creamy soft cheese) and onion. We can prepare this without lettuce which is then called a "huarache". Add meat to go on top if you would like. En medio con frijoles, salsa roja o verde, lechuga, crema y queso. Con o sin carne.

- Picaditas Poblanas $3.00

  Each small fried masa cakes are pinched around the edges and topped with green or red salsa, onion, and fresh cheese. Salsa verde o roja con queso y cebolla.

- Sopes $4.00+

  Similar to picaditas but topped with beans, choice of meat topping (avocado for veggie option), lettuce, tomatoes, sour cream, and cheese. Similar a picaditas con frijoles encima, Carne de su gusto (aguacate para opcion vegetariano), Lechuga, jitomate, crema y queso.

- **Alcohol**

El Sabor de Puebla

Reyna Gonzalez Torres, Owner

Waldo Olguin Galeana, Owner

I. EXECUTIVE SUMMARY

Executive Summary

The purpose of this business plan is to apply for a liquor license for the new EL SABOR DE PUEBLA, a new location for a fast-growing successful restaurant in Madison. The liquor license will allow them to serve alcoholic beverages to complement their Puebloan-style Mexican food menu. Currently, El Sabor de Puebla is located at 305 N. 4th Street, nestled behind East High School and in the same building as Milio's Sandwich Shop. In the five years the restaurant has been at that location it has proven to be quite successful and the need for expansion is great. Reyna and Waldo, the owners have decided to expand from a 2000 sq ft enterprise to a 7000 sq ft space. The cuisine at the first location serves many well-known Puebla dishes and plates. It also prides itself on the development of a Puebla-style cuisine which includes items special to the owners' hometown of Puebla. The new location will continue as the first location to be managed by Reyna Gonzalez Torres and Waldo Olguin, and family. Their family includes three daughters Arely, Stefanie, and Sofia, and two sons Waldo and Vianney.

Products and Services

The new location will serve the same menu as the first location. It will also serve Puebla specialties like a small plate, fresh ground corn-based meals such as corn tortilla tacos, sopes, picaditas, pumpkin flower quesadillas (in season), chicken huitlacoche (in season), cemitas, gorditas, tlacoyos and tamales. Meat and no meat choices: chicken, pork, beef, bacon, chorizo and plant base fillings - mushrooms, spinach, asparagus, roasted corn, cilantro lime rice and other seasonal produce. In the Juice Bar, El Sabor will serve natural freshly made juices, smoothies, fruit waters, and fruit cocktails in the warm season and in the cooler months hot Mexican-style beverages such as Mexican teas and cider, atole and champurrado.

All products will be made from natural and organic ingredients when possible. El Sabor strives to serve high quality/healthy hot meals/fresh fruit juices and smoothies by using quality products and proven marketing methods, and superior customer service in an inviting atmosphere.

The Financing

Reyna and Waldo will invest some of their own capital, equipment and sweat equity as needed for the development of the new business, and will also seek financing as needed.

City of Madison

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

Master

File Number: 83934

File ID:	83934	**File Type:**	Claim	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/13/2024
File Name:	CLAIM: B. Coon - Property Damage - $104.34			**Final Action:**	
Title:	B. Coon - Property Damage - $104.34				
Notes:	EVL005634				
				CC Agenda Date:	07/02/2024
				Agenda Number:	146.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 83934

Title

B. Coon - Property Damage - $104.34

Body

Claim received 6/7/2024.

City of Madison

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

Master

File Number: 83937

File ID:	83937	**File Type:**	Claim	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/13/2024
File Name:	CLAIM: J. Vendette - Vehicle Damage - $227.00			**Final Action:**	
Title:	J. Vendette - Vehicle Damage - $227.00				
Notes:	EVL005638				
				CC Agenda Date:	07/02/2024
				Agenda Number:	147.
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 83937

Title

J. Vendette - Vehicle Damage - $227.00

Body

Claim received 6/10/2024.

City of Madison

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

Master

File Number: 83981

File ID:	83981	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/18/2024
File Name:	CLAIM: H. Frank - Property Damage - $2,101.99			**Final Action:**	
Title:	H. Frank - Property Damage - $2,101.99				
Notes:	EVL005647				
				CC Agenda Date:	07/02/2024
				Agenda Number:	148.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 83981

Title

H. Frank - Property Damage - $2,101.99

Body

Claim received 6/16/2024.

City of Madison

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

Master

File Number: 83984

File ID:	83984	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/18/2024
File Name:	CLAIM: S. Maughan - Property Damage - $400.00			**Final Action:**	
Title:	S. Maughan - Property Damage - $400.00				
Notes:	EVL005650				
				CC Agenda Date:	07/02/2024
				Agenda Number:	149.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 83984

Title

S. Maughan - Property Damage - $400.00

Body

Claim received 6/14/2024.

City of Madison

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

Master

File Number: 83988

File ID:	83988	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/18/2024
File Name:	CLAIM: K. Kufahl - Property Damage - $1,000.00			**Final Action:**	
Title:	K. Kufahl - Property Damage - $1,000.00				
Notes:	EVL005652				
				CC Agenda Date:	07/02/2024
				Agenda Number:	150.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 83988

Title

K. Kufahl - Property Damage - $1,000.00

Body

Claim received 6/17/2024.

City of Madison

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

Master

File Number: 83994

File ID:	83994	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/18/2024
File Name:	CLAIM: Ryan Funeral Home - Property Damage - $36,038.33			**Final Action:**	
Title:	Ryan Funeral Home - Property Damage - $36,038.33				
Notes:	EVL00564=54				
				CC Agenda Date:	07/02/2024
				Agenda Number:	151.
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 83994

Title

Ryan Funeral Home - Property Damage - $36,038.33

Body

Claim received 6/17/2024.

City of Madison

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

Master

File Number: 84101

File ID:	84101	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: J. Mathis - Vehicle Damage/Personal Injury - $504,706.01			**Final Action:**	
Title:	J. Mathis - Vehicle Damage/Personal Injury - $504,706.01				
Notes:	EVL005442				
				CC Agenda Date:	07/02/2024
				Agenda Number:	152.
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 84101

Title

J. Mathis - Vehicle Damage/Personal Injury - $504,706.01

Body

Claim received 6/20/2024.

City of Madison

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

Master

File Number: 84102

File ID:	84102	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: CSM OBO USAA for S. Matthews - Vehicle Damage - $10,463.64			**Final Action:**	
Title:	CSM OBO USAA for S. Matthews - Vehicle Damage - $10,463.64				
Notes:	TMI Claim				
				CC Agenda Date:	07/02/2024
				Agenda Number:	153.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 84102

Title

CSM OBO USAA for S. Matthews - Vehicle Damage - $10,463.64

Body

Claim received 6/18/2024.

City of Madison

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

Master

File Number: 84121

File ID:	84121	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: T. Goodwin - Property Damage - $1,107.00			**Final Action:**	
Title:	T. Goodwin - Property Damage - $1,107.00				
Notes:	EVL005664				
				CC Agenda Date:	07/02/2024
				Agenda Number:	154.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 84121

Title

T. Goodwin - Property Damage - $1,107.00

Body

Claim received 6/18/2024.

City of Madison

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

Master

File Number: 84124

File ID:	84124	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: N. Ibarra for Geico - Vehicle Damage - $9,186.50			**Final Action:**	
Title:	N. Ibarra for Geico - Vehicle Damage - $9,186.50				
Notes:	TMI - Metro				
				CC Agenda Date:	07/02/2024
				Agenda Number:	155.
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 84124

Title

N. Ibarra for Geico - Vehicle Damage - $9,186.50

Body

Claim received 6/19/2024.

City of Madison

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

Master

File Number: 84127

File ID:	84127	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: V. Quach - Vehicle Damage - $5,801.40			**Final Action:**	
Title:	V. Quach - Vehicle Damage - $5,801.40				
Notes:	EVL005665				
				CC Agenda Date:	07/02/2024
				Agenda Number:	156.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 84127

Title

V. Quach - Vehicle Damage - $5,801.40

Body

Claim received 6/19/2024.

City of Madison

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

Master

File Number: 84129

File ID:	84129	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: W. Van Keuren - Vehicle Damage - $8,523.68			**Final Action:**	
Title:	W. Van Keuren - Vehicle Damage - $8,523.68				
Notes:	EVL005666				
				CC Agenda Date:	07/02/2024
				Agenda Number:	157.
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 84129

Title

W. Van Keuren - Vehicle Damage - $8,523.68

Body

Claim received 6/20/2024.

City of Madison

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

Master

File Number: 84131

File ID:	84131	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/21/2024
File Name:	CLAIM: E. Bemben of Donegal Group for Ryan Funeral Home - Property Damage - $25,000.00			**Final Action:**	
Title:	E. Bemben of Donegal Group for Ryan Funeral Home - Property Damage - $25,000.00				
Notes:	EVL005654				
				CC Agenda Date:	07/02/2024
				Agenda Number:	158.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 84131

Title

E. Bemben of Donegal Group for Ryan Funeral Home - Property Damage - $25,000.00

Body

Claim received 6/21/2024.

DocuSign Envelope ID: CD21F33C-B723-4453-BAA6-FD16E7E2D463

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: B&G Real Estate & Optunities LLC
Representative, if any: Fred Brouner, Trustee
Street address: 2 E Mifflin St, Ste 600
City/State/Zip: Madison, WI 53703
Telephone: 608-469-0361
Email: fjb@dewittllp.com

Firm Preparing Survey: Wyser Engineering, LLC
Contact: Zach Reynolds
Street address: 300 E. Front St.
City/State/Zip: Mount Horeb, WI 53572
Telephone: 608-437-1980
Email: zach.reynolds@wyserengineering.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: 2102 Darwin Road and 2202 Darwin Road
Tax Parcel Number(s): 251/0810-301-0204-0 and 251/0810-301-0203-2
Zoning District(s) of Proposed Lots: SE
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		3.96
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	1		2.98
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.89
Outlots Maintained by a Private Group or Association		1	.22
PROJECT TOTALS	2	2	8.05

DocuSign Envelope ID: CD21F33C-B723-4453-BAA6-FD16E7E2D463

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:

Optunities LLC & B&G Real Estate LLC, By: Bruce Raemisch Revocable Trust, Member

Applicant's Printed Name: Frederic J. Brouner, Trustee Signature: DocuSigned by: Frederic J. Brouner F0B4E7E4E1D4425...

Date: 5/23/2024 Interest In Property On This Date: Trustee

1483